

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Salvador Land Use Permit for Horse Training and Boarding Facility
County File Number – CDLP22-02060
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
3. **Contact Person and Phone Number:** Grant Farrington, Project Planner
(925) 655-2868
4. **Project Location:** 2601 Eden Plains Road, Brentwood, CA 94513
Assessor Parcel No. 020-200-016
5. **Project Sponsor's Name and Address:** Louis Salvador, S6 Ranch LLC
2601 Eden Plains Road
Brentwood, CA 94513
6. **General Plan Designation:** AL, Agricultural Lands
7. **Zoning:** A-3, Heavy Agricultural
8. **Description of Project:** The applicant requests approval of a land use permit to establish a commercial horse training/riding academy and boarding facility on a 10-acre lot with existing equestrian facilities and a single-family residence. No new development is proposed. The equestrian facilities include stables, riding arenas, washing areas, manure management stations, parking areas, and dedicated unpaved ingress and egress areas.
9. **Surrounding Land Uses and Setting:**

Surrounding Area: The project site is located in a predominantly agricultural and low-density residential area in the Knightsen area in unincorporated Contra Costa County. Lots in the surrounding area are primarily agricultural in nature with some single-family residential development as well. The Town of Knightsen is located 0.37 mile to the northwest. The Brentwood city limit is located approximately 1.05 miles to the west and the Oakley city limit is located approximately 0.87 mile to the northwest.

Project Site: The project site is a 10-acre lot located on the western side of Eden Plains Road. The lot is flat and has been developed with equestrian-related structures and designated riding arenas. There is also a private single-family residence on the site. No portion of the site is presently or is proposed to be used for agricultural purposes.
10. **Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement):**
 - Contra Costa County Public Works Department

- Contra Costa County Building Inspection Division
- Contra Costa County Fire Protection District
- Contra Costa County Environmental Health Division

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

A “Notice of Opportunity to Request Consultation for Horse Training and Boarding Facility” was sent to the Wilton Rancheria and Confederated Villages of Lisjan on March 10 2023. Staff did not receive a request for consultation from the California Native American tribes in response to this notice.

Environmental Factors Potentially Affected

Without mitigation, the environmental factors checked below would have been potentially affected by this project. Upon incorporation of the mitigation measures identified in the following pages it has been found that the project will not result in any impacts to the environment.

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

Environmental Determination

On the basis of this initial evaluation:

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



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

7/3/2023

Date

ENVIRONMENTAL CHECKLIST

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

SUMMARY:

- a) **No Impact:** The Open Space Element of the County General Plan identifies major scenic ridges and waterways within the County as shown on Figure 9-1. The project site is not in the vicinity of any scenic ridges or waterways. The site is located approximately 0.36 miles to the west of Byron Highway, which is designated as a scenic route on Figure 5-4 of the General Plan Transportation and Circulation Element; however, due to the flat topography of the surrounding area as well as presence of existing structures and mature foliage, Byron Highway is not visible from the site. Thus, the project will have no impact on scenic vistas.
- b) **No Impact:** There are no major rock outcroppings on the project site and the project is not located within a state scenic highway with a historic building. The site plan identifies several groupings of trees located near the western and eastern property lines. There are several mature trees on the site but the project establishes an existing use on the lot with no new development proposed. Thus, the project has no impact on any scenic resources.
- c) **No Impact** The project site is within an agricultural area that is largely non-urbanized. There are no public views or publicly accessible vantage points in the surrounding area, and the project does not include any new development. Thus, there is no impact with regards to scenic quality.
- d) **No Impact:** The project establishes a horse training/riding academy and boarding facility using existing structures and facilities on the project site with no new development. Public access for the riding activities is limited to the daytime areas and no new light sources are proposed with the project. There has already been equestrian activities occurring on the lot for some time and upon project approval, there will be no changes which would result in substantial light or glare that would affect day or nighttime views in the area. Thus, the project will not affect daytime or nighttime views.

Sources of Information

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

Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.

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

SUMMARY:

a-e) No Impact: The project site is located in an area that is defined as Farmland of Local Importance as shown on the California Department of Conservation’s *California Important Farmland 2016* map. The site is not under a Williamson Act contract with the County. The project site as well as the surrounding properties are in the A-3 Heavy Agricultural District. The establishment of a horse training/riding academy and boarding facility is an allowed use with a land use permit that does not conflict with the A-3 District regulations. Additionally, the 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. Therefore, the project will have no impact on agricultural or forest resources.

Sources of Information

California Department of Conservation, Division of Land Resource Protection, 2018. *Contra Costa County Important Farmland 2016*.

Contra Costa County Code, Title 8. Zoning Ordinance.

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

SUMMARY:

- a-b) **Less Than Significant Impact:** Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Bay Area 2017 Clean Air Plan*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and to protect the climate through the reduction of criteria pollutants and greenhouse gases.

Consistent with the *Clean Air Plan*, the BAAQMD has adopted CEQA Air Quality Guidelines, most recently updated in April 2022, which includes 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. Since the project is to allow the continuing operation of an existing the horse training/riding academy and boarding facility with a land use permit, and no construction proposed as part of this project, the project will not be in conflict with the Clean Air Plan or obstruct its implementation, and will not contribute substantially to any net increase in criteria air pollutants.

- c-d) **Less Than Significant Impact:** Equestrian-related (manure) odors are anticipated to emanate from the training/riding academy and boarding facility. However, such odors are regulated as “agricultural odors,” which are exempt under Section 41705(a) of the California Health and Safety Code. In addition, the project site and vicinity are located within the A-3 District, which allows all types of agriculture including general farming as well as livestock production, poultry raising, animal breeding and similar uses. Riding academies and stables are permitted with the issuance of a land use permit. Thus, the project is not anticipated to expose sensitive receptors to substantial pollutant concentrations or adversely affect a substantial number of people.

Sources of Information

Bay Area Air Quality Management District, 2023. *CEQA Thresholds and Guidelines Update*.
 California Health and Safety Code, Division 26, Part 4, Chapter 3, Article 1, Section 41705.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES – <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) **No Impact:** As shown on Figure 8-1 of the General Plan Conservation Element, the project site is not located in a significant ecological area. According to the California Fish and Wildlife Public Access Lands Map, the site does not include an area of wildlife or ecological reserve. The project site is currently developed with stables, riding arenas, other equestrian facilities, and a single-family residence. No development is proposed with this project and the approval of a land use permit for the continuing operation of the horse training/riding academy and boarding facility will not result in any habitat modifications or a substantially adverse effect on sensitive species identified by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.
- b-c) **No Impact:** As discussed in the previous section, the project site is not located in a sensitive area shown on the California Fish and Wildlife Public Access Lands Map. Further, there are no identified creeks, drainages, or protected wetlands on the site, and there are no riparian areas in the vicinity. Thus, the project will not have any impact on sensitive natural communities or wetlands.

- d) Less Than Significant Impact: The equestrian facilities are already existing on the project site and no new development is proposed. The site is located in an established agricultural area and there are other parcels with existing single-family residences and equestrian facilities, as well as agricultural structures. Based on existing site conditions and the surrounding land use uses, the project will have a less than a significant impact on the movement of any native resident, or migratory fish, or wildlife species, or with established native resident or migratory corridors, or impede the use of nursery sites.

- e) No Impact: There would be no conflict with any existing policies or ordinances intended to protect biological resources, including the Contra Costa County Tree Protection and Preservation Ordinance. The Tree Ordinance provides for the protection of certain trees on agricultural and other open space land by regulating tree removal while allowing for reasonable development of private property. The project site does not have any identified trees that are protected under the Tree Ordinance, and the project will not result in the removal or alteration of trees.

- f) No Impact: The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) was approved by the East Contra Costa County Habitat Conservancy in May 2007. The Habitat Conservancy is a joint exercise of powers authority formed by the Cities of Brentwood, Clayton, Oakley, Pittsburg, and Contra Costa County to implement the HCP/NCCP. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in eastern Contra Costa County. HCP/NCCP staff has stated that the project proposes no further development and is located outside of the County Urban Limit Line. As such, there are no HCP requirements for the project and there is no impact on the adopted HCP/NCCP.

Sources of Information

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

California Department of Fish and Wildlife, 2023. *Public Access Lands Map. May 28, 2021*.

Contra Costa County Code, Title 8, Division 816 – Trees.

East Contra Costa County Habitat Conservancy, 2023. (*Website*.)

East Contra Costa County Habitat Conservancy, 2022. *Returned Agency Comment Request Form, October 13, 2022*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

a) **No Impact:** The project site has an existing single-family residence, which was originally constructed in 1998 according to County Assessor’s records. Other structures on the site include stables and equestrian facilities, constructed with or after the residence. The residence and other structures are not historical resources pursuant to Section 15064. Of the CEQA Guidelines because:

- 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 Historic Resources.
- It is not a resource included 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 meeting survey meeting the requirements of Section 5024.1(k) of the Public Resources Code; and
- Has not been determined to be historically or culturally significant by a lead agency.

Buildings in downtown Knightsen are listed on the County’s Historic Resources Inventory as the Original Knightsen Townsite Area. However, downtown Knightsen is located 0.37 mile to the northwest of the project site, and therefore, continuing operation of existing equestrian facilities at the site will not have an impact on downtown Knightsen.

b) **No Impact:** The Northwest Information Center of the California Historical Resources Information System (CHRIS), submitted a letter dated November 1, 2022, stating that CHRIS has no record of any previous cultural resource studies by a professional archeologist or architectural historian for the project site, that the site has a low possibility of containing unrecorded archeological sites, and no further study for archeological resources is recommended. Although CHRIS recommended measures for accidental discovery of resources during construction, the project does not include any construction. Thus, the project will have no impact on archaeological resources.

c) **No Impact:** As previously mentioned, no construction proposed as part of this project Thus, the project will have no impact on human remains.

Sources of Information

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

Contra Costa County, 2019. *Historical Resources Inventory*.

California Department of Conservation, 2023. *California Historical Resources*.

California Historical Resource Information System, 2022. *Re: CDLP22-02060 / APN 020200016 at 2601 Eden Plains Rd., Brentwood / Louis Salvador, November 1, 2022.*

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

SUMMARY:

a-b) **Less Than Significant Impact:** The project involves continuing operation of existing equestrian facilities and a single-family residence. Since project does not include any construction, there will be no construction-related energy consumption. Operation of horse training/riding academy and boarding facility requires minimal energy consumption since many equestrian activities occur outdoors, and indoor equestrian activity inside the stables and other covered horse facilities along with operation of the residence would not be expected to have a significant impact related to wasteful, inefficient, or unnecessary consumption of energy resources.

Sources of Information

California Air Resources Board, 2023. *Assembly Bill 32 Overview*.

California Energy Commission, 2023. *2019 Building Energy Efficiency Standards*.

Contra Costa County, 2015. *Climate Action Plan*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

a) i, iv) No Impact: The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Marsh Creek fault, which is mapped approximately 12 miles southwest of the project site, and because the site is not within the Marsh Creek A-P zone, the risk of fault rupture is generally regarded as very low. In 1975 the U.S. Geological Survey (USGS) issued photointerpretive maps of Contra Costa County showing the distribution of landslide and other surficial deposits. The USGS mapping is presented on Figure 10-6 of the General Plan Safety Element. According to this map, which was prepared by an experienced USGS geologist, landsliding is not a potential hazard for this site. Therefore, there is no impact on the project site related to surface fault rupture or landslides.

ii) Less Than Significant Impact: The U.S. Geological Survey (2016) indicates that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the San Francisco

Bay region between 2014 and 2043. Thus, the General Plan Safety Element identifies areas that are more or less susceptible to seismic damage as shown in Figure 10-4, Estimated Seismic Ground Response. According to Figure 10-4, the project site is located in an area of younger alluvium which can have a moderate damage susceptibility. Sound structures typically perform satisfactorily on firm, dry alluvium. The project does not include any ground disturbance and any future structures and improvements (or replacements) would be subject to the most recent California Building Code. Therefore, the project has less than a significant impact to the environment from seismic ground shaking.

iii) Less Than Significant Impact: Figure 10-5, Estimated Liquefaction Potential, of the General Plan Safety Element divides land in the County into three liquefaction potential categories: “generally high,” “generally moderate to low,” and “generally low”. It is used as a “screening criteria” during the processing of land development applications, on a project-by-project basis. The project site is in an area that is in the “generally moderate to low” category. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Since no new construction is proposed at this time, and any future construction (or replacement) of buildings and/or structures would be subject to the building code regulations, the environmental impact from seismic-related ground failure, including liquefaction, would be expected to be less than significant.

- b) Less Than Significant Impact: According to the U.S. Department of Agriculture Natural Resources Conservation Service (USDA NRCS), the project site is characterized by Capay clay and Delhi sand. As described in the Soil Survey of Contra Costa County, runoff from Capay clay is very slow and there is no hazard of erosion where the soil is tilled and exposed, and runoff from Delhi is slow to very slow and there is a slight hazard of erosion where the soil is tilled and exposed. Given the current use of the site for equestrian activities, there will not be any substantial erosion or loss of topsoil.
- c) Less Than Significant Impact: As stated above, the site is not within a landslide zone and there is no ground disturbance with this project as there is no proposed development. Any future construction (or replacement) of buildings and/or structures would be subject to the California Building Code (CBC), which requires seismic parameters in the design of all structures requiring building permits. Therefore, the project impact is expected to be less than significant with regard to the potential for soil instability.
- d) Less Than Significant Impact: As previously described, the project site is characterized by Capay clay and Delhi sand, Capay clay is moderately well drained and Delhi sand is somewhat excessively drained. A majority of the site has Capay clay, and such soil is generally classified as expansive (expansive soils expand when water is added and shrink when they dry out). However, no construction is proposed with this project. In addition, most activity takes place outdoors (and not within an enclosed building). Furthermore, permitted buildings related to the project were reviewed for structural requirements based on site soil types as part of the building permit process. Thus, the potential impacts of expansive soil are considered to be less than significant.
- e) Less Than Significant Impact: The project site currently has well water and a septic system that is permitted by the Contra Costa Health Services Department, Environmental Health Division.
- f) Less Than Significant Impact: The USDA NRCS soil survey for the area does not identify any unique geologic features which would be directly or indirectly destroyed by the project. The

project site is relatively flat and consists of soils and other geologic features which are typical in the surrounding Brentwood area. There are no known paleontological resources located at the project site that would be designated as unique. Moreover, the project does not include any new development.

Sources of Information

California Department of Conservation, 2023. *California Earthquake Hazards Zone Map*.

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

United States Geologic Survey, 2023. *Earthquake Outlook for the San Francisco Bay Region 2014-2043*.

United States Department of Agriculture, Natural Resources Conservation Service, 2023. *Web Soil Survey Map*.

USDA Soil Conservation Service (Welch, L.E. et. al.), 1977. *Soil Survey of Contra Costa County, California*.

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

SUMMARY:

a) **Less Than Significant Impact:** 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.

As discussed in the Air Quality section of this study, the BAAQMD adopted the *Bay Area 2017 Clean Air Plan* that, in addition to various criteria air pollutants, addresses GHG emissions at a regional scale. The project does not include any construction and approval, but rather, allows continuing operation of a horse training/riding academy and boarding facility that has been operating on the site. Therefore, this project would expectedly have a less than significant impact with respect to the generation of GHG.

b) **Less Than Significant Impact:** Within the *2017 Clean Air Plan* is an ambitious GHG reduction target to reduce Bay Area GHG emissions to 80% below 1990 levels by the year 2050. The 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO_x) – and reduce transport of ozone and its

precursors to neighboring air basins. In addition, the plan builds upon and enhances BAAQMD's efforts to reduce emissions of fine particulate matter and toxic air contaminants. BAAQMD's approach to developing a threshold of significance for GHG emissions is to identify emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. For land use development projects, the threshold is 1,100 metric tons per year (MT/yr) of CO₂e. If a project would generate GHG levels above the threshold, it would be considered to contribute substantially to a cumulative impact and would be considered significant. There is no proposed development with this project. Therefore, the continuing use of the horse training/riding academy and boarding facility will not substantially conflict with policies or regulations within the 2017 Clean Air Plan.

Sources of Information

Bay Area Air Quality Management District, 2017. 2017 *Bay Area Clean Air Plan: Spare the Air, Cool the Climate.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a-b) Less Than Significant Impact: Project operation would involve the routine transport, use, and disposal of horse manure. The horse stalls are cleaned regularly and the collected manure is stored on the north side of the project site in a dry stack area adjacent to the horse stables. The storage is away from the barn and people who visit the site. Monthly, the manure is hauled away by Brentwood Decorative Rock, Inc. who also service the portable restrooms on the site. Aside from horse manure, the project does not involve the handling, use, or storage of substances that are considered hazardous.

Based on the management practices currently in place and given that the project site is within an agricultural zoning district, long-term impacts associated with handling, storing, and dispensing of horse manure from project operation will be less than significant.

- c) Less Than Significant Impact: Knightsen Elementary School is located approximately 0.25 mile north of the project site. However, as stated above, the project site is located within an agricultural zoning district and the project is not anticipated to create a significant hazard to the public through the best management practices in place for manure hauling. Thus, the project will have less than a significant impact with respect to hazardous emissions within one-quarter mile of an existing school.
- d) No Impact: The California Environmental Protection Agency maintains an updated list of Hazardous Waste and Substance Sites (Cortese List). The project site is not listed on the Cortese List and is not categorized as a hazardous materials site.
- e) No Impact: The project site is not located within an area covered by the Contra Costa County Airport Land Use Compatibility Plan, and the site is not located within two miles of any airport.
- f) Less Than Significant Impact: The project is for the continuing use of a horse training/riding academy and boarding facility on Eden Plains Road. As shown on Figure 5-2 of the General Plan Transportation and Circulation Element, Eden Plains Road is an arterial roadway that would be used in the event of an emergency requiring evacuation of the local neighborhood. Since the project does not involve any roadway modifications, and work within the 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, the project is expected to have a less than significant impact on the implementation of an adopted emergency evacuation plan.

The project was also referred to the Contra Costa County Fire Protection District (CCCFPD) for comments regarding compliance with applicable provisions of the California Fire Code pertaining to emergency access, fire suppression systems, and fire detection/warning systems. In a returned Agency Comment request form, CCCFPD stated that any plans for new construction that are submitted to the building department would also need to be submitted to the Fire Protection District for review. Accordingly, the project will have a less than significant impact on emergency response plan.

- g) Less Than Significant Impact: The project site and vicinity are developed agricultural parcels characterized as a not a Very High Fire Hazard Severity Zone within a Local Responsibility Area on the California Department of Forestry and Fire Protection, Fire and Resource Assessment Program map for Contra Costa County. The area is served by the CCCFPD. CCCFPD staff has previously reviewed the project and provided no comments regarding the project as it relates to wildfire risk. The project does not include any new development. Any future development on the project site will be required to comply with CCCFPD requirements that would ensure a less than significant risk of loss, injury, or death involving wildland fire.

Sources of Information

Brentwood Decorative Rock, Inc., 2022. *S6 Ranch Letter Manure Removal, December 19, 2022.*

CDLP22-02060 Site Plan, *2601 Eden Plains Road, November 19, 2022.*

Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*

California Department of Toxic Substances Control EnviroStor, 2023. *Hazardous Waste and Substances Site List.*

Contra Costa County Fire Protection District. 2022. *Returned Agency Comment Request Form, October 26, 2022.*

California Department of Forestry & Fire Protection, Fire and Resource Assessment Program, 2023. *Contra Costa County Very High Fire Hazard Severity Zones in LRA, 2009.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i>				
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) **Less Than Significant Impact:** The project does not include new construction. In the event of future development on the project site, that development must comply with applicable Contra Costa County C.3 requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the County have formed the Contra Costa County Clean Water Program. In October of 2009, the Regional Water Quality Control Board (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit for the Program, for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards Central Valley – Region IV. Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design for any new construction would be required to incorporate wherever feasible, long-term BMPs, in accordance with the Contra Costa Clean Water Program for the site’s stormwater drainage. Further, the C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 sq. ft. of impervious surface shall treat storm water runoff with permanent storm water management facilities, along with

measures to control runoff rates and volumes. With implementation of the practicable storm water controls, future development on the site will have a less than significant impact on water quality.

- b, e) Less Than Significant Impact: The project does not include any construction and is not served by public water or by public sewer and instead relies on existing well water and septic system. Therefore, there is less than significant potential for the project to substantially decrease groundwater supplies, interfere with groundwater recharge, or impede sustainable groundwater management of the basin. Furthermore, there is no evidence in the record that the project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
- c) Less Than Significant Impact: (i-iv) The project allows the continuing operation of an existing horse training/riding academy and boarding facility and includes no proposed construction. Prior to approval of the land use permit, the Contra Costa Public Works Department will review the project for conformance with the drainage requirements of Title 9 of the County Ordinance Code, and recommend conditions of approval as needed in order to ensure that onsite drainage patterns do not result in substantial drainage-related effects either onsite or off-site. Thus, compliance with Title 9 requirements would ensure that the project will have a less than a significant impact on drainage patterns in the area.
- d) No Impact: The project site is not located within a 100-year or 500-year flood plain. The Brentwood area is not included in tsunami inundation areas identified by the CGS hazard maps. According to Figures 10-6 and 10-7 of the General Plan Safety Element, the project site is not located in a landslide hazard zone nor is the site located in area with more than 26% slope which could result in mudflows.

A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the Brentwood area as there are no large lakes or reservoirs in the area.

Sources of Information

Contra Costa Clean Water Program, 2023. *C3 Guidance: Development.*

California Department of Conservation, 2021. *Contra Costa County Tsunami Hazard Areas.*

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

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

SUMMARY:

- a) **No Impact:** The project site is located on Eden Plains Road in an established agricultural area. Other lots in the vicinity are also developed with agricultural uses, agricultural buildings, equestrian uses, and single-family residences. Due to the agricultural zoning of the project vicinity, the project would not divide an established community. Riding academies and stables in this agricultural area are allowed with issuance of a land use permit and will therefore be considered a compatible use within the community.
- b) **Less Than Significant Impact:** The project would allow the continuing operation of an existing horse training/riding academy and boarding facility and is subject to the land use plans and policies below:

Land Use Element: The project site is in an Agricultural Lands (AL) General Plan land use designation. The purpose of the AL designation is to preserve and protect lands that are capable of generally used for the production of food, fiber, and plant materials. The AL designation also allows for the establishment of horse training and boarding ranches with the issuance of a land use permit. Thus, the horse training/riding academy and boarding facility complies with this policy of the Land Use Element.

Zoning: Horse training and boarding facilities are permitted in Heavy Agricultural (A-3) zoning districts with the approval of a land use permit. In addition, there is no development proposed with this project and approval will not intensify the use beyond that currently on the project site. Any future development on the site would subject to the requirements of the A-3 zoning district.

Sources of Information

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

Contra Costa County Code, Title 8. Zoning Ordinance.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a-b) **Less Than Significant Impact:** Pursuant to Figure 8-4, Mineral Resource Areas, of the General Plan Conservation Element, the project site is not located within any area of the County identified as a significant mineral resource area. No known mineral resources have been identified in the project vicinity, and there is no evidence that such resources exist at the project

site. Therefore, the project would have a less than significant potential for impacts resulting in the loss of availability of any known mineral resource or impact any mineral recovery site.

Sources of Information

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
13. NOISE – Would the project:				
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 type="checkbox"/>	<input checked="" 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) Less Than Significant Impact: Contra Costa County Community Noise Exposure Levels are shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 75 dB or less are normally acceptable for agricultural activities and riding stables. Therefore, noise levels associated with operation of the horse training/riding academy and boarding facility on the project site will be consistent with that of surrounding agricultural activities in the area.
- b) No Impact: Groundborne vibration or noise is most commonly associated with heavy construction and/or grading activities, and the operation of land uses such as railroads and airports. The project does not include any construction and the continuing operation of the horse training/riding academy and boarding facility will not result in the generation of groundborne vibration.
- c) No Impact: The project site is not located within two miles of a public airport or private airstrip, nor is it located within an area covered by the County’s Airport Land Use Compatibility Plan. The nearest airport facility is the Byron Airport, approximately 8.9 miles south of the project site. Thus, the project will not expose people to excessive noise levels from either Byron Airport or a private airstrip and there is no impact.

Sources of Information

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

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

SUMMARY:

- a) **Less Than Significant Impact:** The project site includes an existing residence that is occupied by the property owners. Allowing the continuing operation of the horse training/riding academy and boarding facility is not expected to induce permanent population growth directly or indirectly through extension of roads or other infrastructure since the improvements are existing and most people who utilize or would utilize the business (e.g.: board horses or taking riding lessons) reside locally. Thus, the project will have a less than significant impact on population growth in the area.
- b) **No Impact:** There is one existing single-family residence on the project site. This residence will remain with the continuing operation of the horse training/riding academy and boarding facility. Further, the project does not include any alteration of this residence. Therefore, the horse training/riding academy and boarding facility will not displace any person or existing housing, nor necessitate the construction of replacement housing elsewhere.

Sources of Information

CDLP22-02060 Site Plan, 2601 Eden Plains Road, November 19, 2022.

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

SUMMARY:

- a) **Less Than Significant Impact:** Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa County Fire Protection District. The project site is located within a 5-mile driving distance of Contra Costa Fire Station 95. The anticipated response time from Station 95 to the project site would be approximately 10 minutes. No

portion of the project would require the provision of new or expanded facilities to serve the site or surrounding area. The project does not propose any new construction and was reviewed by CCCFPD staff. Therefore, the project will have less than a significant impact on fire protection services.

- b) Less Than Significant Impact: Police protection and patrol services in the Brentwood area and the project vicinity are provided by the Contra Costa County Sheriff's office. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. As project does not include any new development, there will be no project-related increase the population in the unincorporated area of the County. Thus, the project will have less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.
- c) Less Than Significant Impact: The project does not include any new development and therefore, it will have a less than significant impact on enrollment at existing local schools.
- d) Less Than Significant Impact: The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of 3 acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a population increase in the Brentwood community. Thus, the project will have a less than significant impact on the existing ratio of parkland to residents in Contra Costa County.
- e) Less Than Significant Impact: The project would not significantly affect existing public facilities (e.g., Hospital, Library, etc.) because it is not expected to induce population growth in the area.

Sources of Information

Contra Costa County General Plan, 2005-2020. *Public Facilities/Services Element*.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) No Impact: The project is the continuing operation of a horse training/riding academy and boarding facility that will not significantly alter the population in the unincorporated County. Pursuant to the Growth Management Element of the County General Plan, the park standard is to have a minimum of 3 acres of neighborhood parks for every 1,000 members of the population. The project will not warrant the need for a new park, or substantially accelerate the deterioration of any existing parks or other recreational facilities. Therefore, the project will have no impact on parks or other recreational facilities.
- b) No Impact: The project does not include, nor require, the construction or expansion of recreational facilities. Therefore, no adverse physical effects on the environment resulting from such activity will occur in relation to this project.

Sources of Information

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
17. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) Less Than Significant Impact: Policy 4-c of the Growth Management Element of the General Plan, and Chapter 82-32 (Transportation Demand Management) require a traffic impact analysis of any project that is estimated to generate 100 or more AM or PM peak-hour trips. The project does not include any new development and based on project documents, the present stable capacity is for 43 horses. Based on the peak trip generation rates for horse stables of one trip per five horse stables during the AM peak-hour and 0.38 trip per five horse stables during the PM peak-hour in the Traffic Operations Analysis for Fox Haven Ranch (TJKM, 2021) that was conducted for a horse boarding and riding facility and a winery and tasting room in the Byron area of unincorporated Contra Costa County, the horse facility would generate a maximum of 9 peak-hour trips. Based on the Institute of Transportation Engineers (ITE) peak period trip generation rate of 0.99 trip per single-family residence, the residence on the site would generate one PM peak-hour trip. The total of 10 maximum peak-hour trips from the project site would be less than the 100 peak-hour AM or PM trips threshold for requiring a

traffic impact analysis. Therefore, the project has less than significant potential to conflict with a program, plan, ordinance, or policy addressing the circulation system.

- b) Less Than Significant Impact: Pursuant to CEQA Guidelines Section 15064.3(b), a lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles travelled (VMT) for the purpose of determining the significance of transportation impacts. 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." The project does not include any new development, and therefore, project-related trips would be from the existing horse facility and residence. The daily trip rate from the 2021 TJKM analysis for horse stables is 2.21 trips per five horse stables, which would lead to 19 daily trips from the horse facility. Based on ITE trip rates, the single-family residence would generate 10 daily trips. The total of 29 daily trips from the project site would be less than the 110 daily trips threshold, and therefore, the project is assumed to have a less than significant impact on daily traffic. As a result, the project does not conflict with CEQA guidelines section 15064.3(b).
- c) No Impact: The project site is located on Eden Plains Road, a public road. The site is located on a straight, flat portion of Eden Plains Road without any existing roadway hazards. The project is the continuing operation of an existing horse training/riding academy and boarding facility with no new development that could create a hazard due to a geometric design feature. Furthermore, the project is allowed in the A-3 zoning district with a land use permit. Therefore, the project will not increase any transportation hazard due to design or incompatible use.
- d) Less Than Significant Impact: The applicant is required to comply with the requirements and standards of the Contra Costa County Fire Protection District. The project was referred to CCCFPD staff for comments. In an agency comment letter dated October 26, 2022, CCCFPD staff stated that any plans submitted to the building department would need to be submitted to the Fire District. There were no comments submitted regarding the potential for inadequate emergency access. Project compliance with all applicable fire safety measures ensure that the potential to result in inadequate emergency access or services is less than significant.

Sources of Information

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

CDLP22-02060 Site Plan, 2601 Eden Plains Road, November 19, 2022.

TJKM, 2021. *Traffic Operations Analysis for Fox Haven Ranch*.

Institute of Transportation Engineers, 2018. *Common Trip Generation Rates, Trip Generation Manual, 10th Edition*.

Governor's Office of Planning and Research, State of California. *Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018*.

Contra Costa County Fire Protection District. 2022. *Returned Agency Comment Request Form, October 26, 2022*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

a-b) Less than Significant Impact: 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. Also, CHRIS submitted a letter in November 2022, stating that it has no record of any previous cultural resource studies for the project site, that the site has a low possibility of containing unrecorded archeological sites, and recommended no further study for archeological resources. Moreover, the project does not include any construction that could affect unknown archaeological resources.

A Notice of Opportunity to Request Consultation was sent to the Wilton Rancheria and the Confederated Villages of Lisjan on March 10, 2023. Neither Native American tribe has requested consultation on the project.

Sources of Information

Contra Costa County, 2019. *Historical Resources Inventory*.

California Department of Conservation, 2023. *California Historical Resources*.

California Historical Resource Information System, 2022. *Re: CDLP22-02060 / APN 020200016 at 2601 Eden Plains Rd., Brentwood / Louis Salvador, November 1, 2022.*

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

SUMMARY:

- a) **Less Than Significant Impact:** The project site is not served by public water or by public sewer and instead relies on well water and a septic system. Since the well water and septic system are already in place on the site, and the project allows the continuing operation of the horse training/riding academy and boarding facility, the project does not involve relocation or construction of new or expanded water or wastewater treatment facilities.

Similarly, the project will not require construction of new off-site electric power, natural gas, or telecommunication facilities, thus resulting in a less than significant impact.

- b) **Less Than Significant Impact:** As stated the section above, the project site is served by well water and proposes no new development. Thus, the project will have a less than significant impact on the existing demand for water resources during dry, or multiple dry years.
- c) **Less Than Significant Impact:** The project site is not served by any municipal water or wastewater system and therefore, the project will have a less than significant impact on water or wastewater treatment facilities.
- d) **Less Than Significant Impact:** The project includes the routine hauling away of horse manure, approximately once a month by Brentwood Decorative Rock, Inc., who also services the on-site portable restrooms. Manure is also stored away in dry stack areas from any publicly accessible areas prior to hauling. Should the amount of manure to be hauled away increase, Brentwood

Decorative Rock, Inc. is available as needed. Thus, the project is not expected to be a source of significant additional solid-waste generation that would impact any landfills that serve the area.

- e) Less Than Significant Impact: No construction is proposed with this project, and compliance with the CalGreen Construction and Demolition Debris Recovery Program, is not applicable. Project operation is not expected to result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, the project will comply with applicable federal, state, and local laws related to solid waste.

Sources of Information

Contra Costa County Environmental Health Division, 2022. *CDLP22-02060 – Application For A Land Use Permit To Establish A Commercial Horse Training/Riding Academy, October 24, 2022.*

Brentwood Decorative Rock, Inc., 2022. *S6 Ranch Letter Manure Removal, December 19, 2022.*

Contra Costa County Department of Conservation and Development, 2023. *CalGreen / Construction & Demolition Debris Recovery Program*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
20. WILDFIRE – If located in or near the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a-d) No impact: The project site is located in an area classified as a *Non-Very High Fire Hazard Severity Zone* (Non-VHFHSZ) for the Local Responsibility Area on the California Department of Forestry and Fire Protection’s Very High Fire Hazard Severity Zone map. Furthermore, the site is not located near any state responsibility lands classified as a *Very High Fire Hazard Severity Zone*. Therefore, the project will have no impact on emergency response or evacuation plans or project occupants due to wildfire. Likewise, the project does not include any construction and will not require the installation or maintenance of additional infrastructure

such as roads or fuel breaks that may exacerbate fire risk or expose people or structures to significant risks as a result of post-fire slope instability or runoff.

Sources of Information

California Department of Forestry and Fire Protection, 2022. *Contra Costa County Very High Fire Hazard Severity Zones in LRA.*

California Department of Forestry and Fire Protection, 2022. *Contra Costa County Fire Hazard severity Zones in SRA, November 7, 2007.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) **Less Than Significant Impact:** The project to allow the continuing operation of a horse training/riding academy and boarding facility will not have any substantial adverse effects on the environment, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status, due to the location of the project site (developed parcel with an agricultural zoning district) and lack of suitable habitat (there are no creeks, wetlands, or riparian habitats located on the project site). Furthermore, no construction or demolition is proposed. Thus, approval of the project to continue an existing land use will not result in the elimination of important examples of the major periods of California history or prehistory.
- b) **Less Than Significant Impact:** No long-term adverse impacts are associated with continuing operation of an existing horse facility. Based on the analysis provided throughout this initial study, the continuing operation of an existing horse training/riding academy and boarding

facility with no new construction will not result in impacts that would be cumulatively considerable.

- c) Less Than Significant Impact: As stated above, approval of a land use permit for the continuing operation of an existing horse training/riding academy and boarding facility with no new construction will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, land use permits are subject to the public hearing process, ensuring that any concerns that are raised are addressed, prior to approval or denial of the project.

ATTACHMENTS

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