

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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Director

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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:** Two-lot minor subdivision of vacant 0.83-acre parcel in Walnut Creek
- 2. County File Number:** Minor Subdivision #MS18-0013
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Susan Johnson, Project Planner
925-674-7868
- 5. Project Location:** Vacant parcel located on Saranap Avenue between Juanita Drive and El Curtola Boulevard in the Walnut Creek area of unincorporated Contra Costa County (APN: 185-390-035)
- 6. Applicant's Name, Address, and Phone Number:** Saranap Associates, LLC
PO Box 912
Pismo Beach, CA 93448
(707) 372-6021

7. **Description of Project:** The applicant is requesting approval of a tentative map for a minor subdivision application that would subdivide the subject 0.83-acre parcel into two parcels. Parcel A would have a lot area of 16,196 square feet and Parcel B would have a lot area of 19,921 square feet.

The applicant is also requesting exceptions from the requirements of the County Ordinance Code relative to the construction of sidewalks, streetlights, and the “collect and convey” provisions relative to stormwater runoff.

No construction is proposed at this time.

8. **Surrounding Land Uses and Setting:** The subject property, is located along the south side of Saranap Avenue, 475 feet east of El Curtola Boulevard in the Walnut Creek area of unincorporated Contra Costa County. Saranap Avenue is a public street and this portion was constructed by Caltrans in conjunction with freeway improvements to State Route 24 immediately to the north. The project site is visible from State Route 24, which is designated as a Scenic Route in the Transportation and Circulation Element of the County’s General Plan. Residential development can be found to the east, west, and south of the project site. Specifically, residential development east of the project site is located within unincorporated Walnut Creek and residential development west of the project site is located within the City of Lafayette.

The subject property is triangular in shape, and downslopes from southwest to northeast. It is void of any buildings or structures, but is covered with a non-native annual grassland, trees, and shrubs. Trees and shrubs line the southern, western, and eastern boundaries of the site. Trees growing on the site consist of two coast live oak trees, one valley oak tree, four California buckeye trees, and two Monterey pine trees.

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>.

Arrangements to review copies of all documents referenced within the Initial Study can be coordinated by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will extend from **Friday, October 9, 2020, until 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: Susan Johnson
30 Muir Road
Martinez, CA 94553

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. Hearing notices will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 674-7868, or email at Susan.Johnson@dcd.cccounty.us.

Sincerely,

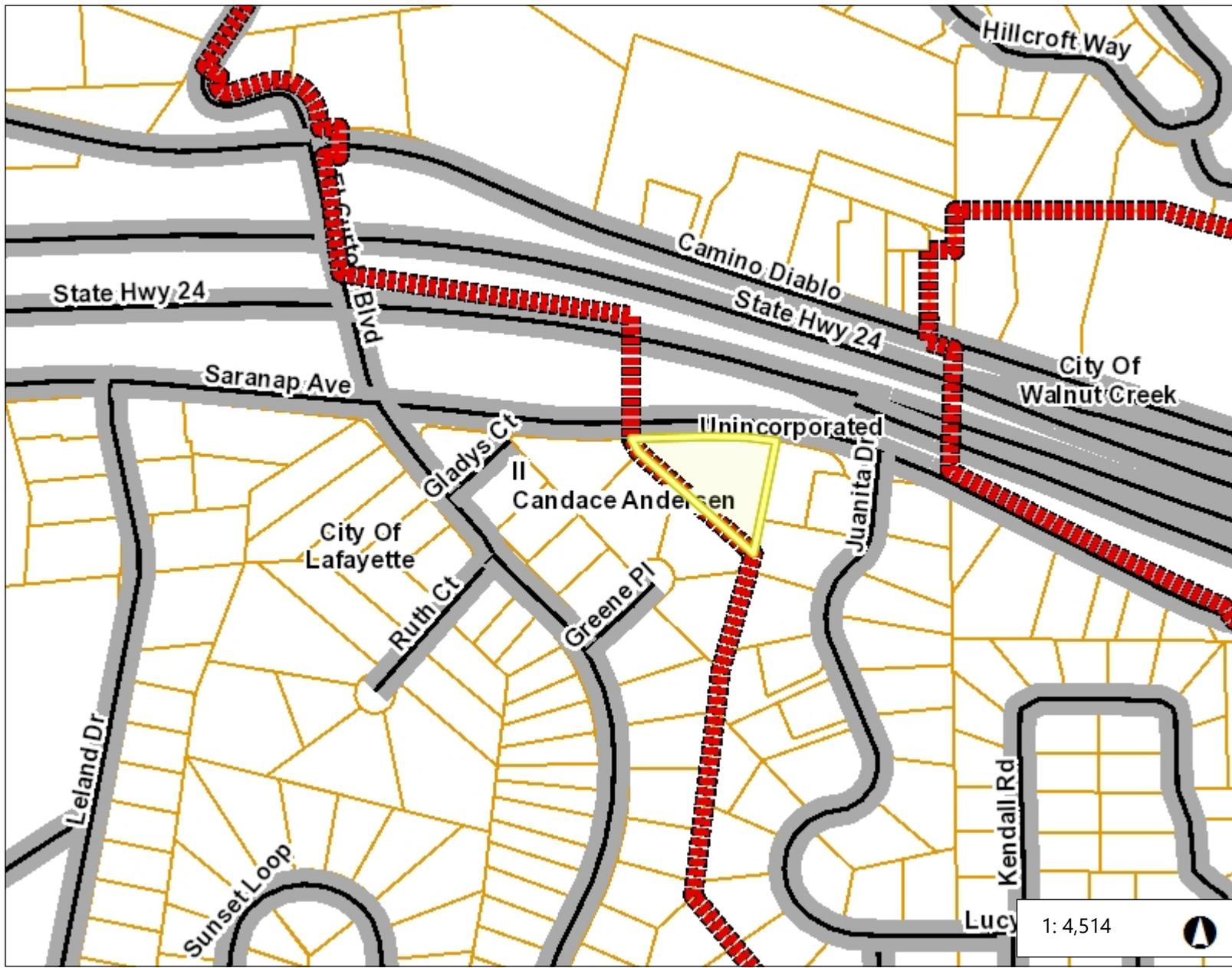


Susan Johnson
Planner II
Department of Conservation & Development

Att: Project Vicinity Map

Cc: County Clerk's Office (2 copies)
Adjacent Occupants and Property Owners
Notification List

Vicinity Map

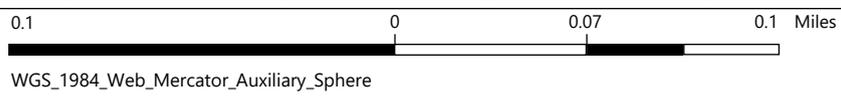


Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Streets
- Assessment Parcels

Notes

Contra Costa County -DOIT GIS



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

1: 4,514

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** County File #MS18-0013
Two-lot minor subdivision of vacant 0.83-acre parcel in Walnut Creek
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Contact Person and Phone Number:** Susan Johnson, Planner II
(925) 674-7868
4. **Project Location:** Vacant parcel located on Saranap Avenue between Juanita Drive and El Curtola Boulevard in the Walnut Creek area
(Assessor's Parcel Number: 185-390-035)
5. **Project Sponsor's Name and Address:** Saranap Associates, LLC
PO Box 912
Pismo Beach, CA 93448
6. **General Plan Designation:** The subject property has a Single-Family Residential – Medium Density (SM) General Plan Land Use designation.
7. **Zoning:** The subject property is located within the Single-Family Residential District (R-10).
8. **Description of Project:** The applicant is requesting approval of a tentative map for a minor subdivision application that would subdivide the subject 0.83-acre parcel into two parcels. Parcel A would have a lot area of 16,196 square feet and Parcel B would have a lot area of 19,921 square feet.

The applicant is also requesting exceptions from the requirements of the County Ordinance Code relative to the construction of sidewalks, streetlights, and the “collect and convey” provisions relative to stormwater runoff.

No construction is proposed at this time.

9. **Surrounding Land Uses and Setting:** The subject property, is located along the south side of Saranap Avenue, 475 feet east of El Curtola Boulevard in the Walnut Creek area of unincorporated Contra Costa County. Saranap Avenue is a public street and this portion was constructed by Caltrans in conjunction with freeway improvements to State Route 24 immediately to the north. The project site is visible from State Route 24, which is designated as a Scenic Route in the Transportation and Circulation Element of the County's General Plan. Residential

development can be found to the east, west, and south of the project site. Specifically, residential development east of the project site is located within unincorporated Walnut Creek and residential development west of the project site is located within the City of Lafayette.

The subject property is triangular in shape, and downslopes from southwest to northeast. It is void of any buildings or structures, but is covered with a non-native annual grassland, trees, and shrubs. Trees and shrubs line the southern, western, and eastern boundaries of the site. Trees growing on the site consist of two coast live oak trees, one valley oak tree, four California buckeye trees, and two Monterey pine trees.

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

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

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

A Notice of Opportunity to Request Consultation was sent on February 27, 2020, to Wilton Rancheria. In response, Wilton Rancheria indicated that they had no concerns regarding the subject project. Therefore, consultation with Native American tribes has not occurred in relation to this project. As a courtesy, the County will provide a copy of this environmental document for the Tribe's comments.

Environmental Factors Potentially Affected

The environmental factors checked below would have been potentially affected by this project, but have been mitigated in a manner as to not result in a significant effect on the environment:

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

Environmental Determination

On the basis of this initial evaluation:

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



Susan Johnson
Project Planner
Contra Costa County
Department of Conservation & Development

October 6, 2020

Date

ENVIRONMENTAL CHECKLIST

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

SUMMARY:

- a) *Would the project have a 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?*

Less Than Significant With Mitigation Incorporated (a-b): Figure 9-1 (Scenic Ridges & Waterways) of the Contra Costa County General Plan Open Space Element identifies the major scenic resources in the County. Views of these identified scenic resources are considered scenic vistas. The project site is visible from State Route 24, which is designated as a Scenic Route in the Transportation and Circulation Element of the County’s General Plan. Therefore, Scenic Route Policies 5-47 through 5-56 are applicable to this project and the potential impacts of future development on this scenic resource must be considered. Although no construction is proposed at this time, the future construction of a single-family residence on each lot would impact views from State Route 24. Thus, the following mitigation measures shall be implemented to reduce the potential significant impacts of new construction to less than significant levels:

Aesthetics 1: *Prior to CDD approval of plans for grading or the construction of a residence, accessory building, or other structure on Parcel A and Parcel B, the applicant shall submit all associated grading, architectural, and landscape plans for CDD review and approval at least 30 days prior to submitting for building permits.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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***Aesthetics 2:** Development shall follow the topography of the site to minimize the visual impact of new construction from State Route 24, which is designated as a Scenic Route in the Transportation and Circulation Element of the County’s General Plan. Buildings may be terraced up the slope or built into the upslope.*

The maximum building height of a residence shall not exceed 25 feet from existing grade at any point and shall not exceed 30 feet from finished grade at any point, if finished grade is below existing grade. Building height means the vertical distance measured from grade to the top of structure directly above. Height may be measured from finished grade when such grade is below existing grade. Height shall be measured from existing grade when the finished grade is higher than natural grade.

Tall retaining walls shall be avoided. Instead, multiple small walls should be constructed in a tiered configuration with landscaping in between.

***Aesthetics 3:** Use roofing and siding colors that blend in with the natural color palette of the surrounding site. The use of bright colors shall be avoided.*

***Aesthetics 4:** Trees and shrubs shall be planted and maintained at the front of Parcel A and Parcel B to filter and soften the visual impact of a new residence on each lot from State Route 24. The plan shall comply with the State’s Model Water Efficient Landscape Ordinance or the County’s Water Efficient Landscape Ordinance, if the County’s ordinance has been adopted, and verification of such shall accompany the plan.*

Prior to receiving a final building inspection, the applicant shall submit photos of the installed landscaping to CDD Staff as proof of completion.

- c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less Than Significant Impact: The undeveloped project site, located within the R-10, Single-Family Residential District, is surrounded by residential development to the east, west, and south. Parcel A of the proposed two-lot minor subdivision application would have a lot area of 16,196.38 square feet, a lot depth of 159.67 feet, and an average lot width of 101.44 feet. Parcel B would have a lot area of 19,921.55 square feet, a lot depth of 231.63 feet, and an average lot width of 86.01 feet. The R-10, Single-Family Residential District requires a minimum lot area of 10,000 square feet, a minimum lot depth of 90 feet, and a minimum lot width of 80 feet. Thus, the proposed two-lot minor subdivision would result in two parcels that are consistent with the R-10, Single-Family Residential District. Additionally, future construction would be subject to the setback requirements per the R-10, Single-Family Residential District. Per the *Lot Feasibility Analysis* site plan submitted by the applicant for the project site, there would be ample room to construct a single-family residence on each lot that would conform to the applicable development

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards. Furthermore, implementation of mitigation measures *Aesthetics 1*, *Aesthetics 2*, *Aesthetics 3*, and *Aesthetics 4* would reduce potential impacts to scenic quality to less than significant levels.

- 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 With Mitigation: If approved, the project is likely to result in the eventual construction of a new single-family residence on each lot, which will likely include some level of associated exterior lighting that could produce a potential source of glare. The following mitigation measure shall ensure that all outdoor lighting is directed downward and positioned away from adjacent properties and streets, reducing such impacts to a less than significant level.

Aesthetics 5: Prior to CDD stamp approval of plans for the issuance of building or grading permits for the development of Parcel A and Parcel B, the applicant shall submit a lighting plan for the review and approval of CDD staff. The lighting plan shall, at a minimum, provide that exterior lights on buildings be deflected downward so that lights shine onto the building site and not toward adjacent properties or off-site locations.

Sources of Information

Contra Costa County General Plan. “Chapter 5: Transportation and Circulation Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=>.

Contra Costa County General Plan. “Chapter 9: Open Space Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=>.

Lot Feasibility Analysis Site Plan, received on 16 September 2019.

Staff Site Visit, 5 October 2018.

Tentative Map, received on 27 March 2019.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. AGRICULTURAL AND FOREST RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact: As shown on the California Department of Conservation’s *California Important Farmland Finder* map, the project site does not contain farmland designated “Prime”, “Unique”, or of “Statewide Importance”. Thus, future construction of a single-family residence on each parcel would not result in any impacts related to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide importance to a non-agricultural use.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact: The project site is located within the R-10 Single-Family Residential District and is not under a Williamson Act contract.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?

No Impact: The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526. The project site is located within the R-10 Single-Family Residential District and the future construction of a single-family residence on each parcel is a permitted use within this zoning district. Construction at the subject site would not result in the conversion or loss of forest resources.

- d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact: The project site is not considered forest land, as discussed above.

- e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?*

No Impact: The project site is not currently used for agricultural production, and therefore, development of the project site would not involve changes to the existing environment, which due to their location or nature would result in conversion of Farmland to non-agricultural use. Furthermore, the project site, which is located along Saranap Avenue, south of Highway 24, is surrounded by residential development to the east, west, and south. Thus, the proposed development would not contribute indirectly to the conversion of adjacent farmland.

Sources of Information

Contra Costa County Code. “Title 8 – Zoning.” Accessed in 2020. https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

California Department of Conservation. “California Important Farmland Finder.” Accessed in 2020. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

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

SUMMARY:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

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 *Spare the Air, Cool the Climate Final 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 analysis, the 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 could result in the future construction a single-family residence on each parcel. This would be well below the BAAQMD screening criteria for this type of development. Therefore, due to the relatively small scope and residential nature of the project, the proposed development 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: In May 2017, the BAAQMD updated its Air Quality Guidelines, which included operational and construction-related emissions screening criteria. If the project does not exceed the screening criteria, the project would not result in the generation of criteria air pollutants that exceed the thresholds of significance for the criteria air pollutants.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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In assessing the air quality impacts of the future construction of a single-family residence on each lot, if the minor subdivision application is approved, neither the operational (criteria air pollutants and greenhouse gases) or construction-related screening criteria of 325 dwelling units (for nitrogen oxides), 56 dwelling units (for greenhouse gases), and 114 dwelling units (for construction-related impacts) from the 2017 Guidelines would be exceeded. Therefore, the project would not cause a violation of any air quality standard and would not contribute substantially to any existing or projected air quality violation. Thus, the impact of the future construction of a single-family residence on each lot would have a less than significant adverse environmental impact on any air quality standard.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant With Mitigation Incorporated: The future construction of a single-family residence on each lot, if the minor subdivision application is approved, 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 environmental impact during project construction. Consequently, the applicant is required to implement the following mitigation measures, which the BAAQMD recommends to reduce construction dust and exhaust impacts.

Air Quality 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 track-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.*

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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 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.*
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 these mitigation measures would reduce the impact on the sensitive receptors during project construction to a less than significant level.

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

Less Than Significant With Mitigation Incorporated: The future construction of a single-family residence on each lot, if the minor subdivision application is approved, would not produce any major sources of odor and is not located in an area with existing odors. Therefore, the operation of the project would have a less than significant impact in terms of odors.

During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary; however, there could be a potentially significant adverse environmental impact during project construction due to the creation of objectionable odors. Consequently, the applicant is required to implement Mitigation Measure *Air Quality 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. “California Environmental Quality Act, Air Quality Guidelines.” May 2017. http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Bay Area Air Quality Management District. “Spare the Air, Cool the Climate Final, 2017 Clean Air Plan.” Adopted 19 April 2017. http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

Less Than Significant Impact With Mitigation Incorporated: A Biological Habitat Assessment was prepared by LSA for the project site. This report included the results of field surveys and a review of pertinent literature on relevant background information and habitat characteristics of the project area. In addition, the report identified the federally listed species that are known to occur within the project vicinity and for which suitable habitat may be present, and provided the recommended mitigation measures to protect these special status animal species.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to the Biological Habitat Assessment prepared by LSA, no special-status plants are likely present on the project site due to the prior grading at the site and the resulting introduction of non-native plant species. However, the following special-status animals have the potential to occur within the project vicinity:

Special-Status Animal Species: Special-status animal species that are known to occur in the vicinity of the site and for which suitable habitat may be present includes the white-tailed kite (*Elanus lecurus*), which could nest in the trees and large shrubs within or adjacent to the project site, the pallid bat (*Antrozous pallidus*), which could roost in the large trees on or adjacent to the project site, and the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), which could occur within the dense vegetation along the perimeter of the project site. No woodrat houses or trees with stick nests or large hollows or evidence of roosting bats were observed during the survey.

Implementation of the following mitigation measures would bring potential project-related impacts on biological resources to less than significant levels:

Biology 1: Nesting Birds

The project should avoid construction activities during the bird nesting season (February 1 through August 31). If construction activities are scheduled during the nesting season, a qualified biologist should conduct a pre-construction survey of all suitable nesting habitat (i.e., fields, trees, shrubs, buildings) within 250 feet of the project site (where accessible). The pre-construction survey should be conducted no more than 14 days prior to the start of work. If the survey indicates the presence of nesting birds, protective buffer zones should be established around the nests as follows: for raptor nests, the size of the buffer zone should be a 250-foot radius centered on the nest; for other birds, the size of the buffer zone should be a 50 to 100-foot radius centered on the nest. In some cases, these buffers may be increased or decreased depending on the bird species and the level of disturbance that will occur near the nest.

Biology 2: Roosting Bats

A qualified biologist should conduct a pre-construction survey for roosting bats at all suitable bat roosting habitat (large trees) within the project area within 14 days prior to the beginning of project-related activities. If active bat roosts are discovered or if evidence of recent prior occupation is established, a buffer should be established around the roost site until the roost site is no longer active. If an active bat roost needs to be removed as part of the proposed project, the project biologist would need to consult CDFW to determine appropriate methods for the removal of the roost. As part of CDFW’s approval, a new roost site may need to be created on the project site as mitigation.

Biology 3: San Francisco Dusky-footed Woodrat

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A qualified biologist should conduct a pre-construction survey for woodrat houses within suitable habitat at and within 50 feet of the project site within 14 days prior to the beginning of project-related activities. If woodrat houses are discovered, a buffer should be established around the woodrat house. If the woodrat house needs to be removed as part of the proposed project, the qualified biologist should consult CDFW to determine appropriate methods for the relocation of the house. As part of CDFW's approval, the house would likely have be relocated to another suitable location within the project site.

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

No Impact: The property contains no perennial or intermittent streams, creeks or other riparian habitat. The Leland Reservoir is approximately 0.3 miles southwest of the subject property and the closest creek is Reliez Creek, which lies approximately 0.5 mile feet west of the subject property. Per the Biological Habitat Assessment prepared by LSA, no wetlands or waters of the United States/State that are potentially jurisdictional under Section 404 of the Clean Water Act or the Porter-Cologne Act are present at the project site. Therefore, since no riparian habitat or other sensitive natural communities occur at or adjacent to the project site, the proposed two-lot minor subdivision application would not 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 Wildlife or U.S. Fish and Wildlife Service.

- 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: As previously stated, the property contains no perennial or intermittent streams, creeks or other riparian habitat. There are no wetlands identified on the subject property, or within the project vicinity, therefore, no impact.

- 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 Impact: Pursuant to the Biological Habitat Assessment prepared by LSA, the project site includes a non-native annual grassland, trees, and shrubs. Existing wildlife that currently move through the project site are urban-adapted species that would be able to continue to move through the site after project development. Typical urban wildlife that may move though the site include various birds, raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), and black-tailed deer. In addition, pursuant to the Biological Habitat Assessment prepared by LSA, the project site does not support suitable habitat for wildlife nursery sites, including bird rookeries or roosting bat colonies. No evidence of roosting bats (e.g.: guano, urine stains, droppings, and odor) or bird rookeries were detected during LSA's field

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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survey. Therefore, the proposed development is expected to have a less than significant impact on the movement of any native resident, or migratory fish (there are no creeks, wetlands, or riparian habitats on the subject parcel), or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of nursery sites.

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

No Impact: The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. On any property proposed for development approval, the Ordinance requires tree alteration or removal to be considered as part of the project application. The proposed project would not require the removal of any protected trees. Therefore, no conflicts with local policies or ordinances protecting biological resources would occur.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact: There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy, 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 eastern Contra Costa County. The proposed project is not a covered activity under the HCP/NCCP, and therefore, would not be in conflict with the HCP/NCCP.

Sources of Information

California Department of Fish and Wildlife (CDFW). Website. Accessed in 2020. <https://wildlife.ca.gov/>.

Contra Costa County General Plan. “Chapter 8: Conservation Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=>.

East Contra Costa County Habitat Conservancy. “East Contra Costa County Habitat Conservancy Website.” Accessed in 2020. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>.

LSA (Dan Sidle). “Biological Habitat Assessment – Saranap Avenue Minor Subdivision Project (APN 185-390-035) Contra Costa County, California.” Dated 2 August 2019. Report.

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

SUMMARY:

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?*

No Impact: The vacant parcel is not a historical resource pursuant to Section 15064.5 of the CEQA Guidelines, because:

1. It is not a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources;
2. It is not a resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code; and
3. Has not been determined to be historically or culturally significant by a lead agency.

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

Less Than Significant With Mitigation Incorporated: According to the letter from the California Historical Resources Information System (CHRIS), dated October 3, 2018, although CHRIS has no record of any previous cultural resource studies for the proposed project area, the proposed project area has the possibility of containing unrecorded archaeological site(s). Likewise, per Figure 9-2 (Archaeological Sensitivity Map) of the Contra Costa County General Plan Open Space Element, the project vicinity was excluded from the archeological sensitivity survey, but it is noted that there are also significant archeological resources within this area. Since subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources, implementation of the following mitigation measures would reduce the potential impacts on archeological resources to less than significant levels:

Cultural Resources 1: *Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until a professional archeologist who is certified by the Society of Professional Archaeology*

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

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

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

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

- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant With Mitigation Incorporated: There is a possibility that human remains could be present and accidental discovery could occur. Thus, implementation of mitigation measures **Cultural Resources 1, Cultural Resources 2, Cultural Resources 3, and Cultural Resources 4** would reduce the potential to disturb any human remains, including those outside of formal cemeteries, to a less than significant level.

Sources of Information

Contra Costa County General Plan. “Chapter 9: Open Space Element.” 2005-2020. [http://www.co.contra-costa.ca.us/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=.](http://www.co.contra-costa.ca.us/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=)

Contra Costa County. “Historic Resources Inventory.” Accessed in 2020. [https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=.](https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=)

Guldenbrein, Jillian. California Historical Resources Information System (CHRIS). “Re: MS18-0013 / APN 185-390-035 at Saranap Avenue / Hogan Land Services.” Dated 3 October 2018. Agency Comment Response Letter.

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

SUMMARY:

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

Less Than Significant Impact: The California Building Standards Code (California Code of Regulations, Title 24) serves as the basis for the design and construction of buildings in California. Specifically, the California Energy Code (California Code of Regulations, Title 24, Part 6) was first adopted by the California Energy Commission in 1978 in response to a legislative mandate to reduce energy consumption in California and contains energy conservation standards applicable to all residential and non-residential buildings throughout California. These standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods.

The California Building Standards Commission adopted the California Green Building Standards Code, also known as CALGreen, (California Code of Regulations, Title 24, Part 11) to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices. Although the CALGreen Code was adopted as part of the State’s efforts to reduce GHG emissions, the standards have co-benefits of reducing energy consumption from residential and nonresidential buildings subject to this standard.

Since future construction of a single-family residence on each lot would require building permits, the proposed development would be subject to the 2019 California Building Standards Code, which would include compliance with the energy conservation standards in the Energy Code Section and CALGreen Code Section of the 2019 California Building Standards Code. Therefore, the proposed development would not be expected to have a significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

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

As previously mentioned, future construction of a single-family residence on each lot, if the minor subdivision application is approved, would require building permits. In order to obtain building

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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permits, compliance with the 2019 California Building Standards Code, which would include compliance with the energy conservation standards in the Energy Code Section and CALGreen Code Section of the 2019 California Building Standards Code, is required. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Sources of Information

California Building Standards Commission. “2019 California Green Building Standards Code – CalGreen – California Code of Regulations, Title 24, Part 11.” Accessed in 2020. <https://codes.iccsafe.org/content/CAGBSC2019>.

Contra Costa County. “CalGreen / Construction & Demolition (C&D) Debris Recovery Program.” Accessed in 2020. <https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris->.

Contra Costa County. “Climate Action Plan.” Adopted by the Contra Costa County Board of Supervisors on 15 December 2015. <http://www.co.contra-costa.ca.us/DocumentCenter/View/39791/Contra-Costa-County-Climate-Action-Plan?bidId=>.

California Energy Commission. “2019 Building Energy Efficiency Standards For Residential and Nonresidential Buildings.” Accessed in 2020. <https://ww2.energy.ca.gov/2018publications/CEC-400-2018-020/CEC-400-2018-020-CMF.pdf>.

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7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*
- i) *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 issued maps of all faults it considers to be active. Because technical data on the precise location of active fault traces is variable, the CGS has delineated Alquist-Priolo Earthquake Fault Zone Maps (EFZs) that encompass the recently active and potentially active traces of the known active faults. The nearest Alquist-Priolo (A-P) zone encompasses traces of the following active

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faults: the Concord, Calaveras, and Hayward faults. The Concord fault A-P zone passes approximately 4 ¾ miles east-northwest of the site, whereas the A-P zones along the Calaveras and Hayward faults pass approximately 8 miles southeast and 8 ½ miles southwest of the site, respectively. According to the State, recently active and potentially active traces of the active faults may be present anywhere in the ETZ. The location of surface rupture generally can be assumed to be along an active major fault trace. However, since the subject property is not within the A-P zone, the probability of the project experiencing surface rupture can be considered very low.

ii) *Strong seismic ground shaking?*

Less Than Significant Impact: The project site is not within the A-P zone, despite geologic maps having confirmed ancestral traces of the Calaveras fault pass through the Saranap area where the proposed project is located. Ancestral traces of the Calaveras fault are a potential seismic source. In 1998, a report by Geomatrix found evidence of activity during the Late Quaternary on this fault system within the Walnut Creek area. The alluvium that was offset was dated 31,410 radio-carbon years before present. Thus, there has been seismic activity and at least limited fault rupture on the north branch of the Calaveras fault during the Late Quaternary.

The risk of structural damage from earthquake ground shaking is controlled by building and grading regulations. According to California Building Code (CBC), structures requiring building permits require the design to take into account both foundation conditions and proximity of active faults and their associated ground shaking characteristics. Quality construction, conservative design, and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. For these reasons, the environmental impact from seismic ground shaking would be considered less than significant.

iii) *Seismic-related ground failure, including liquefaction?*

Less Than Significant Impact: The Contra Costa County General Plan Safety Element includes a Liquefaction Potential Map on page 10-15. The map divides the County into three categories: “generally high”, “generally moderate to low”, and “generally low”. According to the Liquefaction Potential Map, the subject property is in the “generally low” category. For project sites classified “generally low” liquefaction potential, the expectation for geotechnical evaluation of this hazard is minimal. Thus, the risk of liquefaction would be considered less than significant.

iv) *Landslides?*

Less Than Significant Impact: The Safety Element of the County’s General Plan includes a number of policies that require the evaluation of geological hazards for proposed land

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development projects in the areas of potential hazards. Because no landslides on or near the proposed site have been identified, landslide risks are less than significant.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant With Mitigation Incorporated: The project site is located where minimal grading has occurred since the early 1940s. Grading appears to have mainly consisted of cuts to the existing north-facing slope when Saranap Avenue was constructed. The site is on the southwest limb of a northwest-trending anticlinal fold. While there is no evidence of landsliding on the property, the Engeo investigation revealed that there is evidence of rill erosion that was associated with vehicular trails on the site.

The following observations were made in this investigation: (i) the approximately 25 ft. high north-facing slope appears to be a cut slope, (ii) the area between the toe of the cut slope and Saranap Avenue is relatively flat, (iii) the east and southwest boundaries are well vegetated, (iv) areas of the site are heavily rutted from motorized vehicles (contributing to an increased rate of erosion), and (v) the southern corner of the site is a natural, east-facing slope with an inclination of 3 ½:1 (horizontal to vertical). Considering these observations, the Engeo investigation recommends (i) construction monitoring (e.g. reviewing construction drawings, making recommendations that are based on the specific approach to development), (ii) earthwork (e.g. clearing, fill compaction, slope gradients), (iii) specific design specifications for alternative foundation systems, (iv) primary slab-on-grade, (v) foundations adjacent to slopes, (vi) secondary slabs-on-grade, (vii) crawl space moisture control, and (viii) pad and foundation drainage.

A less than significant impact would be expected regarding soil erosion or topsoil loss, should these recommendations be taken into consideration. Accordingly, the following mitigation measures shall be required:

Geology 1: *Prior to requesting issuance of construction permits, the project proponent shall submit documentation of the plan review performed by the project geotechnical engineer. Along with commenting on the grading and drainage plans and foundation details and specifications, the geotechnical review should also address the following items: (i) corrosion potential of soils/weathered bedrock, (ii) design of any proposed bio-retention facilities and their effect on planned improvements, (iii) possible presence of existing fills that are unsuitable for support of the proposed project in the generally level (northern) portion of the site, and (iv) backfill specifications for utility trenches. No further assessment of slope stability or liquefaction potential is required.*

Geology 2: *The geotechnical plan review required above can be satisfied by one geotechnical letter-report, or if two parcels are to be independently developed, two geotechnical letter-reports can be performed independently. The plan review letters required above shall be subject to review by the Peer Review Geologist and review/approval by the Zoning Administrator.*

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Geology 3: *The project geotechnical engineer shall prepare a final report that documents the field observation and testing services provided during construction as well as providing a professional opinion on the compliance of construction with the recommendations in the design-level geotechnical report. The final report shall not be generalized. It shall document the items inspected during construction, present the results of fill compaction testing and identify the monitoring services provided during foundation-related work (i.e. monitoring of pier hole drilling), and provide the geotechnical engineer’s opinion of compliance of the as-graded, as-build project with recommendations in the approved geotechnical report. A hard hold shall be placed on the final building inspection, pending submittal of the geotechnical engineer’s final report.*

- 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 (a)(iii) above, the risk of liquefaction can be considered less than significant. Additionally, as discussed in (a)(iv) above, no landslides have been identified on or near the proposed site. Thus, the project’s location would not impact these concerns at a significant level.

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

Less Than Significant Impact: According to the Soil Survey of Contra Costa County, the soil series mapped on the site is the Los Osos loam, which is a non-prime agricultural soil. The typical soil profile ranges up to 38 inches in thickness. The A horizon extends from the ground surface to a depth of 10 inches below the ground surface (bgs). It is described as a very dark gray clay loam; the underlying B horizon extends from the base of the A horizon to 32 inches bgs. The C horizon that underlies the B horizon, extends from 32 to 38 inches bgs. It is described as a very weathered bedrock (i.e. fine-grained sandstone). The Los Osos loam is characterized by slow permeability, runoff is medium, and the hazard of erosion is moderate where the soils are tilled and exposed. These soils are classified as moderately expansive and moderately corrosive.

Expansive soils expand when water is added and shrink when they dry out. This continuous change in soils volume causes homes and other structures to crack and move unevenly. Corrosive soils damage concrete and/or uncoated steel that is in contact with the ground. Testing of the soils on the site is necessary to confirm foundational changes. Design-level geotechnical reports routinely provide specific criteria and standards to avoid/minimize damage from expansive and corrosive soils. Thus, the impact would be considered less than significant, should proper steps be taken to account for the moderately expansive and corrosive soil on the site.

- 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?*

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Less Than Significant Impact: The proposed project does not yet contemplate construction. As discussed in b) and d) above, there is an emphasis on the importance of controlling moisture in foundational soils. The site is on Los Osos loam, which is characterized by slow permeability, runoff is medium, and the hazard of erosion is moderate where the soils are tilled and exposed. These soils are classified as moderately expansive and moderately corrosive. As discussed previously, impact from these soils would be less than significant, should proper steps be taken to account for the moderately expansive and corrosive soil on the site. Thus, there would be a less than significant impact with regards to the ability to support septic tanks or alternative wastewater disposal systems.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less Than Significant With Mitigation Incorporated: There are no known paleontological resources located at the project site nor have any unique geological features been identified. Nevertheless, there is always the potential for ground disturbing activity to reveal previously undocumented features. Implementing the mitigation below ensures the project will not significantly impact any such resource that may be uncovered by construction activity at the project site.

Geology 4: *Should a unique paleontological resource or site or unique geologic feature be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).*

Sources of Information

California Building Code, 2016.

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

SUMMARY:

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

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

Senate Bill 97 directed the Governor's Office of Planning and Research (OPR) to develop CEQA Guidelines for evaluation of GHG emissions impacts and recommend mitigation strategies. In response, OPR released the Technical Advisory: CEQA and Climate Change, and proposed revisions to the State CEQA guidelines (April 14, 2009) for consideration of GHG emissions. The California Natural Resources Agency adopted the proposed State CEQA Guidelines revisions on December 30, 2009 and the revisions were effective beginning March 18, 2010.

A bright-line numeric threshold of 1,100 MT CO₂/yr is a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable". This threshold is equivalent to a project size of approximately 60 single-family dwelling units. Construction and operation of a new single-family residence on each parcel, if the minor subdivision application is approved, would generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. As the project does not exceed the screening criteria, the project would not result in the generation of GHG emissions that exceed the threshold of significance.

- 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: At a regional scale, the BAAQMD adopted the *Bay Area 2017 Clean Air Plan* that addresses GHG emissions as well as various criteria air pollutants. The BAAQMD Plan included a number of pollutant reduction strategies for the San Francisco Bay air basin, many of which would be included in the project through Title 24 energy efficiency

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements for the future construction of a single-family residence on each parcel, if the minor subdivision application is approved.

Within Contra Costa County, the Contra Costa County Board of Supervisors convened a Climate Change Working Group (CCWG) in May 2005, to identify existing County activities and policies that potentially reduced GHG emissions. In November 2005, the CCWG presented its Climate Protection Report to the Board of Supervisors, which included a list of existing and potential GHG reduction measures. This led to the quantification of relevant County information on GHGs in the December 2008 Municipal Climate Action Plan.

In April 2012, the Board directed the Department of Conservation and Development to prepare a Climate Action Plan to address the reduction of GHG emissions in the unincorporated areas of the County. In December 2015, the Climate Action Plan was adopted by the Board of Supervisors. The Climate Action Plan includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

The proposed two-lot minor subdivision and the future construction and operation of a single-family residence on each lot, would generate some GHG emissions, but not at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions. The project would be required to incorporate energy efficiency measures from the current Title 24 Building Energy Efficiency Standards Code, and comply with the CalGreen / Construction & Demolition (C&D) Debris Recovery Program. Thus, the project will be in conformance with applicable County GHG emission reduction strategies.

Sources of Information

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Bay Area Air Quality Management District. “Spare the Air, Cool the Climate Final, 2017 Clean Air Plan.” Adopted 19 April 2017. http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en.

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Contra Costa County. “Climate Action Plan.” Adopted by the Contra Costa County Board of Supervisors on 15 December 2015. <http://www.co.contra-costa.ca.us/DocumentCenter/View/39791/Contra-Costa-County-Climate-Action-Plan?bidId=>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Contra Costa County. “Municipal Climate Action Plan. Measures to Reduce Municipal Greenhouse Gas Emissions.” December 2008. [http://www.co.contra-costa.ca.us/DocumentCenter/View/2905/Municipal-Climate-Action-Plan-1208-Attachment-A?bidId=.](http://www.co.contra-costa.ca.us/DocumentCenter/View/2905/Municipal-Climate-Action-Plan-1208-Attachment-A?bidId=)

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9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *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 two-lot minor subdivision application, a single-family residence could be built on each parcel. 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

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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 proposed residential use of the site (e.g.: the construction of a single-family residence on each lot) would not involve handling, use, or storage of substances that are acutely hazardous. No evidence reviewed by staff suggests that the project would include foreseeable conditions involving the likely release of hazardous materials into the environment. By complying 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: The KSS Immersion School of Walnut Creek is located within one-quarter mile of the project site. However, due to the residential nature of development that would result from this project (e.g.: the construction of a single-family residence on each lot), impacts on the school from hazardous substances emitting from the project site, post construction, 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 potential impacts from the project to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, 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 the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control.

- 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 nearest County facility is the Buchanan Field Airport, which is more than two miles north of the project site. The airport influence area is delineated in the *Contra Costa County Airport Land Use Compatibility Plan*. The site is not within the Buchanan Field Airport influence

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area. Thus, the proposed project is not considered to be located within an area where airport operations present a potential hazard.

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

Less Than Significant Impact: The future construction of a single-family residence on each proposed lot would not significantly increase vehicular trips for the area. In addition, the project does not involve any roadway modifications or disruption to the flow of vehicular traffic on Saranap Avenue, which provides access to and from the project site. Furthermore, any element of the project requiring work within a public right-of-way would be subject to review by the Contra Costa County Public Works Department to ensure that such work will not disrupt vehicular travel on public roadways. Therefore, the project will have a less than significant impact on the implementation of an adopted emergency response plan or emergency evacuation plan.

- 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: The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. In addition, residential construction is required to comply with the 2019 California Building Standards Code (Cal. Code Regs., Title 24), which includes the 2019 California Fire Code (Cal. Code Regs., Title 24, Part 9). Therefore, a less than significant impact would be expected regarding the risk of loss, injury or death involving exposure of people or structures to wildland fires.

Sources of Information

California Building Standards Commission. “2019 California Fire Code, California Code of Regulations, Title 24, Part 9.” Accessed in 2020. <https://codes.iccsafe.org/content/CAFC2019>.

California Department of Industrial Relations. “Cal/OSHA.” Accessed in 2020. <https://www.dir.ca.gov/dosh/>.

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California State Geoportal. “California Fire Hazard Severity Zone Viewer.” Accessed in 2020. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

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Contra Costa County General Plan. "Chapter 5: "Transportation and Circulation Element." 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=>.

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

SUMMARY:

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

Less Than Significant 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 shall 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.

Per a memo from the County’s Public Works Department, it appears that the project will not create more than 10,000 square feet of impervious area, thus a SWCP will not be required. However,

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minor stormwater treatment measures will be required to be incorporated into the design of future residences on the property.

Provision C.10, Trash Load Reduction, of the County’s NPDES permits requires control of trash in local waterways. To prevent or remove trash loads from municipal storm drain systems, trash capture devices shall be installed in catch basins (excludes those located within a bioretention/stormwater treatment facility). Devices and location must meet the County’s NPDES permits and be approved by Public Works Department.

Thus, the project will have a less than significant impact on surface or ground water quality.

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

Less Than Significant Impact: The project site is within East Bay Municipal Utility District’s (EBMUD) service area. Pursuant to a letter from EBMUD, the proposed development may be served from the existing water main(s) on Saranap Avenue. Since, Section 31 of EBMUD’s Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor’s expense, the potential impact of the project on groundwater supplies would be less than significant.

In order to be served by on-site private water wells, the applicant would need to demonstrate that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks. Obtaining a permit for the well from the Contra Costa Environmental Health Department, which is required, would ensure a less than significant impact on groundwater supplies.

- 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?*
 - 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?*

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Less Than Significant Impact (i-iv): Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

Per a memo from the Contra Costa County Public Works Department, storm drain facilities constructed in conjunction with Saranap Avenue traverse a portion of the project’s frontage. Segments of the downstream drainage system, which are a considerable distance from the project site, experienced flooding in the past, but there have been some improvements installed in conjunction with other development projects in the area that appear to have corrected these deficiencies. Since most of the issues were so far removed from the subject property, any adverse impact from future development (e.g.: construction of a single-family residence on each lot) would be negligible. Accordingly, the Contra Costa County Public Works Department has permitted an exception from the collect and convey requirements of the Ordinance Code (§ 914-2.004) provided that the existing drainage pattern is maintained and concentrated storm drainage is not discharged onto adjacent property. Thus, impacts to the existing drainage pattern of the area shall be less than significant.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

No Impact: As previously stated, the project does not lie within the Special Flood Hazard Area as designated on the Federal Emergency Management Agency Flood Insurance Rate Maps. In addition, the project site is not located within a tsunami inundation zone, pursuant to the Contra Costa County Tsunami Inundation Maps produced collectively by tsunami modelers, geologic hazard mapping specialists, and emergency planning scientists from CGS, Cal OES, and The Tsunami Research Center at the University of Southern California. In addition, the project area is not located in close proximity to any waterbody (e.g.: no large lakes or reservoirs) capable of producing a sizable seiche. Thus resulting in no expected impacts from these hazards.

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

Less Than Significant Impact: As previously stated, minor stormwater treatment measures will be required to be incorporated into the design of future residences on the property.

Provision C.10, Trash Load Reduction, of the County’s NPDES permits requires control of trash in local waterways. To prevent or remove trash loads from municipal storm drain systems, trash capture devices shall be installed in catch basins (excludes those located within a bioretention/stormwater treatment facility). Devices and location must meet the County’s NPDES permits and be approved by Public Works Department.

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Thus the project would have a less than significant impact on the implementation of an adopted water quality control plan or sustainable groundwater management plan.

Sources of Information

California Department of Conservation. “Contra Costa County Tsunami Inundation Maps.” Accessed in 2020. <https://www.conservation.ca.gov/cgs/Pages/Tsunami/Maps/ContraCosta.aspx>.

Contra Costa County Health Services Department, Environmental Health Division. “RE: MS18-0013 Application for Minor Subdivision Of One Parcel Into Two Parcels, Saranap Avenue, Walnut Creek, CA, APN: 185-390-035.” Dated 15 October 2018. Agency Comment Response Letter.

Contra Costa County Public Works Department. “Minor Subdivision MS18-0013 Staff Report & Conditions of Approval.” Received on 15 April 2020. Agency Comment Response Memo.

East Bay Municipal Utility District. “Review of Agency Planning Application.” Dated 11 October 2018. Agency Comment Response Letter.

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

SUMMARY:

- a) *Would the project physically divide an established community?*

No Impact: The project site, which is located along Saranap Avenue, south of Highway 24, is surrounded by residential development to the east, west, and south. Therefore, the proposed minor subdivision (and future construction of a single-family residence on each lot) 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 project would conform with the Single-Family Residential – Medium Density (SM) General Plan land use designation. Primary land uses permitted in this designation include detached single-family homes and accessory buildings and structures. Although no construction is proposed at this time, the future construction of a single-family residence on each lot is consistent with the intent and purpose of the SM General Plan land use designation. In addition, the SM General Plan land use designation allows between 3.0 – 4.9 units per net acre. The subject property is 36,117.93 square feet in area, resulting in a proposed density of 2.41 units per net acre. Thus, the proposed two-lot minor subdivision would be compatible with the SM General Plan land use designation regarding use and density.

The project would be also be consistent with the R-10, Single-Family Residential District. Parcel A would have a lot area of 16,196.38 square feet, a lot depth of 159.67 feet, and an average lot width of 101.44 feet. Parcel B would have a lot area of 19,921.55 square feet, a lot depth of 231.63 feet, and an average lot width of 86.01 feet. The R-10, Single-Family Residential District requires a minimum lot area of 10,000 square feet, a minimum lot depth of 90 feet, and a minimum lot width of 80 feet. Thus, the proposed two-lot minor subdivision would result in two parcels that are consistent with the R-10, Single-Family Residential District.

Sources of Information

Contra Costa County General Plan. “Chapter 3: Land Use Element.” 2005 – 2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=>.

Contra Costa County Code. “Title 8 – Zoning.” Accessed in 2020. https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

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Lot Feasibility Analysis Site Plan, received on 16 September 2019.

Tentative Map, received on 27 March 2019.

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12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

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

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact: The project site is not within an area of known mineral importance according to the Conservation Element of the General Plan, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

Contra Costa County General Plan. “Chapter 8: Conservation Element.” 2005-2020.
[http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=.](http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=)

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

SUMMARY:

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

Less Than Significant With Mitigation Incorporated: The daily operation of two residential dwelling units will not generate ambient noise levels inconsistent with the surrounding residential area. However, during construction, there may be periods of time where there would be loud noise generated from the construction equipment, vehicles, and tools that would impact nearby residences.

Noise 1: *The following construction restrictions shall be implemented during project construction and shall be included on all construction plans:*

1. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

2. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

3. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except the hours are limited to 9:00 am to 4:00 pm.

4. All construction activities shall be limited to the hours of 8:00 am to 5:00 pm, Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

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

Implementation of this mitigation measure would reduce the impact of temporary ambient noise levels to a less than significant level.

Policy 11-4 of the Noise Element in the County’s General Plan states the following: “Title 24, Part 2, of the California Code of Regulations requires that new multiple family housing projects, hotels, and motels exposed to a DNL of 60 dB or greater have a detailed acoustical analysis describing how the project will provide an interior DNL of 45 dB or less. The County also shall require new single-family housing projects to provide for an interior DNL of 45 dB or less.”

Pursuant to the Noise Assessment, prepared by LSA, the project site would be exposed to long-term mobile source noise impacts. The primary existing noise sources in the project area are transportation facilities. A steady source of ambient noise is traffic on State Route 24, which overshadows traffic noise on Saranap Avenue, and future noise levels at the project site are expected to approach 71.6 DNL.

Based on the EPA’s Protective Noise Levels (EPA 1978), with windows and doors open, interior noise levels are expected to be reduced by 12 dBA, reducing interior noise level to 59.6 dBA CNEL at the project site. Because interior noise levels exceed the County’s standard with windows open, LSA performed a more detailed analysis assuming a window-and-doors-closed condition, which would require mechanical ventilation (e.g.: air conditioning) such that windows and doors can remain closed to maintain the interior noise standard. In order to reduce interior noise levels to a level below the County’s interior standard of 45 dBA DNL, the following mitigation measures shall be implemented:

Noise 2: *Provide mechanical ventilation systems (e.g.: air conditioning) such that windows and doors can remain closed.*

Noise 3: *All windows and glass doors shall have a minimum rating of STC 31.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would be in compliance with the County’s interior noise standards with the implementation of these measures.

b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

No Impact: Project construction does not include any components (e.g., pile-driving) that would generate excessive ground-borne vibration levels. Additionally, normal residential activities would not generate ground-borne vibrations during project operations.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact: Based on LSA’s review of the Buchanan (CCR) Noise Contour Map, the project is located approximately 6.5 miles south of the airport which is well outside of the 65 dBA CNEL noise contour. Therefore, it is not expected that the project site would be impacted by flight operations in the project area.

Sources of Information

Contra Costa County General Plan. “Chapter 11: Noise Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30921/Ch11-Noise-Element?bidId=>.

LSA (J.T. Stephens). “Noise Analysis for the Saranap Avenue Minor Subdivision Project (APN 185-390-035) in Contra Costa County, California.” Dated 12 July 2019. Noise Assessment.

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

SUMMARY:

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

Less Than Significant Impact: The proposed two-lot minor subdivision, if approved, would result in the future construction of a single-family residence on each lot. Based on the United States Census Bureau data from July 1, 2019, Contra Costa County has an estimated population of 1,153,526 people. Based on the United States Census Bureau’s estimate of 2.86 persons per household (between 2014 – 2018) for Contra Costa County, the project would potentially increase the population by an estimated six persons. Since this project would result in a relatively small change in population, and would not require the extension of roads or other infrastructure (Saranap Avenue provides access to both lots), the impact of potentially adding six people to Contra Costa County would have a less than significant impact on population growth in this area.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact: The project site is vacant and the proposed two-lot minor subdivision would not displace any existing housing, nor necessitate the construction of replacement housing elsewhere.

Sources of Information

United States Census Bureau. “Quick Facts – Contra Costa County, California – Population Estimates, July 1, 2019.” Accessed in 2020. <https://www.census.gov/quickfacts/contracostacountycalifornia>.

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

SUMMARY:

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

a) *Fire Protection?*

Less Than Significant Impact: Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa County Fire Protection District (CCCYPD). As detailed in a letter from the CCCYPD, the project is required to comply with the applicable provisions of the California Fire Code, the California Residential Code, and Contra Costa County Ordinances that pertain to emergency access, fire suppression systems, and fire detection/warning systems. When it comes time to submit for building permits (for the future construction of a single-family residence on each lot), the construction drawings would have to be reviewed and approved by the CCCYPD. As a result, the project’s potential impacts on fire protection would be less than significant.

b) *Police Protection?*

Less Than Significant Impact: Police protection services in the project vicinity are provided by the Contra Costa County Sheriff’s Office, which provides service to the unincorporated Walnut Creek area. The addition of two single-family residences would minimally increase the population and would not impact the County’s ability to maintain a Sheriff facility standard of 155 square feet of station area and support facilities per 1,000 members of the population. Thus, the project would not significantly affect the provision of police services to the Walnut Creek area.

c) *Schools?*

Less Than Significant Impact: Specific school districts (Lafayette Elementary School and Acalanes High School provide public education services from kindergarten to 12th grade to students in the project vicinity) levy a fee on all new dwellings and additions greater than 499

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square feet. Payment of this fee would be required prior to building permit issuance for each new residential dwelling unit and would help reduce impacts to schools in the surrounding area to less than significant levels.

d) *Parks?*

Less Than Significant Impact: The residents of each future dwelling unit would be expected to increase the use of parks in the surrounding area. However, given the amount of available park space compared to the project’s relatively small addition to the County’s population, the project’s impacts on parks would be less than significant. Additionally, the applicant for each future residence would be required to pay the County mandated park impact fee. Park fees are collected to fund the acquisition and development of parks in Contra Costa County to serve unincorporated County residents.

e) *Other public facilities?*

Libraries: Less Than Significant Impact: The Contra Costa Library operates 28 facilities in Contra Costa County, including the Walnut Creek Library at 1644 North Broadway, located approximately 1.8 miles driving distance, east of the project site. The Contra Costa Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources. A portion of the property taxes on the project site would go to the Contra Costa Library system. Accordingly, the impact of the use of the public libraries by residents of the two future single-family residences would be less than significant.

Health Facilities: Less Than Significant Impact: Contra Costa County Health Services District (CCCHSD) operates a regional medical center (hospital) and 10 health centers and clinics in the County. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes. Since significant impacts to public facilities, such as hospitals are usually caused by substantial increases in population, the potential impact of the use of public health facilities by persons living in the two future single-family residences would be less than significant.

Sources of Information

Contra Costa County Department of Conservation and Development. “Park Dedication and Park Impact Fees.” Accessed in 2020. <https://www.contracosta.ca.gov/DocumentCenter/View/42080/Park-Fees-Overview?bidId=>.

Contra Costa County Fire Protection District. “Saranap 2 Lot Subdivision.” Dated 22 November 2018. Agency Comment Response Letter.

Contra Costa County General Plan. “Chapter 4: Growth Management Element.” 2005-2020. <https://www.contracosta.ca.gov/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Contra Costa County Library. “Find a Location.” Accessed in 2020.
https://ccclib.bibliocommons.com/locations/?_ga=2.246442754.746011243.1597561901-2144760675.1597561901.

Contra Costa Health Services. “Health Centers & Clinics.” Accessed in 2020.
<https://cchealth.org/centers-clinics/>.

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

SUMMARY:

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

Less Than Significant 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, two dwelling units (one single-family residence per lot) could be constructed without further discretionary review. The potential increase in population as a result of two new dwelling units would not be significant enough to warrant the need for a new park, or substantially accelerate the deterioration of any existing parks or other recreational facilities.

- 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: As previously stated, the potential increase in population as a result of two new dwelling units would not be significant enough to warrant the need to construct or expand recreational facilities. Additionally, the applicant for each future residence would be required to pay the County mandated park impact fee. Park fees are collected to fund the acquisition and development of parks in Contra Costa County to serve unincorporated County residents.

Sources of Information

Contra Costa County Department of Conservation and Development. "Park Dedication and Park Impact Fees." Accessed in 2020. <https://www.contracosta.ca.gov/DocumentCenter/View/42080/Park-Fees-Overview?bidId=>.

Contra Costa County General Plan. "Chapter 4: Growth Management Element." 2005-2020. <https://www.contracosta.ca.gov/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>.

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17. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Less Than Significant Impact: Title 9 of the County Ordinance Code requires sidewalks and street lights along streets in R-12 or higher density zoning districts. The applicant has requested an exception from installation of sidewalk and street lights along the frontage of Saranap Avenue as such improvements are not characteristic of the area, and there is no expectation to connect to other sidewalks through the land development process.

Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis for any project that is estimated to generate 100 or more AM or PM peak-hour trips based upon the trip generation rates as presented in the Institute of Traffic Engineers (ITE). According to ITE trip generation rates for detached single family residential development, the project would result in 3.5 peak trips per day (1.5 daily AM trips, 2 daily PM trip) if a residence were to be constructed on each parcel. Since the proposed development would yield less than 100 peak-hour AM or PM trips, a project-specific traffic impact analysis is not required and there would be a less than significant impact on the circulation system in the project vicinity.

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

Less Than Significant Impact: CEQA provides 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 3.5 peak trips per day (1.5 daily AM trips, 2 daily PM trip) if a residence were to be constructed on each parcel. Since there is no reasonable expectation that a project of this scale could exceed 110 daily trips,

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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 proposed land use is substantially similar to that on privately held land in the vicinity. Thus, hazards from incompatible land uses are not expected. The project would utilize the existing public roadway (both lots would have access to Saranap Avenue) and utility improvements. The project does not require the alteration of Saranap Avenue (Saranap Avenue is a 40 foot wide road within a 60 foot right of way, thus no additional right of way is required), and this area of the road includes curbs along both sides of the street. The applicant is required to obtain an encroachment permit from the County’s Public Works Department for construction of driveways or other improvements within the right-of-way of Saranap Avenue, ensuring that the project will have a less than significant impact regarding increased hazards due to potential geometric design features.

- d) *Would the project result in inadequate emergency access?*

Less Than Significant Impact: The project was referred to the Contra Costa County Fire Protection District (CCCFPD) for agency comments. No concerns with the adequacy of existing emergency vehicle access were identified within their response dated November 22, 2018. All construction plans will be subject to the review of CCCFPD for consistency with applicable Fire Code that is in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that final development plans for either parcel will not result in a condition with inadequate emergency vehicle access.

Sources of Information

California Office of Planning and Research. “Technical Advisory on Evaluating Transportation Impacts in CEQA”. Accessed in 2020. http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf.

Contra Costa County Fire Protection District. “Saranap 2 Lot Subdivision.” Dated 22 November 2018. Agency Comment Response Letter.

Contra Costa County General Plan. “Chapter 4: Growth Management Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>.

Contra Costa County General Plan. “Chapter 5: “Transportation and Circulation Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=>.

Contra Costa County Public Works Department. “Minor Subdivision MS18-0013 Staff Report & Conditions of Approval.” Received on 15 April 2020. Agency Comment Response Memo.

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18. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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?*

Less Than Significant With Mitigation (a-b): As discussed in Section 5 (Cultural Resources), there are no buildings or structures at the project site listed on Contra Costa County’s Historic Resources Inventory, on California’s Register of Historical Resources, or the National Register of Historic places, nor is there any building or structure that qualifies to be listed. The project site is vacant. In addition, in an email received on April 1, 2020, Wilton Rancheria indicated that they had no concerns with the project.

However, subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Thus, implementation of mitigation measures **Cultural Resources 1, Cultural Resources 2, Cultural Resources 3, and Cultural Resources 4** would reduce the potentially significant impact of new construction to a less than significant level.

Sources of Information

Wilton Rancheria (Mariah Mayberry). “RE: Notice of Opportunity to Request Consultation.” Received on 1 April 2020. Agency Comment Response E-mail.

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19. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *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: The project site is within East Bay Municipal Utility District’s (EBMUD) service area. Pursuant to a letter from EBMUD, the proposed development may be served from the existing water main(s) on Saranap Avenue. The project site is also within Central Contra Costa Sanitary District’s (CCCSD) service area. Pursuant to an email from the CCCSD, sanitary sewer service is available to the north side of the project site via an eight-inch diameter public main sewer on Saranap Avenue. The future residences would not be expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing facilities. Therefore, since water and sanitary sewer service is already available, the project would not require or result in the relocation or construction of new or expanded water or wastewater treatment.

Per a memo from the Contra Costa County Public Works Department, storm drain facilities constructed in conjunction with Saranap Avenue traverse a portion of the project’s frontage. Segments of the downstream drainage system, which are a considerable distance from the project

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site, experienced flooding in the past, but there have been some improvements installed in conjunction with other development projects in the area that appear to have corrected these deficiencies. Since most of the issues were so far removed from the subject property, any adverse impact from future development (e.g.: construction of a single-family residence on each lot) would be negligible. Accordingly, the Contra Costa County Public Works Department has permitted an exception from the collect and convey requirements of the Ordinance Code (§ 914-2.004) provided that the existing drainage pattern is maintained and concentrated storm drainage is not discharged onto adjacent property. Furthermore, since the project will not create more than 10,000 square feet of impervious area, a Stormwater Control Plan (SWCP) is not required. However, minor stormwater treatment measures will be required to be incorporated into the design of future residences on the property. Thus, the project would not require or result in the relocation or construction of new stormwater drainage improvements (aside from minor stormwater treatment measures will be required to be incorporated into the design of future residences on the property), thus resulting in a less than significant impact.

Per the same memo from the Contra Costa County Public Works Department, Chapter 96-10 of the County Ordinance Code requires all existing overhead utilities to be relocated underground. Existing overhead utilities are located on the opposite side of the street. The existing guy pole along the site frontage may remain, but all utility services to the site must be placed underground from a drop on the north side of the street. Based on the project size (the future construction of a single-family residence on each lot, if the minor subdivision application is approved), the proposed development would not require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunication facilities.

- 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 project site is within East Bay Municipal Utility District’s (EBMUD) service area. Pursuant to a letter from EBMUD, the proposed development may be served from the existing water main(s) on Saranap Avenue. Since, Section 31 of EBMUD’s Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor’s expense, the potential impact of the project on water supplies would be less than significant.

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

Less Than Significant Impact: The project site is within Central Contra Costa Sanitary District’s (CCCSD) service area. Pursuant to an email from the CCCSD, sanitary sewer service is available to the north side of the project site via an eight-inch diameter public main sewer on Saranap Avenue. The future residences would not be expected to produce an unmanageable added capacity demand on the wastewater system, nor interfere with existing facilities. Furthermore, the

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CCCSD’s review and approval (of future construction plans) is required prior to submitting for building permits.

- 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 proposed project would generate construction solid waste and post-construction residential solid waste. Construction at the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. Thus, although future development (e.g. construction of a single-family residence on each lot) would incrementally increase construction waste in Contra Costa County, the administration of the CalGreen program ensures that the impact of the project-related increase would be less than significant.

With regard to residential solid waste, the receiving landfill is the Keller Canyon Landfill, located at 901 Bailey Road in Bay Point. The Keller Canyon Landfill is estimated to be at 15 percent capacity. Residential waste from the proposed project would incrementally add to the operational waste headed to the landfill. However, a portion of the residential waste is expected to be recycled, and would thereby reduce the residential waste headed to the landfill. Therefore, the impact of project-related residential solid waste would be less than significant.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Less Than Significant Impact: As mentioned above, construction at the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. The project as proposed includes residential land uses that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, the project would comply with applicable federal, state, and local laws related to solid waste.

Sources of Information

Central Contra Costa Sanitary District. “MS18-0013; Two-Lot Residence Subdivision, 0 Saranap Ave., Unincorporated Walnut Creek; APN 183-390-035.” Received on 16 October 2018. Agency Comment Response Email.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Contra Costa County. “CalGreen / Construction & Demolition (C&D) Debris Recovery Program.” Accessed in 2020. <https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris->

Contra Costa County Public Works Department. “Minor Subdivision MS18-0013 Staff Report & Conditions of Approval.” Received on 15 April 2020. Agency Comment Response Memo.

East Bay Municipal Utility District. “Review of Agency Planning Application.” Dated 11 October 2018. Agency Comment Response Letter.

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

SUMMARY:

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

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact: The project site is not located on or near lands classified as very high fire hazard severity zones. The future construction of a single-family residence on each proposed lot would not significantly increase vehicular trips for the area. In addition, the project does not involve any roadway modifications or disruption to the flow of vehicular traffic on Saranap Avenue, which provides access to and from the project site. Also, any element of the project requiring work within a public right-of-way would be subject to review by the Contra Costa County Public Works Department to ensure that such work will not disrupt vehicular travel on public roadways. Furthermore, the project does not affect any telecommunications equipment which may be relied upon during a public emergency. Therefore, the project as proposed is not anticipated to interfere with the implementation of an 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?*

Less Than Significant Impact: The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Therefore, the risk of exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire is

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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less than significant. Future development will be subject to review and approval by the Contra Costa County Fire Protection District. It is expected that compliance with Residential Building Codes and California Fire Code, will keep the project-related risks associated with wildfires at less than significant levels.

- 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 project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. In addition, per a memo from the Contra Costa County Public Works Department, dated April 15, 2020, Saranap Avenue is a public street and no additional right of way is required. Furthermore, Chapter 96-10 of the County Ordinance Code requires all existing overhead utilities to be relocated underground. Existing overhead utilities are located on the opposite side of the street. The existing guy pole along the site frontage may remain, but all utility services to the site must be placed underground from a drop on the north side of the street. Thus, project-related risks associated with wildfires shall have less than a significant impact on 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?*

Less Than Significant Impact: The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. In addition, per a memo from the Contra Costa County Public Works Department, storm drain facilities constructed in conjunction with Saranap Avenue traverse a portion of the project’s frontage. Segments of the downstream drainage system, which are a considerable distance from the project site, experienced flooding in the past, but there have been some improvements installed in conjunction with other development projects in the area that appear to have corrected these deficiencies. Since most of the issues were so far removed from the subject property, any adverse impact from future development (e.g.: construction of a single-family residence on each lot) would be negligible. Accordingly, the Contra Costa County Public Works Department has permitted an exception from the collect and convey requirements of the Ordinance Code (§ 914-2.004) provided that the existing drainage pattern is maintained and concentrated storm drainage is not discharged onto adjacent property. Therefore, the risk of exposing 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 is less than significant.

Sources of Information

California State Geoportal. “California Fire Hazard Severity Zone Viewer.” Accessed in 2020. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

Contra Costa County Public Works Department. “Minor Subdivision MS18-0013 Staff Report & Conditions of Approval.” Received on 15 April 2020. Agency Comment Response Memo.

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

SUMMARY:

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

Less Than Significant Impact With Mitigation: The project would not substantially degrade the quality of the natural environment because the potentially significant impacts regarding aesthetics, air quality, biological resources, cultural resources, geology/soils, and noise, as identified throughout this initial study, can be mitigated to less than significant levels. Incorporation of the mitigation measures would preserve the natural environment and protect the habitat of the sensitive wildlife that surrounds the project site.

- 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 With Mitigation Incorporated: As described above, potential temporary impacts that would occur as a result of construction activities would be mitigated at the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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project level. No long-term adverse impacts are anticipated to occur, and as such, the incremental effects of the project would not be considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. With the implementation of the mitigations described in the sections above, the proposed project would not result in cumulatively considerable impacts on the environment.

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

Less Than Significant Impact With Mitigation Incorporated: 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 the proposed project, and the applicant will be responsible for implementation of the measures. As a result, there would not be any environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

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

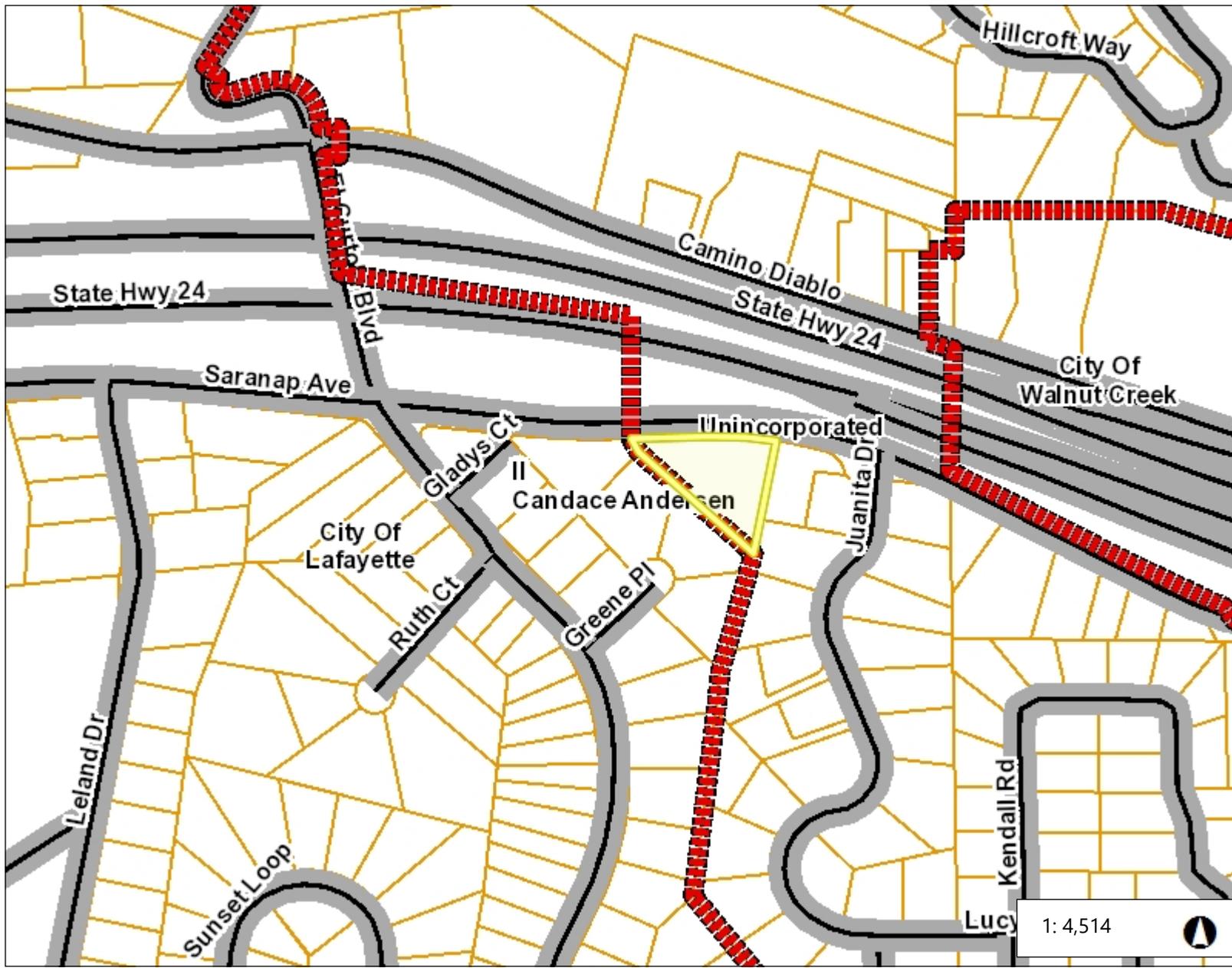
In the process of preparing the Initial Study Checklist and conduction of the evaluation, the above cited references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted.

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

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

Vicinity Map



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Streets
- Assessment Parcels

Notes

Contra Costa County -DOIT GIS



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

1: 4,514

SARANAP ASSOCIATES, LLC
SARANAP AVENUE MS18-0013

LEGEND

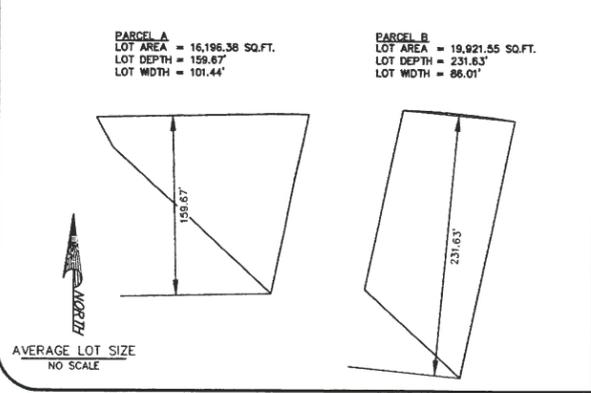
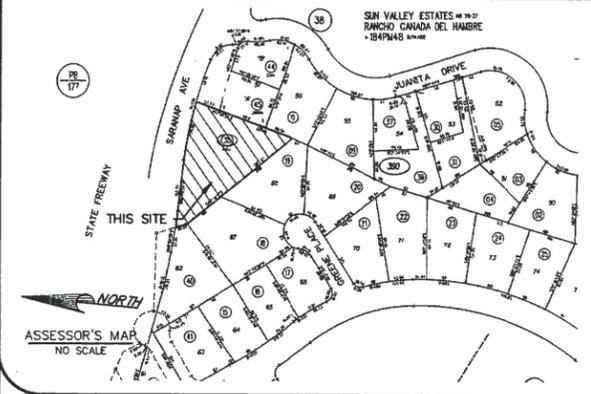
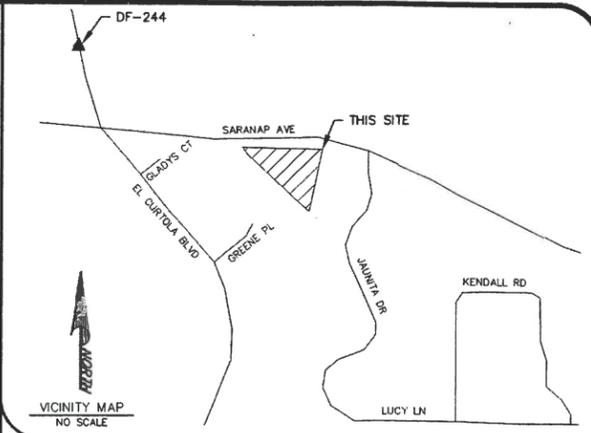
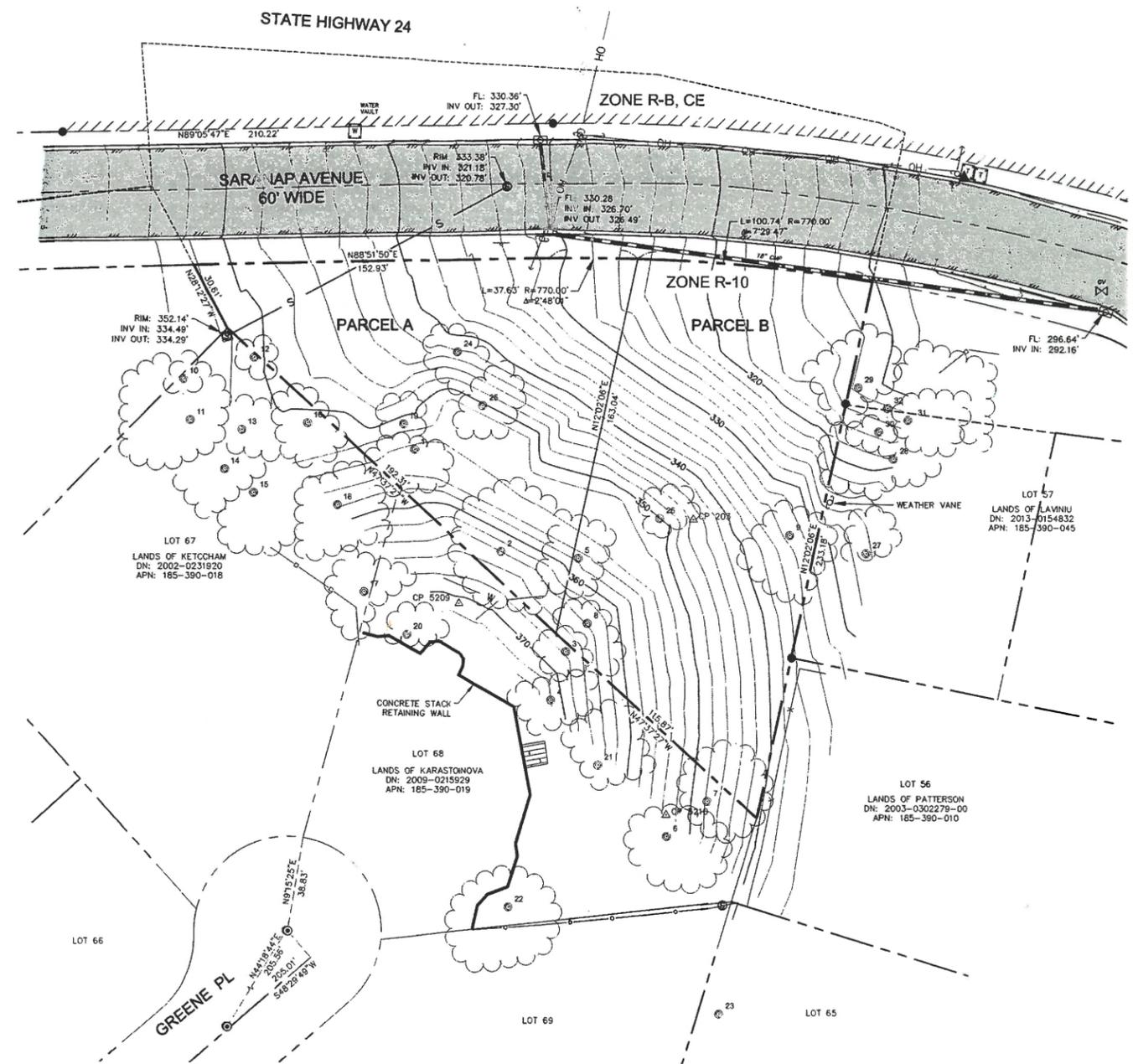
	RECORD BOUNDARY LINE
	RECORD ADJOINING BOUNDARY LINE
	RECORD CENTERLINE
	FLOWLINE
	EDGE OF CONCRETE
	EDGE OF ASPHALT CONCRETE
	WOOD FENCE
	WIRE FENCE
	CHAINLINK FENCE
	PROPOSED BUILDING SETBACK LINE
	APPROXIMATE ZONING BOUNDARY
	OVERHEAD WIRE
	SURVEY TIE
	UNDER GROUND SEWER LINE
	MINOR CONTOUR
	MAJOR CONTOUR
	TREE DRIP LINE DIGITIZED FROM ARBORIST
	SANITARY SEWER W/SIZE
	STORM-DRAIN W/SIZE & TYPE
	ASPHALT CONCRETE SURFACE
	CONCRETE SURFACE
	DIRT SURFACE
	DECKING

SYMBOLS

	FIRE HYDRANT
	WATER BLOW-OFF VALVE
	WATER VALVE
	GAS VALVE
	POWER POLE W/ GUY ANCHOR
	ELECTRIC METER
	ELECTRIC VAULT
	SEWER MANHOLE
	CATCH BASIN
	SIGN
	RANDOM CONTROL POINT W/#
	FOUND 1" SPIKE
	TAGGED CALTRANS CONTROL
	FOUND 1/2" IRON PIPE AS NOTED
	FOUND 2" BRASS DISK W/PUNCH IN MONUMENT WELL
	SPOT ELEVATION
	TREE AND REFERENCE NUMBER SHOWN ON TABLE, SHEET 2

ABBREVIATIONS

OK/OAK	OAK TREE
LO	LIVE OAK TREE
PN/PINE	PINE TREE
MP	MAPLE TREE
LDS	LANDSCAPE TREE
STMP	STUMP
CLST	CLUSTER
CMP	CORRUGATED METAL PIPE
INV	INVERT
SS	SANITARY SEWER
BW	BOTTOM OF WALL
FL	FLOWLINE
(P)	PROPOSED



- GRADING AND DRAINAGE NOTES:**
- 1) RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PROJECT GEOLOGIST AND CALIFORNIA BUILDING STANDARDS CODE.
 - 2) THE PROPERTY IS NOT SUBJECT TO INUNDATION OR PONDING.
 - 3) DRAINAGE SHALL BE CONVEYED TO PUBLIC RIGHT OF WAY UNLESS AN EASEMENT IS PROVIDED BY SEPERATE INSTRUMENT.

TENTATIVE PARCEL MAP

OF THE LANDS OF HANLEY
 AS DESCRIBED IN DOCUMENT NO. 2018-0032238-00
 ALL BEING OFFICIAL RECORDS OF CONTRA COSTA COUNTY,
 AND LYING WITHIN RANCHO CANADA DEL HAMBRE Y LAS BOLSAS

COUNTY OF CONTRA COSTA
 SCALE: 1" = 30'

STATE OF CALIFORNIA
 DATE: JUNE, 2018

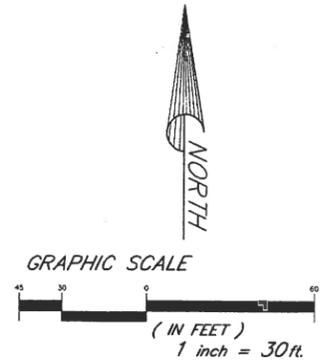
HOGAN LAND SERVICES
 A CALIFORNIA CORPORATION

1702 4TH STREET
 SANTA ROSA, CA 95405

www.hoganls.com
 JOB # 3098

Tel (707) 544-2104
 Fax (707) 522-2105
 SHEET 1 OF 2

- NOTES:**
- 1) THE PURPOSE OF THIS MAP IS FOR TENTATIVE MAP SUBDIVISION AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.
 - 2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS PER RECORD OF SURVEY YET TO BE FILED "RS 3948" IN CONTRA COSTA COUNTY RECORDS.
 - 3) HORIZONTAL CONTROL: IRON PIPES AS SHOWN ON CALTRANS RECORD OF SURVEY 3208 FILED IN BOOK 139 LSM 44 IN CONTRA COSTA COUNTY RECORDS (N89°10'56"E)
 - 4) VERTICAL CONTROL: ELEVATION DATUM IS DERIVED FROM A CALTRANS 2" BRASS DISC MONUMENT DF-244 AS SHOWN ON RECORD OF SURVEY 3208 FILED IN BOOK 139 LSM 44 IN CONTRA COSTA COUNTY RECORDS (385.99 FEET) NGVD29



185-390-035
 EXISTING ZONING = R-10
 PROPOSED ZONING = R-10
 PROPOSED DENSITY = 2.41 UNITS PER ACRE
 TOTAL SITE ACREAGE = 36,117.93 SQ.FT.
 TOTAL NUMBER OF LOTS = 2
 SMALLEST LOT SIZE = 16,196.38 SQ.FT.
 LARGEST LOT SIZE = 19,921.55 SQ.FT.
 AVERAGE LOT SIZE = 18,058.97 SQ.FT.

LEGAL OWNER
 SARANAP ASSOCIATES, LLC
 VACANT LOT ON SARANAP AVENUE
 LAYFAYETTE, CA
 707-372-8115

SUBDIVIDER
 SARANAP ASSOCIATES, LLC
 PO BOX 912
 PISMO BEACH, CA 93448-0912
 707-372-6021

Revised
 CONTRA COSTA COUNTY
 2018 JUN 27 P 1:24
 DEPARTMENT OF
 MS18-0013

**Mitigation Monitoring and Reporting Program
County File #MS18-0013**

**Vacant parcel located on Saranap Avenue between Juanita Drive
and El Curtola Boulevard
Walnut Creek, CA 94595**

October 6, 2020

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

SECTION 1: AESTHETICS

Potentially Significant Impacts:

Aesthetics 1 – Aesthetics 4: The future construction of a single-family residence on each lot would impact views from State Route 24, which is designated as a Scenic Route.

Aesthetics 5: The future construction of a single-family residence on each lot would add outdoor lighting from residential structures that would be additional sources of light and glare.

Mitigation Measures(s):

Aesthetics 1: Prior to CDD approval of plans for grading or the construction of a residence, accessory building, or other structure on Parcel A and Parcel B, the applicant shall submit all associated grading, architectural, and landscape plans for CDD review and approval at least 30 days prior to submitting for building permits.

Aesthetics 2: Development shall follow the topography of the site to minimize the visual impact of new construction from State Route 24, which is designated as a Scenic Route in the Transportation and Circulation Element of the County's General Plan. Buildings may be terraced up the slope or built into the upslope.

The maximum building height of a residence shall not exceed 25 feet from existing grade at any point and shall not exceed 30 feet from finished grade at any point, if finished grade is below existing grade. Building height means the vertical distance measured from grade to the top of structure directly above. Height may be measured from finished grade when such grade is below existing grade. Height shall be measured from existing grade when the finished grade is higher than natural grade.

Tall retaining walls shall be avoided. Instead, multiple small walls should be constructed in a tiered configuration with landscaping in between.

Aesthetics 3: Use roofing and siding colors that blend in with the natural color palette of the surrounding site. The use of bright colors shall be avoided.

Aesthetics 4: Trees and shrubs shall be planted and maintained at the front of Parcel A and Parcel B to filter and soften the visual impact of a new residence on each lot from State Route 24. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan.

Prior to receiving a final building inspection, the applicant shall submit photos of the installed landscaping to CDD Staff as proof of completion.

Aesthetics 5: Prior to CDD stamp approval of plans for the issuance of building or grading permits for the development of Parcel A and Parcel B, the applicant shall submit a lighting plan for the review and approval of CDD staff. The lighting plan shall, at a minimum, provide that exterior lights on buildings be deflected downward so that lights shine onto the building site and not toward adjacent properties or off-site locations.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents and throughout construction-related activity.
Party Responsible for Verification:	Project proponent and CDD staff.
Compliance Verification:	Review of Construction Drawings. Submittal of photos of the installed landscaping to CDD Staff as proof of completion

SECTION 2: AIR QUALITY

Potentially Significant Impacts:

***Air Quality 1:** Construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to nearby single-family residences.*

Mitigation Measure(s):

Air Quality 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 track-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 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
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 of Verification:	Prior to CDD approval of construction documents and throughout construction-related activity.
Party Responsible for Verification:	Project proponent and CDD staff.
Compliance Verification:	Review of Construction Drawings (for inclusion of Air Quality 1 Mitigation Measure within project data). Throughout all phases of construction and upon receipt of any complaint(s) related to localized emissions of dust and diesel exhaust.

SECTION 3: BIOLOGICAL RESOURCES

Potentially Significant Impacts:

***BIO-1:** Special-status animal species that are known to occur in the vicinity of the site and for which suitable habitat may be present includes the white-tailed kite (*Elanus leucus*), which could nest in the trees and large shrubs within or adjacent to the project site, the pallid bat (*Antrozous pallidus*), which could roost in the large trees on or adjacent to the project site, and the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), which could occur within the dense vegetation along the perimeter of the project site.*

Mitigation Measure(s):

Biology 1: Nesting Birds

The project should avoid construction activities during the bird nesting season (February 1 through August 31). If construction activities are scheduled during the nesting season, a qualified biologist should conduct a pre-construction survey of all suitable nesting habitat (i.e., fields, trees, shrubs, buildings) within 250 feet of the project site (where accessible). The pre-construction survey should be conducted no more than 14 days prior to the start of work. If the survey indicates the presence of nesting birds, protective buffer zones should be established around the nests as follows: for raptor nests, the size of the buffer zone should be a 250-foot radius centered on the nest; for other birds, the size of the buffer zone should be a 50 to 100-foot radius centered on the nest. In some cases, these buffers may be increased or decreased depending on the bird species and the level of disturbance that will occur near the nest.

Biology 2: Roosting Bats

A qualified biologist should conduct a pre-construction survey for roosting bats at all suitable bat roosting habitat (large trees) within the project area within 14 days prior to the beginning of project-related activities. If active bat roosts are discovered or if evidence of recent prior occupation is established, a buffer should be established around the roost site until the roost site is no longer active. If an active bat roost needs to be removed as part of the proposed project, the project biologist would need to consult CDFW to determine appropriate methods for the removal of the roost. As part of CDFW's approval, a new roost site may need to be created on the project site as mitigation.

Biology 3: San Francisco Dusky-footed Woodrat

A qualified biologist should conduct a pre-construction survey for woodrat houses within suitable habitat at and within 50 feet of the project site within 14 days prior to the beginning of project-related activities. If woodrat houses are discovered, a buffer should be established around the woodrat house. If the woodrat house needs to be removed as part of the proposed project, the qualified biologist should consult CDFW to determine appropriate methods for the relocation of the house. As part of CDFW's approval, the house would likely have be relocated to another suitable location within the project site.

Implementing Action:	COA
Timing of Verification:	Prior to earthmoving activity
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Biologist.
Compliance Verification:	Review of Biologist's report.

SECTION 4: CULTURAL RESOURCES

Potentially Significant Impacts:

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

Mitigation Measure(s):

Cultural Resources 1: Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until a professional archeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

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

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

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

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials.
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Archaeologist.
Compliance Verification:	Review of archaeologist’s report.

SECTION 5: GEOLOGY AND SOILS

Potentially Significant Impacts:

Geology 1 – Geology 3: Future development could result in substantial soil erosion or the loss of topsoil.

Geology 4: Ground disturbance during the project's construction phase has the potential for disturbing previously unknown unique paleontological resources. In addition to the mitigation measures for Cultural Resources, the following mitigation measures will ensure that in the event unique paleontological are discovered, the proper actions are taken to reduce the adverse environmental impacts to unique paleontological resources to a less than significant level.

Mitigation Measure(s):

Geology 1: Prior to requesting issuance of construction permits, the project proponent shall submit documentation of the plan review performed by the project geotechnical engineer. Along with commenting on the grading and drainage plans and foundation details and specifications, the geotechnical review should also address the following items: (i) corrosion potential of soils/weathered bedrock, (ii) design of any proposed bio-retention facilities and their effect on planned improvements, (iii) possible presence of existing fills that are unsuitable for support of the proposed project in the generally level (northern) portion of the site, and (iv) backfill specifications for utility trenches. No further assessment of slope stability or liquefaction potential is required.

Geology 2: The geotechnical plan review required above can be satisfied by one geotechnical letter-report, or if two parcels are to be independently developed, two geotechnical letter-reports can be performed independently. The plan review letters required above shall be subject to review by the Peer Review Geologist and review/approval by the Zoning Administrator.

Geology 3: The project geotechnical engineer shall prepare a final report that documents the field observation and testing services provided during construction as well as providing a professional opinion on the compliance of construction with the recommendations in the design-level geotechnical report. The final report shall not be generalized. It shall document the items inspected during construction, present the results of fill compaction testing and identify the monitoring services provided during foundation-related work (i.e. monitoring of pier hole drilling), and provide the geotechnical engineer's opinion of compliance of the as-graded, as-build project with recommendations in the approved geotechnical report. A hard hold shall be placed on the final building inspection, pending submittal of the geotechnical engineer's final report.

Geology 4: Should a unique paleontological resource or site or unique geologic feature be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until the Community Development Division (CDD) has

<p>been notified, and a qualified paleontologist contacted and retained to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).</p>	
<p>Implementing Action:</p>	<p>COA</p>
<p>Timing of Verification:</p>	<p>Prior to CDD approval of construction documents and throughout construction-related activity.</p> <p>Prior to final building inspection, pending submittal of the geotechnical engineer’s final report.</p> <p>Upon discovery of paleontological resource.</p>
<p>Party Responsible for Verification:</p>	<p>Project proponent, CDD staff, Peer Review Geologist, Consulting Paleontologist.</p>
<p>Compliance Verification:</p>	<p>Review of geotechnical letter-report</p> <p>Review of geotechnical engineer’s final report</p> <p>Review of Paleontologists report</p>
<p>SECTION 6: NOISE</p>	
<p>Potentially Significant Impacts:</p> <p>Noise 1: <i>During construction, there may be periods of time where there would be loud noise generated from the construction equipment, vehicles, and tools that would impact nearby residences.</i></p> <p>Noise 2 – Noise 3: <i>The project site would be exposed to long-term mobile source noise impacts. The primary existing noise sources in the project area are transportation facilities. A steady source of ambient noise is traffic on State Route 24, which overshadows traffic noise on Saranap Avenue, and future noise levels at the project site are expected to approach 71.6 DNL.</i></p>	
<p>Mitigation Measure(s):</p> <p>Noise 1: The following construction restrictions shall be implemented during project construction and shall be included on all construction plans:</p> <ol style="list-style-type: none"> 1. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors. 2. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible. 	

3. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except the hours are limited to 9:00 am to 4:00 pm.

4. All construction activities shall be limited to the hours of 8:00 am to 5:00 pm, Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

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

Noise 2: Provide mechanical ventilation systems (e.g.: air conditioning) such that windows and doors can remain closed.

Noise 3: All windows and glass doors shall have a minimum rating of STC 31.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents and throughout construction-related activity.

	Throughout all phases of construction and upon receipt of any and upon receipt of noise complaint(s).
Party Responsible for Verification:	Project proponent and CDD staff.
Compliance Verification:	Review of Construction Drawings (for inclusion of Noise 1 – Noise 3 Mitigation Measures within project data). Throughout all phases of construction and upon receipt of any and upon receipt of noise complaint(s).
SECTION 7: TRIBAL CULTURAL RESOURCES	
Potentially Significant Impacts:	
<i>Construction activities requiring excavation or earth movement could uncover previously unrecorded significant tribal cultural resources and/or human remains. The following mitigation measures will ensure that, in the event tribal cultural resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to cultural resources to a less than significant level. The implementation of mitigation measures Cultural Resources 1 – Cultural 4 (identified previously within the Cultural Resources Section of this report) will ensure that project impacts to tribal resources will be less than significant.</i>	
Mitigation Measure(s):	
The implementation of mitigation measures Cultural Resources 1 – Cultural 4 (identified previously within the Cultural Resources Section of this report) will ensure that project impacts to tribal resources will be less than significant.	
Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials.
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Archaeologist.
Compliance Verification:	Review of archaeologist’s report.