Department of Conservation and Development

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

Contra Costa County

John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Amalia Cunningham
Assistant Deputy Director

Kelli Zenn
Business Operations Manager

October 6, 2020

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:**	2216 Blackwood Dr. 2-Lot Subdivision
2.	**County File Number:**	#MS19-0007
3.	**Lead Agency:**	Contra Costa County, Department of Conservation and Development
4.	**Lead Agency Contact Person and Phone Number:**	Margaret Mitchell, Planner II (925) 674-7804
5.	**Project Location:**	2216 Blackwood Dr. Walnut Creek, CA 94596 APN: 183-172-001
6.	**Applicant's Name, Address, and Phone Number:**	Campos Development, LLC 1555 Botelho Dr. #421 Walnut Creek, CA 94596 (925) 997-4529

7. Description of Project: The applicant requests approval of a tentative map for a minor subdivision that proposes to subdivide a 42,350-square-foot lot into two parcels (Parcel A:

20,536 square-feet; Parcel B: 22,772 square-feet). Parcel A will have a depth of 180.98 feet and an average width of 110.8 feet, and Parcel B will have a depth of 184.85 feet and an average width of 110.8 feet. This subdivision includes a request for approval of a Tree Permit to remove 25 code-protected trees to allow for the construction of a new residence on Parcel B, for the widening of Blackwood Drive, and due to the poor health of some of the trees. The subdivision also requests approval of a variance to allow an average width of 110.8 feet for each lot (where 120 feet is required). The existing residence on Parcel A is to remain, with no proposed modifications. The existing 12.1-foot minimum side yard of the existing residence is at variance, as a minimum side yard of 15 feet is required. Future development of one new single-family residence on Parcel B would be the result of approval of this subdivision, and the new residence would be able to meet all required setbacks. The pavement of Blackwood Drive will be widened to 36 feet within the existing 50-foot right of way. Frontage improvements will include pavement widening and curb. The existing driveway will be redesigned, due to the widening of Blackwood Drive and the steepness of the existing driveway. The Norris Road easement and pavement will be widened to match other portions of Norris Road, and a curb will be constructed at the frontage. A paved turnaround will be added at the termination of the paved portion of Norris Road, which will also provide access to Parcel B. The project also includes an exception to the requirement that overhead utilities shall be relocated underground for Parcel A.

8. **Surrounding Land Uses and Setting:** The subject property is within an established neighborhood that is primarily within the R-20 Residential Zoning District, with a small portion of the properties in an R-15 Zoning District to the east and a small portion of properties within a P-1 Zoning District to the southwest. Interstate 680 is located approximately 0.6 miles to the west, the City of Walnut Creek is approximately 570 feet to the northeast and 1,700 feet to the southwest.

   The subject property is a gently sloped lot located between Blackwood Drive and Norris Road in the unincorporated area of Walnut Creek, with Parcel A fronting Blackwood Drive, a public road, and Parcel B fronting Norris Road, a private road. The property slopes more steeply from the existing residence located on Parcel A down to Blackwood Drive. Blackwood Drive has a pavement width of approximately 23 feet within a 50-foot right of way. Norris Road provides access to Mountain View Boulevard to the southeast and has a right of way of approximately 30 feet. The pavement ends at the subject property where the easement is chained off. The pavement resumes 800 feet to the northwest, where Norris Road provides access to San Miguel Drive. Portions of the Norris Road private road easement were widened as part of MS05-0046, where the pavement was also widened and curbs were constructed along the frontage.

9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study 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/Public-Input

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Friday, October 9, 2020**, and extend to **5:00 P.M., Thursday, October 29, 2020.** Any comments should be submitted in writing to the following address:

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

or;

via email to Margaret.Mitchell@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**.** The hearing will be held online, with public participation available via online access or via telephone. 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) 674-7804, or email at Margaret.Mitchell@dcd.cccounty.us.

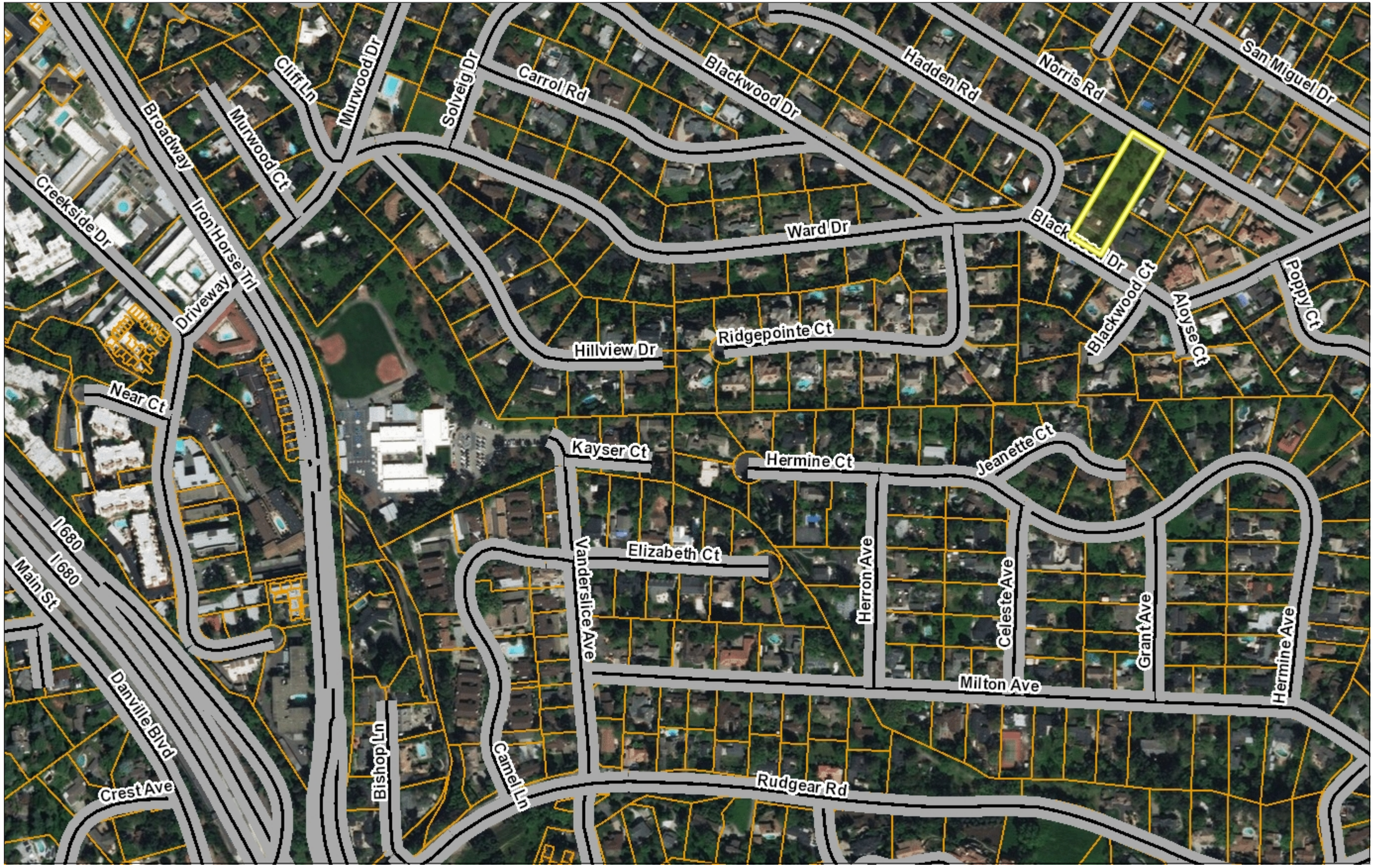
Sincerely,

Margaret Mitchell
Planner II

cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map and Tentative Map

Vicinity Map



Legend

- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 4,514

0.1 0 0.07 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

TENTATIVE MAP
2216 BLACKWOOD DRIVE

MS 19-0007

CITY OF WALNUT CREEK
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

MS19-0007
CONTRA COSTA COUNTY
2020 MAR -5 P 3:08
DEPARTMENT OF COUNTY

BENCHMARK

CCCO BM #1578 DISC IN TOP OF CURB AT INTERSECTION OF SAN MIGUEL DRIVE AND MOUNTAIN VIEW BLVD EL=265.95 (NGVD 29) ELEVATION WAS ADJUSTED TO NAVD 88 USING CORPSCON 6.1 ELEVATION DIFFERENTIAL=+2.7'. ELEV=268.65

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF NORRIS ROAD AS SHOWN ON THE MAP OF NORRIS ADDITION (7 M 174)

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 feet

EXISTING LOT:

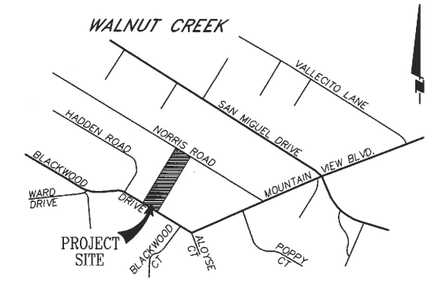
2216 BLACKWOOD DRIVE
WALNUT CREEK, CA 94596
APN 183-172-001
42,350 SF±

OWNER

CAMPOS DEVELOPMENT
1555 BOTELHO DRIVE
WALNUT CREEK, CA 94596
925-626-3311

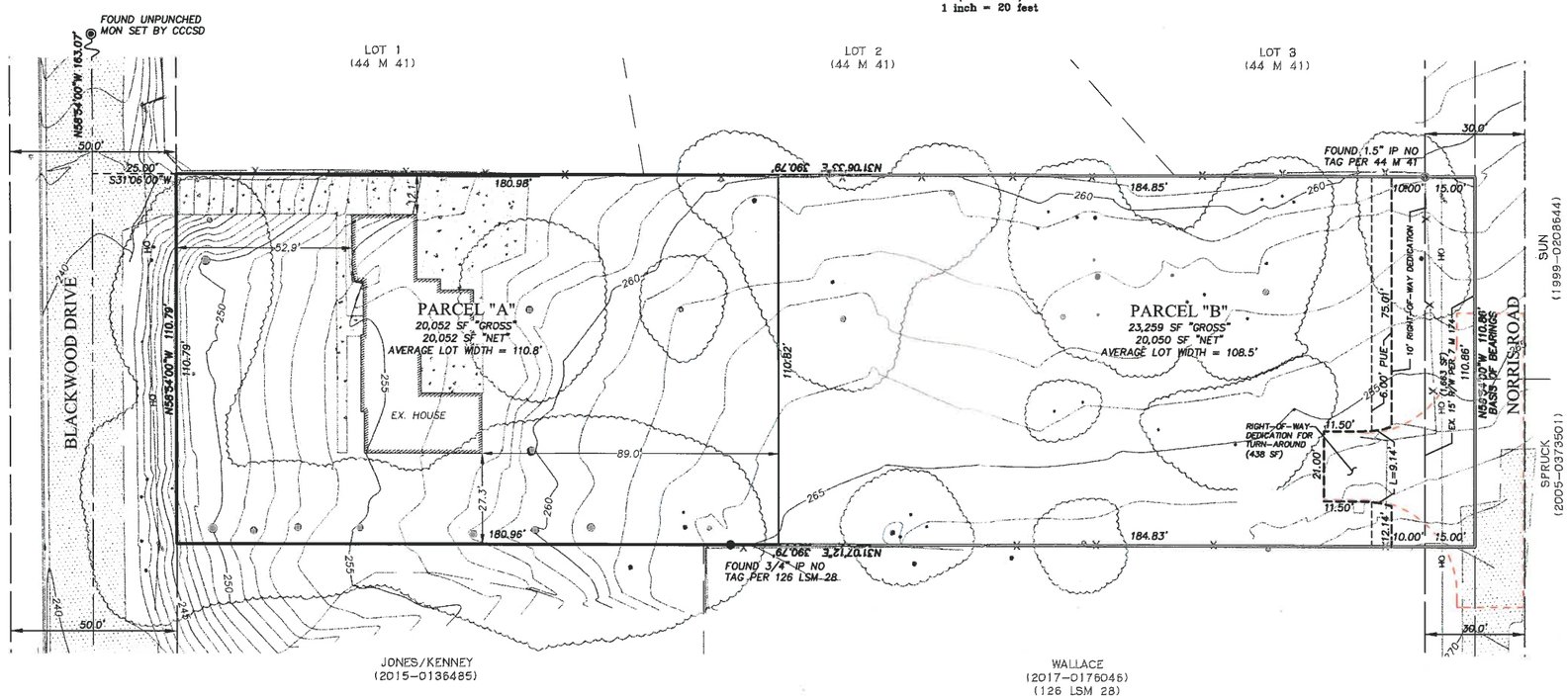
CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
925-476-8499



VICINITY MAP

NOT TO SCALE



SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

GENERAL

ASSESSORS PARCEL NO(s):	183-172-001
PROJECT ADDRESS:	2216 BLACKWOOD DRIVE, WALNUT CREEK, CA
TOTAL AREA:	43,311 SF±
EXISTING USE:	SINGLE FAMILY RESIDENCE
EXISTING ZONING:	R-20 (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R-20 (SINGLE FAMILY RESIDENTIAL)
NUMBER OF UNITS:	2 LOTS
LOT COVERAGE:	13.5%
GROSS FLOOR AREA RATIO:	0.097
DENSITY:	2.17 UNITS/AC
FEMA FLOOD DESIGNATION:	ZONE "X" (FIRM PANEL 0293G, DATED 03-21-2017)

FACILITIES

WATER:	EASTBAY MUNICIPAL UTILITY DISTRICT
SEWER:	CENTRAL CONTRA COSTA SANITARY
STORM DRAIN:	CONTRA COSTA COUNTY
FIRE:	CCCFPD
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE:	COMCAST

LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- PROPOSED HOUSE
- EXISTING HOUSE
- EXISTING ASPHALT
- NEW ASPHALT
- NEW CONCRETE
- 5% FINISHED GRADE SLOPE
- DIRECTION OF DRAINAGE FLOW
- EX. TREE
- 8" SS SEWER LINE
- 12" SD STORM LINE
- 8" W WATER LINE
- OHE OVERHEAD PGE LINE
- DENOTES 4:1 SLOPE

ABBREVIATIONS

AB	– AGGREGATE BASE
AC	– ASPHALT CONCRETE
BOC	– BACK OF CURB
BW	– BOTTOM OF WALL
CB	– CATCH BASIN
CCCo	– CONTRA COSTA COUNTY
CL	– CLASS
℄	– CENTERLINE
COWC	– CITY OF WALNUT CREEK
DET	– DETAIL
EX	– EXISTING
FG	– FINISH GRADE
FH	– FIRE HYDRANT
GB	– GRADE BREAK
GF	– GUTTER FLOWLINE
HP	– HIGH POINT
P	– PAD ELEVATION
PI	– POINT OF INTERSECTION
PUE	– PUBLIC UTILITY EASEMENT
R/W	– RIGHT OF WAY
SD	– STORM DRAIN
SF	– SQUARE FEET
SS	– SANITARY SEWER
STD	– STANDARD
TW	– TOP OF WALL
TYP	– TYPICAL
W	– WATER

REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 19038

REGISTERED PROFESSIONAL ENGINEER JOHN VERAY NO. 2820 CIVIL STATE OF CALIFORNIA

APEX CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

TENTATIVE MAP
TITLE SHEET
2216 BLACKWOOD DRIVE — MS 19-0007 — WALNUT CREEK, CA

SHEET 1 OF 2
DATE 02-25-2020

MS 19-0007 - TENTATIVE MAP - 02-25-2020

DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.
CALL USA – 811 AT LEAST 48 HOURS BEFORE DIGGING.
HAND DIG NEAR UNDERGROUND UTILITIES.

TENTATIVE MAP
2216 BLACKWOOD DRIVE
MS 19-0007
CITY OF WALNUT CREEK
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

NOTES
1. FINISHED FLOOR ELEVATION TO FINISHED GRADE ELEVATION AT THE BUILDING FOOTPRINT SHALL BE A MINIMUM OF 8".
2. DISSIPATER PIPE SHALL BE DESIGNED LEVEL TO DRAIN TO ROCK RIP RAP AREA THUS DISCHARGING RUNOFF EVENLY ACROSS SLOPE.
3. FENCING AROUND EXISTING TREES TO REMAIN SHALL BE PER THE DIRECTION OF AN ARBORIST.
4. FINAL HOUSE FOOTPRINT ON PARCEL "B" TO BE DETERMINED AT A LATER DATE.
5. DRIVEWAY DESIGN SHALL SATISFY CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT (CCCFPD) STANDARDS.
6. ROOF DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS (TYP) AND SHALL BE DIRECTED TO DRAIN AWAY FROM THE FOUNDATION.
7. SEE TREE INVENTORY REPORT BY TRAVERSO TREE SERVICE, DATED JUNE 19, 2019, FOR INFORMATION ON TREE PROTECTION AND FENCING.

AREA SUMMARY

TOTAL LOT AREA:	43,311 SF
EXISTING IMPERVIOUS AREA:	4,233 SF
EXISTING PERVIOUS AREA:	37,287 SF
NEW IMPERVIOUS AREA:	8,235 SF
POST-PROJECT IMPERVIOUS AREA:	12,427 SF
POST-PROJECT PERVIOUS AREA:	30,884 SF
TOTAL DISTURBED AREA:	17,191 SF

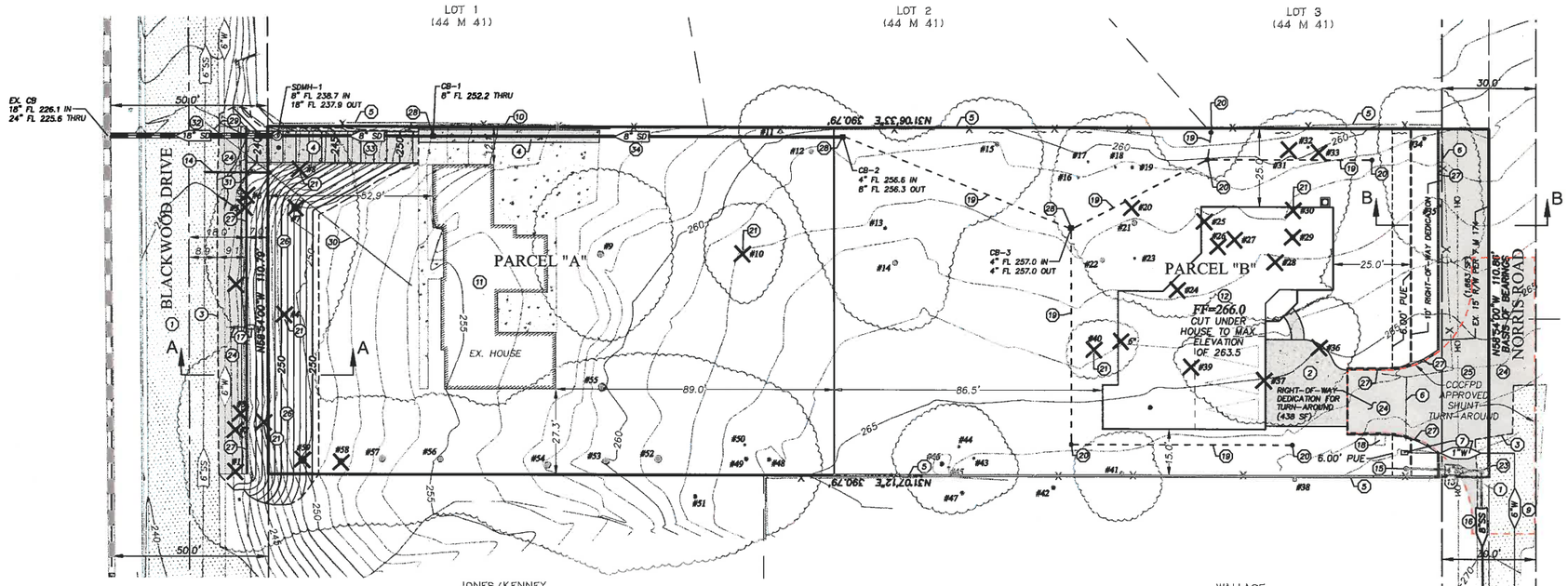
GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 feet

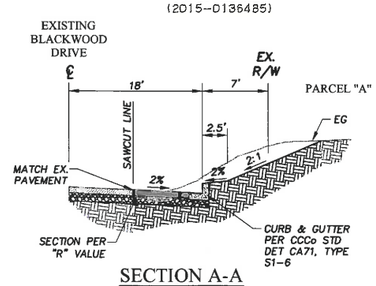
GRADING QUANTITIES

CUT	83 CU. YDS.
FILL	83 CU. YDS.

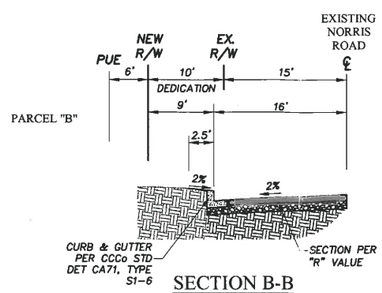
BALANCED SITE

KEY LEGEND
1. EXISTING PAVEMENT TO REMAIN
2. NEW CONCRETE DRIVEWAY (SECTION PER SOILS ENGINEER'S RECOMMENDATIONS)
3. SAWCUT LINE (TYP). MATCH EX. ASPHALT WITH CLEAN ABUTMENT
4. REMOVE AND REPLACE PORTION OF EXISTING DRIVEWAY
5. EXISTING FENCE TO REMAIN
6. EXISTING FENCE TO BE REMOVED
7. 1" WATER SERVICE AND METER
8. CONNECT TO EXISTING WATER MAIN
9. INSTALL APPROX. 65' OF 6" WATER MAIN EXTENSION
10. EXISTING CONCRETE RETAINING WALL TO REMAIN
11. EXISTING HOUSE TO REMAIN
12. PROPOSED HOUSE LOCATION. SIZE/SHAPE MAY VARY
13. 4" PVC SEWER LATERAL AT 2% MIN.
14. INSTALL NEW SEWER LATERAL (2% MIN) & CLEANOUT. CONNECT TO EX. SS LATERAL.
15. 4" PVC SS CLEANOUT (TYP)
16. INSTALL APPROX. 45' OF 8" SEWER MAIN EXTENSION @ 1% MIN
17. EX. WATER METER TO BE RELOCATED TO BEHIND PROPOSED CURB
18. EX. WELL TO BE ABANDONED PER CCCo HEALTH DEPARTMENT STANDARDS
19. 4" PVC (SDR-35) SD @ S=0.5% MIN. (TYP)
20. 4" NDS AREA DRAIN (TYP)
21. TREE TO BE REMOVED (TYP)
22. REMOVE EX. RODDING INLET
23. INSTALL NEW RODDING INLET
24. NEW ASPHALT PAVEMENT
25. INSTALL CCCo FIRE DISTRICT APPROVED TURN-AROUND
26. 2:1 CUT SLOPE
27. CURB & GUTTER PER CCCo STD DET CA71, TYPE S1-6
28. CATCH BASIN (CHRISTY V12 OR EQUAL)
29. PORTION OF EXISTING SEWER LATERAL TO BE REMOVED
30. PORTION OF EXISTING SEWER LATERAL TO REMAIN
31. RELOCATE EXISTING MAILBOX
32. 18" HDPE STORM DRAIN @ S=21.7%
33. 8" HDPE STORM DRAIN @ S=21.7%
34. 8" HDPE STORM DRAIN @ S=5.7%





SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

TREE REMOVAL SUMMARY (25)

TAG #	SPECIES	TRUNK DIA.	STATUS
1	VALLEY OAK	9", 4"	TO BE REMOVED
2	VALLEY OAK	7.5"	TO BE REMOVED
3	VALLEY OAK	7", 8"	TO BE REMOVED
4	APRICOT	8.5"	TO BE REMOVED
5	VALLEY OAK	6.5"	TO BE REMOVED
6	VALLEY OAK	6.5"	TO BE REMOVED
7	SIBERIAN ELM	26.5"	TO BE REMOVED
8	SIBERIAN ELM	8", 3", 2"	TO BE REMOVED
10	CA BLACK WALNUT	15.5"	TO BE REMOVED
20	VALLEY OAK	6.5"	TO BE REMOVED
24	MAGNOLIA	10", 8"	TO BE REMOVED
25	HONEY LOCUST	8"	TO BE REMOVED
26	HONEY LOCUST	6.5", 5.5", 5"	TO BE REMOVED
27	VALLEY OAK	9"	TO BE REMOVED
28	VALLEY OAK	9"	TO BE REMOVED
29	VALLEY OAK	7", 13.5"	TO BE REMOVED
30	VALLEY OAK	10"	TO BE REMOVED
31	VALLEY OAK	6.5"	TO BE REMOVED
33	VALLEY OAK	8", 5"	TO BE REMOVED
36	SIBERIAN ELM	9.5", 11", 7", 6"	TO BE REMOVED
37	SIBERIAN ELM	15", 9"	TO BE REMOVED
39	VALLEY OAK	7"	TO BE REMOVED
40	BLACK LOCUST	5", 4", 5"	TO BE REMOVED
58	SIBERIAN ELM	25"	TO BE REMOVED
59	SIBERIAN ELM	30.5"	TO BE REMOVED

SEE TREE INVENTORY REPORT BY TRAVERSO TREE SERVICE, DATED JUNE 19, 2019, FOR ADDITIONAL INFORMATION.

REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 19038

REGISTERED PROFESSIONAL ENGINEER JOHN VICENT NO. 78820 CIVIL STATE OF CALIFORNIA

APEX
CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

TENTATIVE MAP
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
2216 BLACKWOOD DRIVE MS 19-0007 WALNUT CREEK, CA

SHEET 2 OF 2
DATE 02-25-2020

CEQA ENVIRONMENTAL CHECKLIST FORM

Project Title:	Two-Lot Minor Subdivision County File #MS19-0007
Lead Agency Name and Address:	Contra Costa County Department of Conservation and Development 30 Muir Rd. Martinez, CA 94553
Contact Person and Phone Number:	Margaret Mitchell, Project Planner (925) 674-7804
Project Location:	2216 Blackwood Drive Walnut Creek, CA 94596 Assessor's Parcel Number: 183-172-001
Project Sponsor's Name and Address:	Campos Development, LLC (Applicant and Property Owner) 1555 Bothelho Drive #421 Walnut Creek, CA 94596
General Plan Designation:	The subject property is located within a Single-Family Residential, Low-Density (SL) General Plan land use designation.
Zoning:	The subject property is located within a Single-Family Residential (R-20) Zoning District.

Description of Project: The applicant requests approval of a tentative map for a minor subdivision that proposes to subdivide a 42,350-square-foot lot into two parcels (Parcel A: 20,536 square-feet; Parcel B: 22,772 square-feet). Parcel A will have a depth of 180.98 feet and an average width of 110.8 feet, and Parcel B will have a depth of 184.85 feet and an average width of 110.8 feet. This subdivision includes a request for approval of a Tree Permit to remove 25 code-protected trees to allow for the construction of a new residence on Parcel B, for the widening of Blackwood Drive, and due to the poor health of some of the trees. The subdivision also requests approval of a variance to allow an average width of 110.8 feet for each lot (where 120 feet is required). The existing residence on Parcel A is to remain, with no proposed modifications. The existing 12.1-foot minimum side yard of the existing residence is at variance, as a minimum side yard of 15 feet is required. Future development of one new single-family residence on Parcel B would be the result of approval of this subdivision, and the new residence would be able to meet all required setbacks. The pavement of Blackwood Drive will be widened to 36 feet within the existing 50-foot right of way. Frontage improvements that will be required include pavement widening, curb and sidewalk to be constructed along the frontage, with the face of the curb to be located 18 feet from the centerline of the right of way. The project includes an exception to the sidewalk requirement as there are no other sidewalks in this neighborhood. The existing driveway will be redesigned, due to the widening of Blackwood Drive and the steepness of the existing driveway. The Norris Road easement and pavement will be widened to match other portions of Norris Road, and a curb will be constructed at the frontage. A paved turnaround will be added at the termination of the paved portion of Norris Road, which will also provide access to Parcel B. The project also

includes an exception to the requirement that overhead utilities shall be relocated underground for Parcel A.

Surrounding Land Uses and Setting: The subject property is within an established neighborhood that is primarily within the R-20 Residential Zoning District, with a small portion of the properties in an R-15 Zoning District to the east and a small portion of properties within a P-1 Zoning District to the southwest. Interstate 680 is located approximately 0.6 miles to the west, the City of Walnut Creek is approximately 570 feet to the northeast and 1,700 feet to the southwest.

The subject property is a gently sloped lot located between Blackwood Drive and Norris Road in the unincorporated area of Walnut Creek, with Parcel A fronting Blackwood Drive, a public road, and Parcel B fronting Norris Road, a private road. The property slopes more steeply from the existing residence located on Parcel A down to Blackwood Drive. Blackwood Drive has a pavement width of approximately 23 feet within a 50-foot right of way. Norris Road provides access to Mountain View Boulevard to the southeast and has a right of way of approximately 30 feet. The pavement ends at the subject property where the easement is chained off. The pavement resumes 800 feet to the northwest, where Norris Road provides access to San Miguel Drive. Portions of the Norris Road private road easement were widened as part of MS05-0046, where the pavement was also widened and curbs were constructed along the frontage.

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

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

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 April 9, 2020 to the Wilton Rancheria, the one California Native American tribe that has requested notification of proposed projects. Pursuant to Section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria to either request or decline consultation in writing for this project. Staff has not received a request for consultation to date.

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.		
☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Services Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Environmental Determination

On the basis of this initial evaluation:

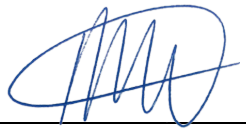
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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.



10/1/2020

Margaret Mitchell
Planner II
Contra Costa County
Department of Conservation & Development

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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SUMMARY:

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

The Open Space Element (Figure 9-1) of the County General Plan identifies scenic ridges and waterways in the County. According to this map, there are no scenic ridges or waterways in the area of the project site. Thus, as the proposed project is not visible from, and will not substantially change the visual character of the neighborhood in relation to scenic vistas, it is not expected to result in any substantial adverse effect on a scenic vista.

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

The Transportation and Circulation Element (Figure 5-4) of the County General Plan identifies scenic routes in the County, including both State Scenic Highways and County designated Scenic Routes. According to the map, Interstate 680 is classified as a scenic route in the project vicinity. However, given that the anticipated new residence would be over a half mile away from 680, and multiple existing structures would obscure the view, no impact on a scenic resource is expected.

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

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

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

The project site is located within an urbanized area. The Tentative Map prepared by APEX Civil Engineering and Land Surveying dated February 25, 2020 shows the proposed location for the one new residence on Parcel B to meet all required setbacks for the R-20 Zoning District. The proposed parcels are in the same configuration as the existing subject property. Parcel A has an existing residence that fronts Blackwood Drive, a public road, and Parcel B is oriented to have the front yard setback measured from the Norris Road private road easement. Although Parcel A has an existing minimum side yard of 12.1 feet (where 15 feet is required), Parcel B would have a minimum side yard of 15-feet when measured from either the East or the West property line. The opposite side yard is required to meet an aggregate of 35-feet. Both parcels would also have their rear yards measured off the center property line that divides the two properties. Parcel A will maintain the orientation and distance of the existing subject property's setbacks. Thus, the setbacks when measured off shared property lines with adjacent properties is not changed. The existing visual character of the project site would change with the additional residential development, but not significantly altered. This type of visual change is consistent with the R-20 Zoning District, as a single-family residence is permitted by-right for each new lot. Therefore, the subdivision of the subject property resulting in the development of one new residence is considered a less than significant impact on the visual character to the project site and surrounding area.

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

The project site is located within an urbanized area. Expected daytime views after construction of the new residence is completed would be similar to views of other development in the neighborhood. The façade of the expected residence (with texture, color, and quality of building materials consistent with surrounding residences) would not create substantial glare. The change in ambient nighttime light levels on the project site, and the extent to which project lighting would spill off the project site and affect adjacent light-sensitive areas, would determine whether the project could adversely affect nighttime views in the area. After construction, lighting of the expected new single-family residence and associated improvements would introduce more light and glare in the area than the existing lot. However, the project site is in an urbanized area surrounded by other residences that also produce ambient light, and the project site is screened by existing trees. Therefore, the project would have a less that significant impact on day or nighttime views in the area due to glare or light.

<u>Sources of Information</u>

- Site visit conducted by CDD staff, August 15, 2019.

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

- Tentative Map MS19-0007 prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020.
- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Land Use Element.*
- Contra Costa County General Plan, 2005-2020. *Open Space Element.*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SUMMARY:

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

The project site is listed as being Urban and Built-Up Land by the 2016 Contra Costa County Important Farmland Map. No prime, unique or farmland of statewide importance will be affected due to this project.

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

According to County records, the subject property is not in a Williamson Act contract. The project site is zoned Single-Family Residential. The subdivision of the subject property resulting in the development of one new residence is consistent with the R-20 Zoning District. Therefore, the project will not conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section*

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

51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)? ***(No Impact)***

The project site is zoned Single-Family Residential. The subdivision of the subject property resulting in the development of one new residence is consistent with the R-20 Zoning District. Each of the contiguous parcels is developed with other single-family residences. Therefore, no forest land or timberland as defined by the California Public Resources code will be affected by the future residential development as a result of the subdivision of the subject property.

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

The project site is listed as being Urban and Built-Up Land by the 2016 Contra Costa County Important Farmland Map. The subject property is not in a Williamson Act contract. The project site is zoned Single-Family Residential. The subdivision of the subject property resulting in the development of one new residence is consistent with the R-20 Zoning District. Therefore, the project will not involve or result in the loss of forest land to non-forest use.

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

The project site is listed as being Urban and Built-Up Land by the 2016 Contra Costa County Important Farmland Map. No prime, unique or farmland of statewide importance will be affected due to this project. According to County records, the subject property is not in a Williamson Act contract. The project site is zoned Single-Family Residential. The subdivision of the subject property resulting in the development of one new residence is consistent with the R-20 Zoning District. Each of the contiguous parcels is developed with other single-family residences. Therefore, the project will not involve changes in the existing environment that could result in the conversion of farmland to non-agricultural use.

Sources of Information

- Contra Costa County 2016 Important Farmland Map.
- Contra Costa County Code, Title 8, Zoning Ordinance.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. *AIR QUALITY – Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☒	☐	☐

SUMMARY:

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?* ***(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. BAAQMD has prepared CEQA Guidelines to assist lead agencies in air quality analysis, as well as to promote sustainable development in the region. The CEQA Guidelines support lead agencies in analyzing air quality impacts.

If, after proper analysis, the proposed project's air quality impacts are found to be below the significance thresholds, then the air quality impacts may be considered less than significant. The Air District developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions.

The proposed project would result in the future construction of one single-family residence and associated development on the project site. This would be well below the BAAQMD screening criteria threshold of 56 dwelling units. Therefore, the proposed project would not be in conflict with the Clean Air Plan or obstruct its implementation.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ***(Less than Significant Impact)***

The region is in nonattainment for the federal and state ozone standards, the state PM^{10} standards, and the federal and state $PM^{2.5}$ standards. As discussed above, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation. Although the proposed project would contribute small increments to the level of criteria air pollutants in the atmosphere, the project would have a less than significant adverse environmental impact on the level of any criteria pollutant, because it is below the screening threshold.

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?* ***(Less than Significant Impact with Mitigation)***

Subdivision of the subject property, and future occupancy of the expected one additional single-family residence would not be expected to cause any localized emissions that could expose sensitive receptors (e.g., nearby residences, schools) to unhealthy long-term air pollutant levels. Construction activities, however, would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to nearby single-family residences.

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

Impact AIR-1: *During grading and construction activities, the project could temporarily expose sensitive receptors to substantial pollutant concentrations, and diesel-powered vehicles and equipment used on the site during grading and construction could temporarily create localized objectionable odors.*

Mitigation Measure AIR-1: *The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans.*

1. *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*

2. *All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*

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

3. *All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*

4. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*

5. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*

6. *Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.*

7. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.*

8. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.*

Implementation of this mitigation measure would reduce the impact on the sensitive receptors during construction to a less than significant level.

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

The project would not produce any major sources of odor and is not located in an area with existing issues (e.g. landfills, treatment plants). Therefore, the development that would be the result of the proposed subdivision would have a less than significant impact in terms of odors.

During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary; however, there could be a potentially significant adverse environmental impact during project construction due to the creation of objectionable odors. Consequently, the applicant is required to implement ***Mitigation Measure AIR-1*** above. Implementation of this mitigation would reduce the impact from the creation of objectionable odors to a less than significant level.

Sources of Information

- Bay Area Air Quality Management District. 2017. *Bay Area 2017 Clean Air Plan.*
- Bay Area Air Quality Management District. 2017. *Air Quality Guidelines.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

SUMMARY:

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ***(Less than Significant Impact)***

According to the California Department of Fish and Wildlife (CDFW) Public Access Lands map, the project site is not located in or adjacent to an area identified as a wildlife or ecological reserve by the CDFW. According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) within the Conservation Element of the County General

Plan, the project site is not located in or adjacent to a significant ecological area. The site is already partially disturbed due to an existing single-family residence on Parcel A and some prior grading of the site, but there will be further grading and future construction of a single-family residence on Parcel B. Thus, the project having an adverse effect, either directly or through habitat modifications, of 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 is less than significant.

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?* ***(Less than Significant Impact)***

According to the California Department of Fish and Wildlife (CDFW) Public Access Lands map, the project site is not located in or adjacent to an area identified as a wildlife or ecological reserve by the CDFW. According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) within the Conservation Element of the County General Plan, the project site is not located in or adjacent to, a significant ecological area. The project site is partially disturbed through the development of a single-family residence on Parcel A and some prior grading of the site, but there will be further grading and future construction of a single-family residence on Parcel B. Thus, the proposed project having 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 Wildlife or U.S. Fish and Wildlife Service is less than significant.

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

Section 404 of the Clean Water Act uses the Army Corps of Engineers definition of wetlands, which are defined as, "areas that are inundated or saturated by surface or ground water 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. Wetlands generally include swamps, marshes, bogs, and similar areas." There are no isolated wetlands on the project site. Therefore, no substantial adverse effects on federally protected wetlands are expected.

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

The proposed project is not expected to interfere with migratory fish, as the project site does not contain any wetlands or navigable waterways. The project site is not located on or near a wildlife

nursery site. The project does include the removal of 25 code-protected trees which may result in temporary or permanent disruption to movement of wildlife species. The Migratory Bird Treaty Act protects nesting raptors and their eggs. There are no known occurrences of sensitive or special status bird species occurring on the subject property; however, the project site provides suitable habitat for raptor species. Any construction activity within 300 feet of nesting birds, including the removal of trees, has the potential to disturb nesting raptors. With the implementation of Mitigation Measure BIO-1, the project interfering 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 is reduced to less than significant.

Impact BIO-1: *Removal of trees, grading, and construction on the project site has the potential to impact nesting birds. If grading or construction would occur during the nesting season, February 1 through August 31, nesting birds could be disturbed.*

Mitigation Measure BIO-1: *Prior to any earth-moving activity or construction that would occur on-site during the nesting season (February 1 through August 31), the applicant shall have a preconstruction nesting survey conducted by a qualified ornithologist. Nesting surveys must be completed during springtime of the year during which construction will occur in order to avoid potential impacts to nesting birds.*

An established buffer shall be fenced with orange construction fencing. A qualified biologist shall periodically monitor the nest site(s) to determine if grading activities occurring outside the buffer zone disturbs the birds, and if the buffer zone should be increased to prevent nest abandonment. No disturbance shall occur within the minimum 300-foot buffer zone for raptors and 50-foot zone for common passerines until a qualified biologist has determined that the young have fledged (left the nest), and are flying well enough to avoid project construction zones, typically by July 15th, but sometimes not until into August.

Any qualified biologist hired to conduct nesting surveys or that monitors any active nests shall have the authority to shut the job down if this is necessary to protect the nesting birds. At the time the ornithologist determines that the young have fledged the nest and that the young are no longer dependent upon the nesting tree, the project may resume without any restrictions for nesting birds. Once the young fledge and the nest is no longer in use, as determined by the ornithologist, any tree that must be removed to accommodate the project may be removed without further requirements for nesting birds. Until such nesting surveys are conducted that confirm or negate this species' presence, impacts to this hawk from reasonably anticipated future development on the remainder parcel are considered potentially significant pursuant to CEQA.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ***(Less than Significant Impact)***

The proposed minor subdivision includes a request of approval of a Tree Permit to remove 25 code-protected trees (13 valley oak, one apricot, six Siberian elm, one California black walnut, one magnolia, two honey locusts, and one black locust). The majority of the trees are to be removed for the future construction of the new single-family residence, some are to be removed due to the required widening of Blackwood Drive, and some are to be removed due to the poor health of the trees. An arborist report prepared by certified arborist Jennifer Tso (#WE-10270A) of Traverso Tree Service dated September 23, 2019 and revised December 23, 2019, assessed the current condition of the trees within the project site. The arborist recommends removal of 25 trees due to proposed future construction as well as the poor health of some of the trees. Removal of these trees is already part of the scope of this subdivision. Although there is no proposed grading or trenching within the dripline of code-protected trees, the tree permit will require protective fencing around code-protected trees located near areas of grading and trenching per the arborist's recommendations.

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

There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP). The plan was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in East Contra Costa County. The plan lists Covered activities that fall into three distinct categories: (1) all activities and projects associated with urban growth within the urban development area (UDA); (2) activities and projects that occur inside the HCP/NCCP preserves; and (3) specific projects and activities outside the UDA. As the proposed project does not fall into any of these categories and is not located within the HCP boundaries, the project is not covered by, or in conflict with the adopted HCP.

Sources of Information

- Contra Costa County General Plan 2005-2020. *Conservation Element*.
- *http://www.co.contra-costa.ca.us/depart/cd/water/HCP/.* Accessed May 14, 2020. East Contra Costa County Habitat Conservancy homepage.
- *https://www.epa.gov/cwa-404/section-404-clean-water-act-how-wetlands-are-defined-and-identified.* Accessed May 14, 2020. United Stated Environmental Protection Agency – Section 404 of the Clean Water Act.
- *http://www.fws.gov/sacramento/es/Habitat-Conservation-Plans/es_hcp.htm.* Accessed May 14, 2020. U.S. Fish and Wildlife Service, Sacramento Fish and Wildlife Office - Habitat Conservation Plans.
- Contra Costa County Code, Title 8, Chapter 816-6 – Tree Protection and Preservation, Zoning Ordinance.

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

- Arborist Report prepared by certified arborist Jennifer Tso (#WE-10270A) of Traverso Tree Service dated September 23, 2019 and revised December 18, 2019.
- Tentative Map MS19-0007 prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. *CULTURAL RESOURCES – Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

SUMMARY:

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5? ***(No Impact)***

Historical resources are defined in the California Environmental Quality Act Guidelines Section 15064.5 as a resource that:

- Is listed in the National Register of Historic Places or the California Register of Historical Resources, or 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, nor the existing buildings or structures are listed in the National or Register of Historic Places, the California Register of Historical Resources, or the County's Historic resources Inventory. The existing residence does not meet the criteria to be eligible for listing to one of these historical resources inventories. The building is not associated with events that have made a significant contribution to the broad patterns of California's, or the County's, history and cultural heritage. They are not associated with the lives of persons important in our past. Not the architecture nor the construction method embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values. Lastly, the buildings/structures have not yielded, or may be likely to yield, information important in prehistory or history. The existing residence is proposed to remain and will be undisturbed by this project. Therefore, the subdivision of this property would not cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5.

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

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

Figure 9-2 of the Open Space Element of the County General Plan identifies archaeologically sensitive areas in the County. According to this map, the project site is located within a largely urbanized area. However, the construction activities that will result from the subdivision of the subject property will create ground disturbance. This future ground disturbance has the possibility for disturbing underground cultural resources that may not have been identified to date.

Impact CUL-1: *The project has the potential for disturbing underground cultural resources or human remains that may not have been identified to date.*

Mitigation Measure CUL-1*: The following Best Management Practices shall be implemented during project construction and shall be included on all construction plans:*

1. *If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources.*

   If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

2. *If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.*

   Upon completion of the assessment by an archaeologist, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.

As a result, there would be a less than significant adverse environmental impact on an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5.

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

c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?* ***(Less than Significant Impact with Mitigation)***

There is a possibility that human remains could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously unidentified human remains, there could be a potentially significant impact. Implementation of ***Mitigation Measure CUL-1*** above would reduce the reduce the potentially significant impact to a less than significant level.

Sources of Information

- *https://npgallery.nps.gov/NRHP/SearchResults/9bce7d9c2f90474c9d8f3512e55da64d?page=1&view=list.* Accessed May 14, 2020. National Park Service – National Register of Historic Places.
- *http://ohp.park.s.ca.gov/ListedResources/?view=county&criteria=7.* Accessed May 14, 2020. Office of Historic Preservation – Listed California Historical Resources.
- Contra Costa County Historic Resources Inventory (October 2016 Draft).
- California Environmental Quality Act Guidelines Section 15064.5 Determining the Significance of Impacts to Archaeological and Historical Resources.
- Contra Costa County General Plan 2005-2020. *Open Space Element*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. *ENERGY – Would the project:*				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

SUMMARY:

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

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

In response to subsections a-b of *Section 6 Energy*, the project is to subdivide the subject property into two new lots which will allow for one new residential living unit. Construction of new residential development is subject to the 2019 California Green Building Standards Code. According to the California Green Building Code, residential buildings must be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Therefore, this project is not expected to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and is not expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Sources of Information

- 2019 California Green Building Standards Code.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

SUMMARY:

a) Would the project 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? ***(Less than Significant Impact)***

The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) Earthquake Fault Zones along the known active faults in California. The nearest fault considered active by CGS

is the Concord fault, which is mapped approximately 2 ½ miles northeast of the project site. Additionally, a northwest-trending thrust fault is mapped just northeast of the site. This fault in the flanks of Mt. Diablo are associated with regional folding and on-going uplift of the Mount Diablo region. They are not considered active, but geologic studies suggest the Mount Diablo thrust fault could be capable of producing an earthquake with a moment magnitude of 6.7 Surface rupture is considered unlikely, as this fault is considered a "blind" thrust fault in which displacement do not reach the surface. Nevertheless, the blind thrust faults on the flanks of Mount Diablo are a potential source of strong ground shaking in the site vicinity. Because the site is not within the A-P zone, the risk of fault rupture is generally regarded as very low. Therefore, the potential impact form surface fault rupture would be considered less than significant.

ii) Strong seismic ground shaking? ***(Less than Significant Impact)***

The Safety Element (Figure 10-4 Estimated Seismic Ground Response) of the County General Plan identifies the project site to be in an area rated "moderately low" damage susceptibility. This designation is applied relatively weak bedrock that is chiefly of Pliocene age. The legend of this General Plan map states that sound structures sited on bedrock typically perform satisfactorily if foundation materials and critical slopes are stable. The risk of structural damage from ground shaking is regulated by the California Building Code and the County grading Ordinance. The building code requires use of seismic parameters which allow the structural engineer to design buildings to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally acceptable limits. For these reasons, the environmental impact from seismic ground shaking would be considered to be less than significant.

iii) Seismic-related ground failure, including liquefaction? ***(Less than Significant Impact)***

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

iv) Landslides? ***(Less than Significant Impact)***

In 1975 the US Geological Survey (USGS) issued photo interpretive maps of Contra Costa County showing the distribution landslide and other surficial deposits. The USGS mapping is

presented in Figure 10-6 of the Safety Element of the County General Plan. This map indicates no evidence of landslide deposits on or near the project site. Therefore, the potential impact of landslides would be considered less than significant.

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

According to the Soil Survey of Contra Costa County, the soil mapped on the project site is Diablo clay (DdD and DdE). Diablo clay is a well-drained soil underlain by bedrock. According to the Tentative Map prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020, there is minimal grading necessary for the future development of the two new lots. Parcel A would require grading for the expansion of Blackwood Drive and the reconfiguration of the driveway, and Parcel B would require minimal grading for the foundation of the future residence, for a total of 83 cubic yards of grading combined. Therefore, the erosion hazard can be considered to be less than significant.

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

As discussed in section a(iii) and a(iv) above, the risk of ground failure is considered to be a less than significant impact.

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

With regard to its engineering properties, the underlying Diablo clay soil is moderately expansive. The expansion and contraction of soils could cause cracking, tilting, and eventual collapse of structures. However, building and grading regulations can be expected to keep risks within generally accepted limits. Thus, the environmental impact from a moderately expansive soil would be considered to be less than significant.

e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* ***(No Impact)***

The subject property is within an area served by the Central Contra Costa Sanitary District. There will not be installation of a septic system as a result of this project.

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

f) *Would the project directly or indirectly destroy a unique paleontological resource on site or unique geologic feature?* ***(No Impact)***

The subject property as a whole is relatively flat, with a slope that increases down towards Blackwood Drive. According to the Tentative Map prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020, there is minimal grading necessary for the future development of the two new lots. Parcel A would require grading for the expansion of Blackwood Drive and the reconfiguration of the driveway, and Parcel B would require minimal grading for the foundation of the future residence, for a total of 83 cubic yards of grading combined. There are no unique paleontological resources or unique geologic features that will be flattened for the future development of the project site, only minimal grading.

Sources of Information

- *https://maps.conservation.ca.gov/geologichazards/* accessed July 2, 2020. Geologic Hazards, California Department of Conservation, Geospatial Data and Web Maps.
- Contra Costa County General Plan, 2005-2020. *Safety Element.*
- 2016 California Building Code.
- Contra Costa County Grading Ordinance.
- *https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx* accessed July 2, 2020. USDA Soil Conservation Service, Web Soil Survey Map.
- Tentative Map MS19-0007 prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020.

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

SUMMARY:

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

The Bay Area Air Quality Management District (BAAQMD) is the agency responsible for maintaining federal and state air quality standards within the San Francisco Bay Area Air Basin. BAAQMD California Environmental Quality Act (CEQA) guidelines (Updated, 2017) provide screening criteria with which agencies can derive a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If the screening criteria are met by the proposed project, then the project will not exceed greenhouse gas emissions (GHG) thresholds of significance, and the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions. According to BAAQMD guidelines, the screening level size for operational GHG for a single-family land use is 56 dwelling units. The project proposes to subdivide the property into two residential lots. Thus, the future development of a residence would produce operational emissions that are well below a significant level. The screening level size for the construction-related criteria pollutant, reactive organic gases (ROG), is 114 dwelling units. Here too, the project resulting in one new residence would produce construction-related emissions that are well below a significant level.

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

BAAQMD guidelines also considers a project less than significant if it is consistent with an adopted qualified GHG Reduction Strategy. The County Climate Action Plan (CAP), adopted in December 2015, contains a GHG Reduction Strategy to achieve the state-recommended reduction target of 15% below baseline levels by 2020. The project does not conflict with any of the land use and planning policies in the CAP.

Sources of Information

- Bay Area Air Quality Management District, 2017. *Bay Area 2017 Clean Air Plan.*
- Bay Area Air Quality Management District, 2017. *Air Quality Guidelines.*
- Contra Costa County Code, *Title 8. Zoning Ordinance*.

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

- Contra Costa County, 2008. *Municipal Climate Action Plan*. Contra Costa County, 2015. *Climate Action Plan.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS – *Would the project:*				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

SUMMARY:

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ***(Less than Significant Impact)***

Subsequent to approval of the tentative map, it is expected that one single-family residence will be constructed (the existing residence to remain), along with the widening of Blackwood Drive and Norris Road, and overall road improvements. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA)

requirements. With compliance with existing regulations, the project would have a less than significant impact from construction.

Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be considered less than significant.

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

The residential use of the project site would not involve handling, use, or storage of substances that are acutely hazardous. The subject property historically has been used for residential purposes. No evidence reviewed by staff suggests that the project would include foreseeable conditions involving the likely release of hazardous materials into the environment. With compliance with existing regulations, the project would have a less than significant impact.

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

Murwood Elementary School is located within one-third mile west of the subject property. Due to the nature of the development that will result from this project, impacts on the school due to hazardous substances at the project site during project operation would be less than significant. The use of construction-related fuels and lubricants, paints, and other construction materials during the construction period would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. Therefore, the project potentially emitting any hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of the school is considered to be less than significant.

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

The subject property is not identified as hazardous materials site, according to Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control.

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

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

The subject property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan, nor is it located within two miles of a public airport - Buchanan Airport is approximately seven miles north of the property, public use airport, or private airstrip.

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

The subject property is located between the private road Norris Road and the public road Blackwood Drive. Norris Road connects to Mountain View Boulevard, which then connects to San Miguel Drive and Blackwood Drive connects directly to San Miguel Drive. Either Rudgear Road or South Main Street would then connect to Interstate 680. These roads would be used in the event of an emergency requiring evacuation of the area. The project would only add one new residence to the area, not significantly increasing vehicular trips for the area, and therefore not significantly interfering with emergency evacuation.

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

Residential construction is required to follow the California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 47 (Requirements for Wildland-Urban Nterface Fire Areas), and Title 24 of the California Building Code. As a result, the potential fire-related risks of the project would be considered less than significant.

<u>Sources of Information</u>

- California Occupational Health and Safety Administration (Cal/OSHA).
- *http://www.recyclemore.com/content/local-hazardous-waste-collection-facility.* Accessed May 14, 2020. Hazardous Waste Disposal.
- *http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.* Accessed May 14, 2020. Hazardous Waste and Substances sites.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan.*
- California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure).

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

- California Fire Code Chapter 47 (Requirements for Wildland-Urban Nterface Fire Areas).
- 2019 California Building Code - Title 24.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

SUMMARY:

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

The project must comply with applicable Contra Costa County C.3 requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In October 2009, the Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious

surfaces and control stormwater runoff. The County has the authority to enforce compliance with its Municipal Regional Permit through the County's adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes. The project estimates 8,235 square feet of new impervious surface area will result from the subdivision of the subject property. Therefore, the project violating any water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality is less than significant.

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

The subject property currently receives water service from the East Bay Municipal Utility District (EBMUD). Since any future water service will be provided by EBMUD, no groundwater wells will be required. The project would therefore have no effect on groundwater supplies. The Tentative Map prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020 shows a catch basin is feasible for both new lots, which would facilitate groundwater recharge. The catch basin's design will be reviewed prior to permission of construction to ensure compliancy with the County's adopted C.3 requirements.

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

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

The drainage for the new residence and existing residence will continue to drain into the storm drain that traverses the east property line of this subdivision. The vast majority of the project site will discharge to this facility. Some minor runoff will be intercepted by the ditch and culvert system along the Blackwood Drive. In summary, the project would be required to construct C.3-compliant stormwater control facilities, as a condition of approval. The stormwater facilities would be installed concurrent or prior to residential construction. Therefore, the project would not substantially alter the drainage pattern of the site or area or result in substantial erosion or siltation or increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

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

The drainage for the new residence and existing residence will continue to drain into the storm drain that traverses the east property line of this subdivision. The vast majority of the project site will discharge to this facility. Some minor runoff will be intercepted by the ditch and culvert system along the Blackwood Drive. In summary, the project would be required to construct C.3-compliant stormwater control facilities, as a condition of approval. The stormwater facilities would be installed concurrent or prior to residential construction. There, the project substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on- or off-site is less than significant.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ***(Less than Significant Impact)***

The drainage for the new residence and existing residence will continue to drain into the storm drain that traverses the east property line of this subdivision. The vast majority of the project site will discharge to this facility. Some minor runoff will be intercepted by the ditch and culvert system along the Blackwood Drive. In summary, the project would be required to construct C.3-compliant stormwater control facilities, as a condition of approval. The stormwater facilities would be installed concurrent or prior to residential construction. The bioretention basins would filter stormwater and reduce the level of pollutants in the runoff, and the potential for redirection of flood flows. Therefore, the project creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial addition sources of polluted runoff is less than significant.

iv) Impede or redirect flood flows? ***(Less than Significant Impact)***

The drainage for the new residence and existing residence will continue to drain into the storm drain that traverses the east property line of this subdivision. The vast majority of the project site will discharge to this facility. Some minor runoff will be intercepted by the ditch and culvert system along the Blackwood Drive. In summary, the project would be required to construct C.3-compliant stormwater control facilities, as a condition of approval. The stormwater facilities would be installed concurrent or prior to residential construction. The bioretention basins would filter stormwater and reduce the level of pollutants in the runoff, and the potential for redirection of flood flows. Therefore, the project impeding or redirecting flood flows is less than significant.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? ***(Less than Significant Impact)***

The project would be required to construct C.3-compliant stormwater control facilities, as a condition of approval. The stormwater facilities would be installed concurrent or prior to residential

construction. The bioretention basins would filter stormwater and reduce the level of pollutants in the runoff, and the potential for redirection of flood flows. The project site is not located within a flood hazard area. Therefore, the project releasing pollutants due to project inundation in flood hazard, tsunami, or seiche zones is less than significant.

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

A Stormwater Control Plan (SWCP) is required for applications to subdivide land where the resulting project may result in a total amount of impervious surface area exceeding 10,000 square feet. If at least 10,000 square feet of area can be identified for development, a SWCP will be prepared and submitted for the review and approval of the Public Works Department, in compliance with the Stormwater Management and Discharge Control Ordinance (§1014), and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. With implementation of the County's adopted C.3 requirements, the project would have a less than significant impact on water quality.

Sources of Information

- *Minor Subdivision MS19-0007 Staff Report & Conditions of Approval* prepared by the Contra Costa County Public Works Department dated March 31, 2020.
- Tentative Map prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020.

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?	☐	☐	☐	☒
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?	☐	☐	☒	☐

SUMMARY:

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

The subject property is surrounded by single-family residences to the north, east, south, and west. Thus, the project would not divide an established community.

b) Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ***(Less than Significant Impact)***

The subject property is located within the R-20 Single-Family Residential Zoning District and the Single-Family Low-Density General Plan Land Use Designation. Parcel A will be 20,536 square-feet in area and Parcel B will be 22,772 square-feet in area. Parcel A will have a depth of 180.98 feet and an average width of 110.8 feet, and Parcel B will have a depth of 184.85 feet and an average width of 110.8 feet. The subdivision requests approval of a variance to allow an average width of 110.8 feet for each lot (where 120 feet is required). The use of the two new parcels will remain residential. The existing residence is to remain on Parcel A with no modifications, and a future residence may be constructed on Parcel B. The Tentative Map prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020 shows that a residence constructed on Parcel B would meet the setback requirements of the R-20 Zoning District. The existing residence on Parcel A is a single-story residence that meets the required setbacks with the exception of the minimum side yard setback which is 12.1 feet (where 15 feet is required). This subdivision also includes a request for approval of a Tree Permit to remove 25 code-protected trees to allow for the construction of a new residence on Parcel B, for the widening of Blackwood Drive, and due to the poor health of some of the trees. Thus, the project causing 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 is less than significant.

Sources of Information

- Contra Costa County, Title 8, Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Conservation Element*.

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

- Tentative Map prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SUMMARY:

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

The *Mineral Resource Areas* map (Figure 8-4) of the County General Plan Conservation Element does not identify the subject property being located within County-designated mineral resource area. There is no indication that known mineral resources would be affected by the proposal.

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

The *Mineral Resource Areas* map (Figure 8-4) of the County General Plan Conservation Element does not identify the subject property being located within County-designated mineral resource area. There is no indication that known mineral resources would be affected by the proposal.

Sources of Information

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

SUMMARY:

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

Activities at the future two-lot 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 noise levels between 60 dB to 70 dB are conditionally acceptable in residential areas. Types and levels of noise generated from the residential uses associated with the future residence would be similar to noise levels from the existing residential developments in the area. The project would result in the construction of one residence, and the widening of two roads, and overall frontage improvements. The construction is temporary and will be limited to hours of construction. Thus, project noise impacts to the existing surrounding land uses would be less than significant.

b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?* ***(Less than Significant Impact)***

The project would result in the construction of one residence, and the widening of two roads, and overall frontage improvements. The construction is temporary and will be limited to hours of construction. Overall, the project will not result in substantial exposure of persons to or generate excessive ground borne vibration or ground borne noise levels.

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*

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

the project expose people residing or working in the project area to excessive noise levels? ***(No Impact)***

The subject property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan, nor is it located within two miles of a public airport - Buchanan Airport is approximately seven miles north of the property, public use airport, or private airstrip.

Sources of Information

- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan.*

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

SUMMARY:

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

The project is to subdivide the subject property into two developable properties, creating one additional residence. One new single-family residence is not considered a substantial population growth in the area that would create a substantial environmental impact.

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

The project is to subdivide the subject property into two developable properties, creating one additional residential living unit. The project will provide opportunity to increase the housing stock for the area, not decrease it. Therefore, the project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

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

SUMMARY:

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

a) *Fire Protection?* ***(Less than Significant Impact)***

The subject property is located within the service area of the Contra Costa County Fire Protection District. The Fire District conducted a preliminary review of the project and has detailed design elements that shall be incorporated as part of the project (i.e. roadway widths, water supply tanks) in order to meet minimum fire and safety standards. The applicant has included those elements in the project, and this study finds that they will not cause a significant impact to the environment. The Fire District has also advised that the future development of the new properties will be subject to further review from their staff. There has been no indication from the Fire District that the project would require physical alteration or the construction of new fire protection facilities. Based on the Fire District's ability to accommodate the project as proposed and the requirement for their review prior to any future development on any of the lot, the potential for substantial adverse impacts associated with fire protection is less than significant.

b) *Police Protection?* ***(Less than Significant Impact)***

As discussed in *Section 14 Population and Housing* of this Initial Study, the project will not result in a significant population increase in the County. If there is no significant population increase, the proposed project will not impact the County's ability to maintain the standard of having 155 square feet of sheriff facility station area per one thousand members of the population. Additionally, the applicant for the future residence would be required to pay the County-mandated police services fee, compensating for impacts on police protection services. Therefore, the minimal population increase that may be caused by the project is not enough to cause a need for construction of new or expanded police protection facilities as a result of the project.

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

c) *Schools?* ***(Less than Significant Impact)***

The applicant will be required to pay the state-mandated school impact fees for the new residential dwelling unit prior to issuance of building permits. Payment of the fees pursuant to State regulations for school services would reduce school impacts to less than significant levels.

d) *Parks?* ***(Less than Significant Impact)***

The new residents of the new dwelling unit would be expected to increase use of the parks; however, one additional residence would result in minimal impact on the park facilities. Additionally, the applicant for the future residence would be required to pay the County-mandated park dedication and impact fee, compensating for impacts on park facilities.

e) *Other public facilities?* ***(Less than Significant Impact)***

Impacts to other public facilities, such as hospitals and libraries are usually caused by substantial increases in population. Implementation of the project is not anticipated to induce population growth since only one new residence would result from the project approval. The project is not anticipated to create substantial additional service demands besides those which have been preliminarily reviewed by various agencies of Contra Costa County or result in adverse physical impacts associated with the delivery of fire, police, schools, parks, or other public services. Therefore, the impact to hospitals, libraries or other public facilities is less than significant.

Sources of Information

- Letter prepared by the Contra Costa County Fire Protection District dated August 28, 2019.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

SUMMARY:

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

The deterioration, daily use, and demand for neighborhood parks are largely dependent on the number of people that reside in the surrounding area. Pursuant to the Growth Management Element of the County General Plan, the standard is to have a minimum of 3 acres of neighborhood parks for every 1,000 members of the population. If the proposed subdivision is granted, one new dwelling unit could be constructed. The potential increase in population as a result of the new dwelling unit would not be significant enough to warrant the need for a new park, or substantially accelerate the deterioration of any existing parks.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? ***(Less than Significant Impact)***

Pursuant to Chapter 920-4 (Requirements) of the County ordinance, the subdivision would require that land be dedicated for parks or recreational purposes, or that a park dedication fee be paid when a tentative map is approved. Seeing as no land has been dedicated for park or recreational purposes as part of the proposed project, submittal of a park dedication and park impact fee would be required prior to issuance of a building permit for a dwelling on any of the new properties. The combination of the fact that the project does not require the construction of new recreational facilities/parks due to the lack of a significant population increase, and the existence of an option to pay an in lieu fee for dedicating lands ensures that the potential for the environment to be impacted by a new or expanded recreational facility is less than significant.

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

Sources of Information

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

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

SUMMARY:

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

The Transportation and Circulation Element of the County General Plan contains several policies that support the provision and use of alternate modes of transportation. The portions of Norris Road and Blackwood Drive that the subject property is located do not have sidewalks or bicycles lanes; however, these portions of the local residential streets do not have a significant impact on pedestrian and bicycle activity in the vicinity. Residents of the future residences may incrementally increase the number of pedestrians and bicyclists in the vicinity, but impacts resulting from the incremental increase would be less than significant. Lastly, the nearest public transit route is on Creekside Drive, approximately 0.5 miles away. Given the distance between the subject property and Creekside, the project would not significantly affect this public transit route.

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

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

significant impact on traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

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

The portions of Norris Road and Blackwood Drive that front the subject property will be widened and improved upon per the standards of the County Public Works Department. There will be one new driveway to provide access to Parcel B, which will also contain a new turnaround where the pavement of Norris Road ends. Sight distance at the intersection of the private driveways and Norris Road and Blackwood Drive are required to be in accordance with County Code Chapter 82-18 Sight Obstructions at Intersections. There are no proposed structures that would be in conflict with this ordinance. The development is widening of both roads and residential development of one new residence. The residential development is compatible with the area. Therefore, the project substantially increasing hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) is less than significant.

d) *Would the project result in inadequate emergency access?* ***(Less than Significant Impact)***

The project has been reviewed by the Contra Costa County Fire Protection District, and recommendations were made for the project to ensure adequate emergency access. The District's approval will be required prior to the issuance of building permits.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- *Minor Subdivision MS19-0007 Staff Report & Conditions of Approval* prepared by the Contra Costa County Public Works Department dated March 31, 2020.
- County Code Chapter 82-18 Sight Obstructions at Intersections.
- Letter prepared by the Contra Costa County Fire Protection District dated August 28, 2019.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☒	☐	☐
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?	☐	☒	☐	☐

SUMMARY:

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

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

Pertaining to the significance of tribal cultural resources, there are no onsite historical resources, pursuant to Public Resources Code section 5020.1(k) that are included in a local register of historic resources.

Nevertheless, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of ***Mitigation Measure CUL-1*** would reduce the impact on archeological resources during project related work to a level that would be considered less than significant.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? ***(Less than Significant Impact with Mitigation)***

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

It is not likely that the project would cause a substantial adverse change in the significance of a tribal cultural resource that meets the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

Nevertheless, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of ***Mitigation Measure CUL-1*** would reduce the impact on archeological resources during project related work to a less than significant level.

Sources of Information

- *https://npgallery.nps.gov/NRHP/SearchResults/9bce7d9c2f90474c9d8f3512e55da64d?page=1&view=list.* Accessed January 14, 2019. National Park Service – National Register of Historic Places.
- *http://ohp.park.s.ca.gov/ListedResources/?view=county&criteria=7.* Accessed January 14, 2019. Office of Historic Preservation – Listed California Historical Resources.
- Contra Costa County Historic Resources Inventory (October 2016 Draft).
- California Environmental Quality Act Guidelines Section 15064.5 Determining the Significance of Impacts to Archaeological and Historical Resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. *UTILITIES AND SERVICE SYSTEMS – Would the project:*				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUMMARY:

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

There is currently water, wastewater treatment, storm water drainage, electric power, and other commonly utilized residential utilities available as there is a residence on the subject property and it is an established residential neighborhood. The area is serviced by the Central Contra Costa Sanitary District. The sanitary district provided a letter dated August 12, 2019, stating the project is not expected to produce an unmanageable added capacity demand on the wastewater system. The project will be reviewed by the sanitary district and will be approved prior to issuance of a building permit from the County Building Inspection Division.

The area receives water services from East Bay Municipal Utility District (EBMUD). EBMUD provided a letter dated August 16, 2019 stating that separate meters for each lot will be required and an extension of the water main will be required to the proposed development.

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

The subject property currently receives water supplies from EBMUD. EBMUD requires all applicable water efficiency measures described under Section 31 of EBMUD's Water Service Regulations installed prior to providing water service. Therefore, one additional residence for the area is expected to have sufficient water supply.

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

As discussed in Section A, the area is serviced by the Central Contra Costa Sanitary District. The sanitary district provided a letter dated August 12, 2019 stating the project is not expected to produce an unmanageable added capacity demand on the wastewater system.

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

The existing residence and the addition of one new residence is not expected to significantly increase the amount of solid waste over what is currently generated by the residential neighborhood in the vicinity. The project is not expected to 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.

e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?* ***(Less than Significant Impact)***

The 2019 California Green Building Standards Code (CalGreen), as amended in Contra Costa County Code, requires that at least 65% by weight of job site debris generated by most types of building project types be recycled, reused, or otherwise diverted from landfill disposal. This requirement applies to demolition projects and most new construction, as well as the majority of building additions or alterations. CalGreen requires submission of plans and reports with verifiable post-project documentation to demonstrate that at least 65% of the nonhazardous construction and demolition debris generated on the job site are salvaged for reuse, recycled or otherwise diverted. The

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

construction of one new residence and overall development of the project site will also be subject to these requirements and will be enforced at time of building permits. Therefore, the project is expected to conform with the same federal, state or local solid waste regulations which apply to the entire residential neighborhood.

Sources of Information

- Letter prepared by the Central Contra Costa Sanitary District dated August 12, 2019.
- Letter prepared by the East Bay Municipal Utility District (EBMUD) dated August 16, 2019.
- 2019 California Green Building Standards Code (CalGreen).

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
20. *WILDFIRE –* *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,* ***would the project:***				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

SUMMARY:

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

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

The subject property is located between the private road Norris Road and the public road Blackwood Drive. Norris Road connects to Mountain View Boulevard, which then connects to San Miguel Drive and Blackwood Drive connects directly to San Miguel Drive. Either Rudgear Road or South Main Street would then connect to Interstate 680. These roads would be used in the event of an emergency requiring evacuation of the area. The project would only add one new residence to the area, not significantly increasing vehicular trips for the area, and therefore not significantly interfering with emergency evacuation.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ***(Less than Significant Impact)***

The subject property as a whole is gently sloped until it slopes more steeply from the existing residence down to Blackwood Drive. According to the Tentative Map prepared by APEX Civil

Engineering & Land Surveying dated February 25, 2020, the existing residence on Parcel A is to remain and there is minimal grading necessary for the future development of Parcel B. Due to very little slope being present on most of the site, prevailing winds, and other factors, exacerbate wildfire risks, is not expected to significantly expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?* ***(Less than Significant Impact)***

The subject property is located within an established residential neighborhood. As such, no additional infrastructure is required to be installed. The project is also required to have all new utility distribution facility services installed underground, however the project is requesting an exception to this requirement to allow the existing utility lines for the existing residence on Parcel A to remain above ground. Therefore, exacerbation of fire risk or that may result in temporary or ongoing impacts to the environment is at a less than significant level.

d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?* ***(Less than Significant Impact)***

As discussed in *Section 10 Hydrology and Water Quality* of this Initial Study, the project would not substantially alter the drainage pattern of the site or area or result in substantial erosion or siltation, or increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

The drainage for the one new residence will drain into the existing storm drain that traverses the west side of Parcel A down to Blackwood Drive. The vast majority of the project site will discharge to this facility. Some minor runoff will be intercepted by the ditch and culvert system along Blackwood Drive. In summary, the project would be required to construct C.3-compliant stormwater control facilities, as a condition of approval. The stormwater facilities would be installed concurrent or prior to residential construction. The bioretention basins would filter stormwater and reduce the level of runoff, minimizing flooding. Therefore, people or structures being exposed to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, is considered to be at a less than significant level with compliancy with the County's adopted C.3 requirements.

Sources of Information

- Tentative Map prepared by APEX Civil Engineering & Land Surveying dated February 25, 2020.

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

- *Minor Subdivision MS19-0007 Staff Report & Conditions of Approval* prepared by the Contra Costa County Public Works Department dated March 31, 2020.

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?	☐	☒	☐	☐
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.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

SUMMARY:

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

As discussed in individual sections of this Initial Study, the project to create two parcels from the site may impact the quality of the environment (Air Quality, Biological Resources, Cultural Resources, and Tribal Cultural Resources) but the impact would be reduced to a less than significant level with the adoption of the mitigation measures that are specified in the respective sections of this Initial Study. The project is not expected to threaten any wildlife population, impact endangered plants or animals, or affect state cultural resources with the already identified mitigation measures.

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

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)* ***(Less than Significant Impact)***

The project would not create substantial cumulative impacts. The project is consistent with its Single-Family Residential (R-20) zoning district, and single-family residential, low-density (SL) general plan land use designation. The project would also be considered consistent with the existing surrounding single-family residential development.

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

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

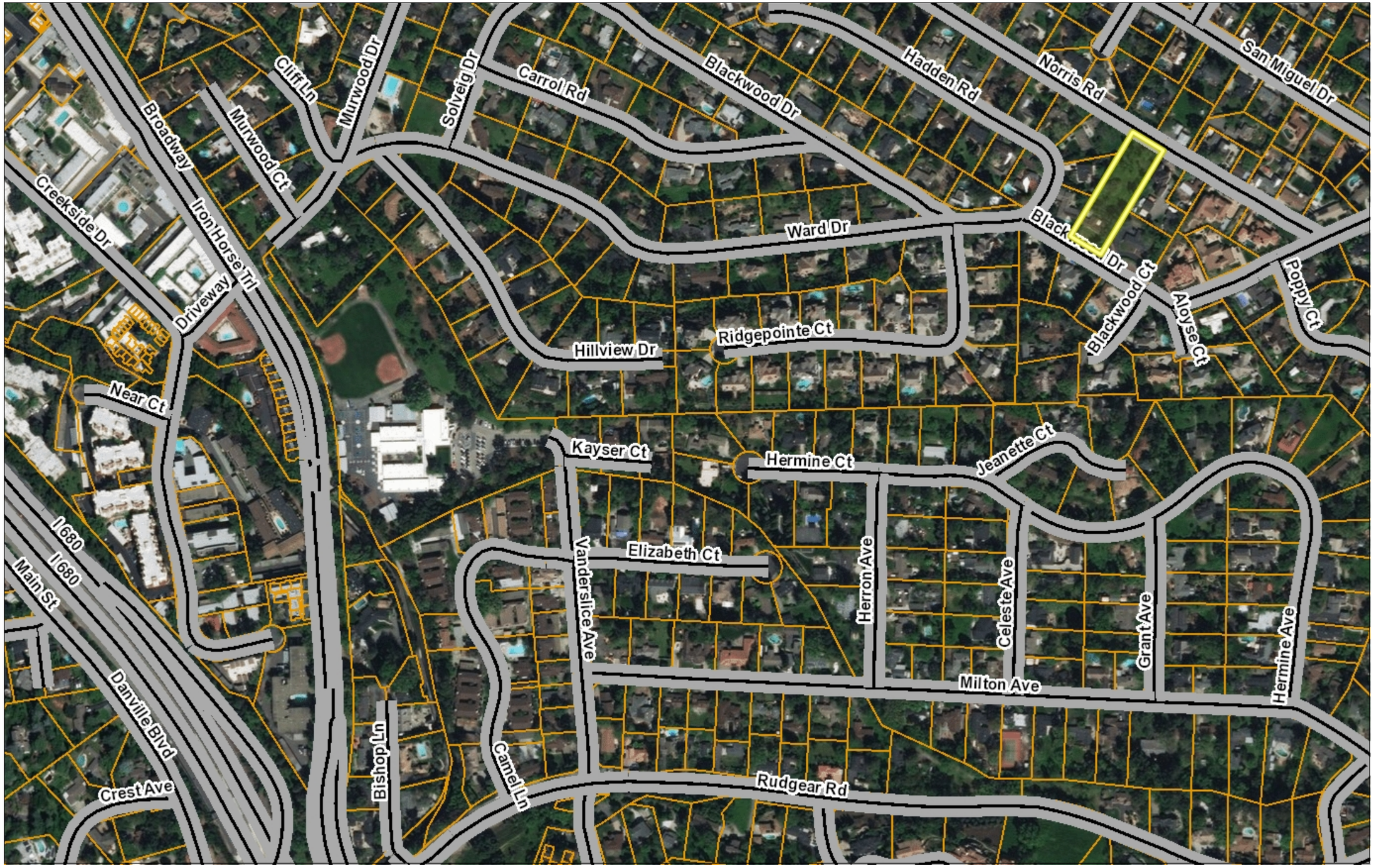
REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the various references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) are listed after each respective section.

ATTACHMENTS

1. **Vicinity Map**
2. **Tentative Parcel Map for County File #MS19-0007**

Vicinity Map



Legend

- Streets
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 4,514

0.1 0 0.07 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

TENTATIVE MAP
2216 BLACKWOOD DRIVE

MS 19-0007

CITY OF WALNUT CREEK
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

MS19-0007
CONTRA COSTA COUNTY
2020 MAR -5 P 3:08
DEPARTMENT OF COUNTY

BENCHMARK

CCCO BM #1578 DISC IN TOP OF CURB AT INTERSECTION OF SAN MIGUEL DRIVE AND MOUNTAIN VIEW BLVD EL=265.95 (NGVD 29) ELEVATION WAS ADJUSTED TO NAVD 88 USING CORPSCON 6.1 ELEVATION DIFFERENTIAL=+2.7'. ELEV=268.65

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF NORRIS ROAD AS SHOWN ON THE MAP OF NORRIS ADDITION (7 M 174)

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 feet

EXISTING LOT:

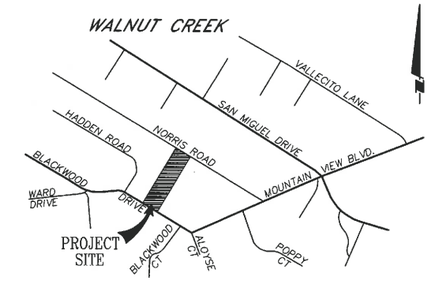
2216 BLACKWOOD DRIVE
WALNUT CREEK, CA 94596
APN 183-172-001
42,350 SF±

OWNER

CAMPOS DEVELOPMENT
1555 BOTELHO DRIVE
WALNUT CREEK, CA 94596
925-626-3311

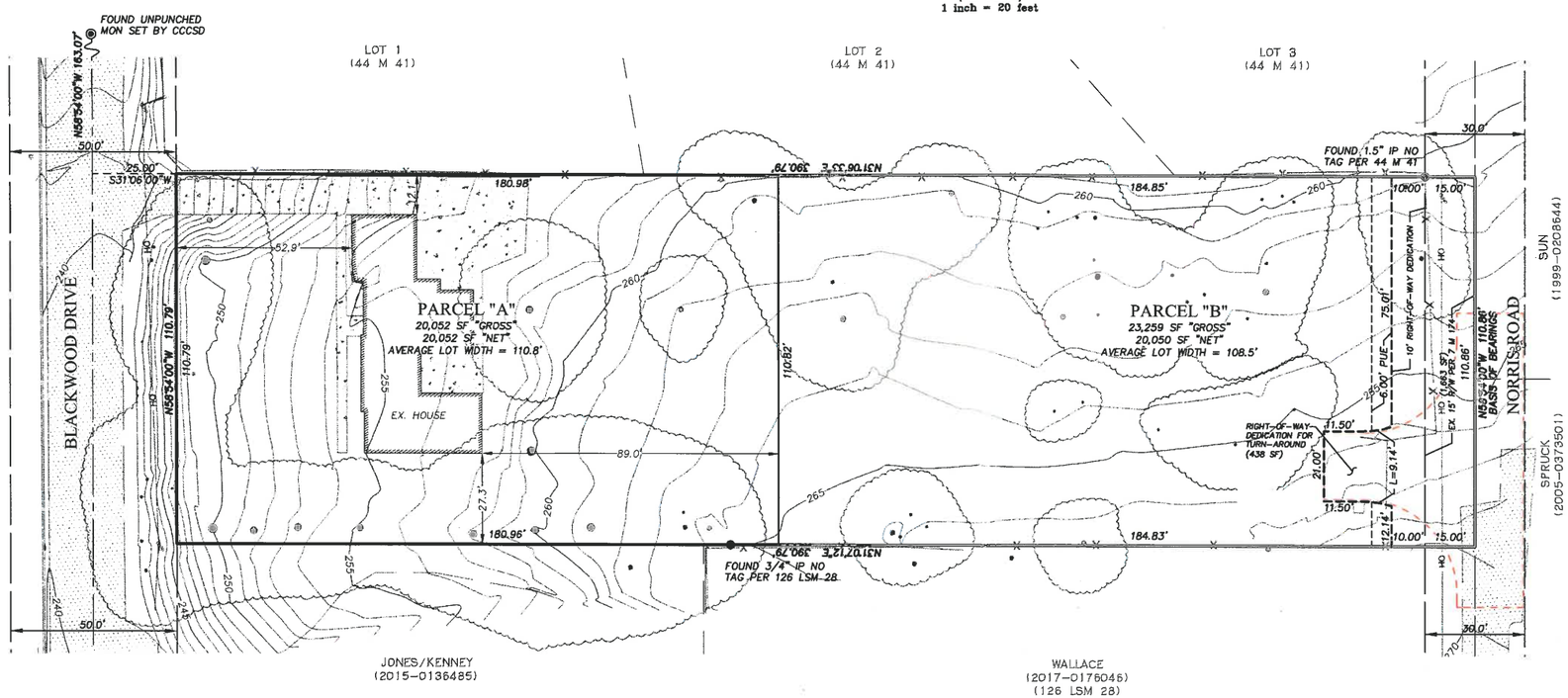
CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
925-476-8499



VICINITY MAP

NOT TO SCALE



SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

GENERAL

ASSESSORS PARCEL NO(s):	183-172-001
PROJECT ADDRESS:	2216 BLACKWOOD DRIVE, WALNUT CREEK, CA
TOTAL AREA:	43,311 SF±
EXISTING USE:	SINGLE FAMILY RESIDENCE
EXISTING ZONING:	R-20 (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R-20 (SINGLE FAMILY RESIDENTIAL)
NUMBER OF UNITS:	2 LOTS
LOT COVERAGE:	13.5%
GROSS FLOOR AREA RATIO:	0.097
DENSITY:	2.17 UNITS/AC
FEMA FLOOD DESIGNATION:	ZONE "X" (FIRM PANEL 0293G, DATED 03-21-2017)

FACILITIES

WATER:	EASTBAY MUNICIPAL UTILITY DISTRICT
SEWER:	CENTRAL CONTRA COSTA SANITARY
STORM DRAIN:	CONTRA COSTA COUNTY
FIRE:	CCCFPD
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE:	COMCAST

LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- PROPOSED HOUSE
- EXISTING HOUSE
- EXISTING ASPHALT
- NEW ASPHALT
- NEW CONCRETE
- 5% FINISHED GRADE SLOPE
- DIRECTION OF DRAINAGE FLOW
- EX. TREE
- 8" SS SEWER LINE
- 12" SD STORM LINE
- 8" W WATER LINE
- OHE OVERHEAD PGE LINE
- DENOTES 4:1 SLOPE

ABBREVIATIONS

AB	– AGGREGATE BASE
AC	– ASPHALT CONCRETE
BOC	– BACK OF CURB
BW	– BOTTOM OF WALL
CB	– CATCH BASIN
CCCo	– CONTRA COSTA COUNTY
CL	– CLASS
℄	– CENTERLINE
COWC	– CITY OF WALNUT CREEK
DET	– DETAIL
EX	– EXISTING
FG	– FINISH GRADE
FH	– FIRE HYDRANT
GB	– GRADE BREAK
GF	– GUTTER FLOWLINE
HP	– HIGH POINT
P	– PAD ELEVATION
PI	– POINT OF INTERSECTION
PUE	– PUBLIC UTILITY EASEMENT
R/W	– RIGHT OF WAY
SD	– STORM DRAIN
SF	– SQUARE FEET
SS	– SANITARY SEWER
STD	– STANDARD
TW	– TOP OF WALL
TYP	– TYPICAL
W	– WATER

REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 19038

REGISTERED PROFESSIONAL ENGINEER JOHN VERAY NO. 2820 CIVIL STATE OF CALIFORNIA

APEX CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

TENTATIVE MAP
TITLE SHEET
2216 BLACKWOOD DRIVE — MS 19-0007 — WALNUT CREEK, CA

SHEET 1 OF 2
DATE 02-25-2020

MS 19-0007 - TENTATIVE MAP - 02-25-2020

DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.
CALL USA – 811 AT LEAST 48 HOURS BEFORE DIGGING.
HAND DIG NEAR UNDERGROUND UTILITIES.

TENTATIVE MAP
2216 BLACKWOOD DRIVE
MS 19-0007
CITY OF WALNUT CREEK
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

NOTES
1. FINISHED FLOOR ELEVATION TO FINISHED GRADE ELEVATION AT THE BUILDING FOOTPRINT SHALL BE A MINIMUM OF 8".
2. DISSIPATER PIPE SHALL BE DESIGNED LEVEL TO DRAIN TO ROCK RIP RAP AREA THUS DISCHARGING RUNOFF EVENLY ACROSS SLOPE.
3. FENCING AROUND EXISTING TREES TO REMAIN SHALL BE PER THE DIRECTION OF AN ARBORIST.
4. FINAL HOUSE FOOTPRINT ON PARCEL "B" TO BE DETERMINED AT A LATER DATE.
5. DRIVEWAY DESIGN SHALL SATISFY CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT (CCCFPD) STANDARDS.
6. ROOF DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS (TYP) AND SHALL BE DIRECTED TO DRAIN AWAY FROM THE FOUNDATION.
7. SEE TREE INVENTORY REPORT BY TRAVERSO TREE SERVICE, DATED JUNE 19, 2019, FOR INFORMATION ON TREE PROTECTION AND FENCING.

AREA SUMMARY

TOTAL LOT AREA:	43,311 SF
EXISTING IMPERVIOUS AREA:	4,233 SF
EXISTING PERVIOUS AREA:	37,287 SF
NEW IMPERVIOUS AREA:	8,235 SF
POST-PROJECT IMPERVIOUS AREA:	12,427 SF
POST-PROJECT PERVIOUS AREA:	30,884 SF
TOTAL DISTURBED AREA:	17,191 SF

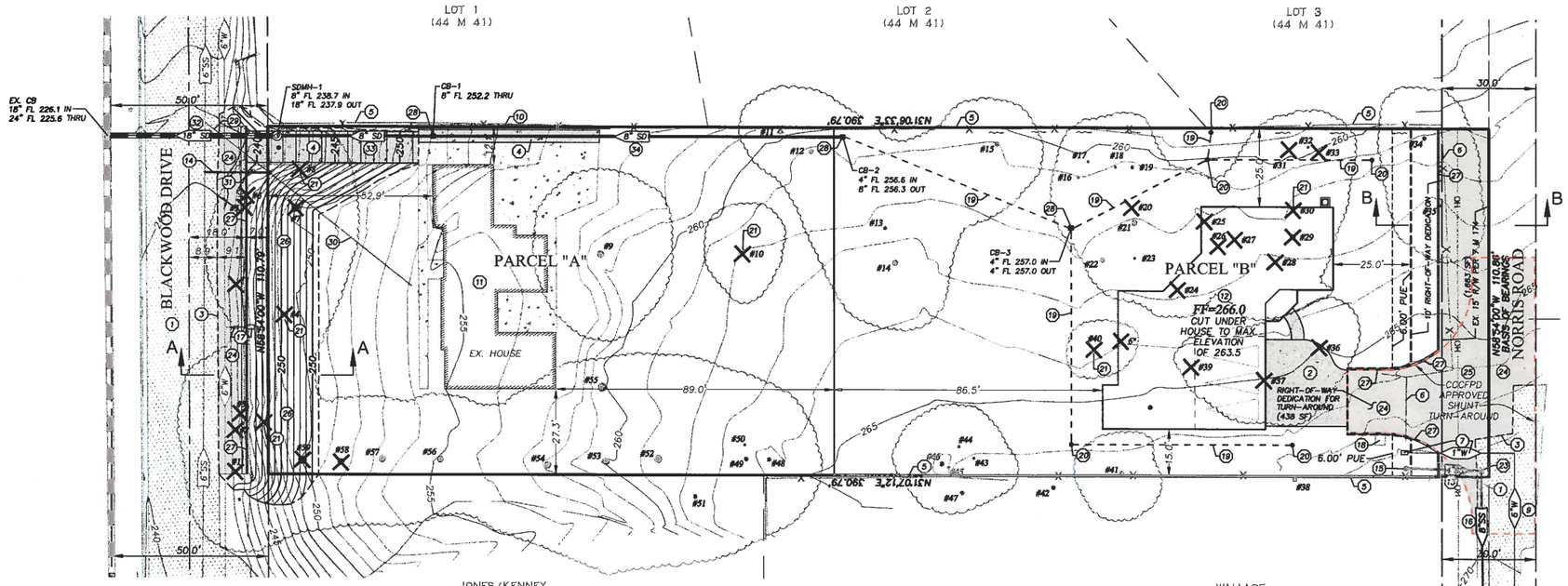
GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 feet

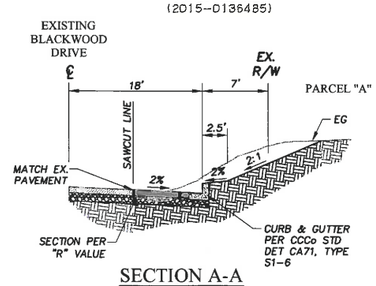
GRADING QUANTITIES

CUT	83 CU. YDS.
FILL	83 CU. YDS.

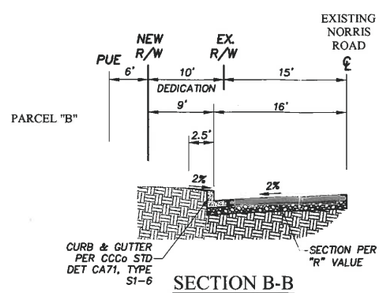
BALANCED SITE

KEY LEGEND
1. EXISTING PAVEMENT TO REMAIN
2. NEW CONCRETE DRIVEWAY (SECTION PER SOILS ENGINEER'S RECOMMENDATIONS)
3. SAWCUT LINE (TYP). MATCH EX. ASPHALT WITH CLEAN ABUTMENT
4. REMOVE AND REPLACE PORTION OF EXISTING DRIVEWAY
5. EXISTING FENCE TO REMAIN
6. EXISTING FENCE TO BE REMOVED
7. 1" WATER SERVICE AND METER
8. CONNECT TO EXISTING WATER MAIN
9. INSTALL APPROX. 65' OF 6" WATER MAIN EXTENSION
10. EXISTING CONCRETE RETAINING WALL TO REMAIN
11. EXISTING HOUSE TO REMAIN
12. PROPOSED HOUSE LOCATION. SIZE/SHAPE MAY VARY
13. 4" PVC SEWER LATERAL AT 2% MIN.
14. INSTALL NEW SEWER LATERAL (2% MIN) & CLEANOUT. CONNECT TO EX. SS LATERAL.
15. 4" PVC SS CLEANOUT (TYP)
16. INSTALL APPROX. 45' OF 8" SEWER MAIN EXTENSION @ 1% MIN
17. EX. WATER METER TO BE RELOCATED TO BEHIND PROPOSED CURB
18. EX. WELL TO BE ABANDONED PER CCCo HEALTH DEPARTMENT STANDARDS
19. 4" PVC (SDR-35) SD @ S=0.5% MIN. (TYP)
20. 4" NDS AREA DRAIN (TYP)
21. TREE TO BE REMOVED (TYP)
22. REMOVE EX. RODDING INLET
23. INSTALL NEW RODDING INLET
24. NEW ASPHALT PAVEMENT
25. INSTALL CCCo FIRE DISTRICT APPROVED TURN-AROUND
26. 2:1 CUT SLOPE
27. CURB & GUTTER PER CCCo STD DET CA71, TYPE S1-6
28. CATCH BASIN (CHRISTY V12 OR EQUAL)
29. PORTION OF EXISTING SEWER LATERAL TO BE REMOVED
30. PORTION OF EXISTING SEWER LATERAL TO REMAIN
31. RELOCATE EXISTING MAILBOX
32. 18" HDPE STORM DRAIN @ S=21.7%
33. 8" HDPE STORM DRAIN @ S=21.7%
34. 8" HDPE STORM DRAIN @ S=5.7%





SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

TREE REMOVAL SUMMARY (25)

TAG #	SPECIES	TRUNK DIA.	STATUS
1	VALLEY OAK	9", 4"	TO BE REMOVED
2	VALLEY OAK	7.5"	TO BE REMOVED
3	VALLEY OAK	7", 8"	TO BE REMOVED
4	APRICOT	8.5"	TO BE REMOVED
5	VALLEY OAK	6.5"	TO BE REMOVED
6	VALLEY OAK	6.5"	TO BE REMOVED
7	SIBERIAN ELM	26.5"	TO BE REMOVED
8	SIBERIAN ELM	8", 3", 2"	TO BE REMOVED
10	CA BLACK WALNUT	15.5"	TO BE REMOVED
20	VALLEY OAK	6.5"	TO BE REMOVED
24	MAGNOLIA	10", 8"	TO BE REMOVED
25	HONEY LOCUST	8"	TO BE REMOVED
26	HONEY LOCUST	6.5", 5.5", 5"	TO BE REMOVED
27	VALLEY OAK	9"	TO BE REMOVED
28	VALLEY OAK	9"	TO BE REMOVED
29	VALLEY OAK	7", 13.5"	TO BE REMOVED
30	VALLEY OAK	10"	TO BE REMOVED
31	VALLEY OAK	6.5"	TO BE REMOVED
33	VALLEY OAK	8", 5"	TO BE REMOVED
36	SIBERIAN ELM	9.5", 11", 7", 6"	TO BE REMOVED
37	SIBERIAN ELM	15", 9"	TO BE REMOVED
39	VALLEY OAK	7"	TO BE REMOVED
40	BLACK LOCUST	5", 4", 5"	TO BE REMOVED
58	SIBERIAN ELM	25"	TO BE REMOVED
59	SIBERIAN ELM	30.5"	TO BE REMOVED

SEE TREE INVENTORY REPORT BY TRAVERSO TREE SERVICE, DATED JUNE 19, 2019, FOR ADDITIONAL INFORMATION.

REVISIONS	NO.	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 19038

REGISTERED PROFESSIONAL ENGINEER JOHN VICENT NO. 78820 CIVIL STATE OF CALIFORNIA

APEX
CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

TENTATIVE MAP
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
2216 BLACKWOOD DRIVE MS 19-0007 WALNUT CREEK, CA

SHEET 2 OF 2
DATE 02-25-2020

Campos Development, LLC (Applicant and Owner)

Mitigation Monitoring and Reporting Program
County File #MS19-0007

2216 Blackwood Drive
Walnut Creek, CA 94596

October 2020

SECTION 3: AIR QUALITY

Impact AIR-1: Grading and construction activities could have a potentially significant adverse environmental impact by exposing sensitive receptors to substantial pollutant concentrations and diesel-powered vehicles and equipment used on the site during grading and construction could temporarily create localized objectionable odors.

Mitigation Measure AIR-1: The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Plan Check review of plans prior to issuance of building or grading permit, and field verification by the Building Inspection Division.

SECTION 4: BIOLOGICAL RESOURCES	
Impact BIO-1: Removal of trees, grading, and construction on the project site has the potential to impact nesting birds. If grading or construction would occur during the nesting season, February 1 through August 31, nesting birds could be disturbed.	
Mitigation Measure BIO-1: Prior to any earth-moving activity or construction that would occur on-site during the nesting season (February 1 through August 31), the applicant shall have a preconstruction nesting survey conducted by a qualified ornithologist. Nesting surveys must be completed during springtime of the year during which construction will occur in order to avoid potential impacts to nesting birds. An established buffer shall be fenced with orange construction fencing. A qualified biologist shall periodically monitor the nest site(s) to determine if grading activities occurring outside the buffer zone disturbs the birds, and if the buffer zone should be increased to prevent nest abandonment. No disturbance shall occur within the minimum 300-foot buffer zone for raptors and 50-foot zone for common passerines until a qualified biologist has determined that the young have fledged (left the nest), and are flying well enough to avoid project construction zones, typically by July 15th, but sometimes not until into August. Any qualified biologist hired to conduct nesting surveys or that monitors any active nests shall have the authority to shut the job down if this is necessary to protect the nesting birds. At the time the ornithologist determines that the young have fledged the nest and that the young are no longer dependent upon the nesting tree, the project may resume without any restrictions for nesting birds. Once the young fledge and the nest is no longer in use, as determined by the ornithologist, any tree that must be removed to accommodate the project may be removed without further requirements for nesting birds. Until such nesting surveys are conducted that confirm or negate this species' presence, impacts to this hawk from reasonably anticipated future development on the remainder parcel are considered potentially significant pursuant to CEQA.	
Implementing Action:	COA
Timing of Verification:	Prior to any earth-moving activity or construction
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of nesting bird survey report in the event of a find, for CDD review.
SECTION 5: CULTURAL RESOURCES	
Impact CUL-1: The project has the potential for disturbing underground cultural resources or human remains that may not have been identified to date.	
Mitigation Measure CUL-1: The following mitigation measures shall be implemented during project-related ground disturbance, and shall be included on all construction plans: 1. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified	

archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

2. If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.

   Upon completion of the assessment by an archaeologist, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.

SECTION 9: TRIBAL CULTURAL RESOURCES

See **Impact CUL-1.**

Implementation of **Mitigation Measure CUL-1** would reduce the impact on tribal cultural resources during project related work.

SECTION 10: MANDATORY FINDINGS OF SIGNIFICANCE

Potential Impact: As discussed in individual sections of the Initial Study, the project to create two parcels from the site may impact the quality of the environment (Air Quality, Cultural Resources, and Tribal Cultural Resources).

Mitigation Measures: The impact would be reduced to a less than significant level with the adoption of the recommended Mitigation Measures that are specified in the respective sections of the Initial Study.