

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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July 19, 2023

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED 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:** El Sobrante One-Lot Minor Subdivision with a Remainder on an approximately 152,103-Square-Foot Parcel on Argyle Road.
- 2. County File Number:** #CDMS22-00005
- 3. Lead Agency:** Contra Costa County
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Everett Louie, Planner II
(925) 655-2873
- 5. Project Location:** 5100 Argyle Road, El Sobrante, CA 94803
APN: 430-152-047
- 6. Applicant's Name, Address, and Phone Number:** Russ Sturm
570 Appian Way
El Sobrante, CA 94803
(510) 223-2240

7. **Description of Project:** The project proposes approval of a tentative map for a minor subdivision application to subdivide an approximately 3.52-acre parcel into one lot with a remainder parcel. Parcel “A” would have approximately 10,751-square-feet and the remainder parcel would have a lot area of 139,375-square-feet with a 1,977-square-foot electrical easement. The proposed remainder parcel would include the existing church use building, parking lot and accessory building and Parcel “A” would have an existing single-family residence. The resultant Parcel A will have a lot depth of 150 square feet and an average width of 72 square feet. There is no development proposed with the tentative parcel map.

The applicant is also requesting exceptions from the requirements of Title 9 of the County Ordinance Code including an exception request from the sidewalk improvements specified in Chapters 96-8 and 96-12 and an exception request from the undergrounding requirements specified in Chapters 96-10.

8. **Surrounding Land Uses and Setting:** The subject property is located in an established residential neighborhood in El Sobrante in the unincorporated Contra Costa County. The subject property is an approximately 3.52-acre lot that fronts on Argyle Road to the north and Appian Way to the west. The property is accessed via Argyle Road that currently has three paved driveways located along the length of Argyle Road. The lot is developed with an existing single-family residence located on the northeastern portion of the lot and a church use building and accessory building located on the southwestern portion of the lot. Located in the middle of the lot is a large parking lot used for the church. There are 37 trees that border the property line on the south and eastern sides. The property slopes upward, away from the Appian Way and Argyle Road intersection starting at 250 feet above sea level and finishing at 300 feet above sea level at the northern most point of the parcel.

The surrounding properties contain a mixture of zoning districts. Properties to the immediate north, east and farther west are zoned R-7 (Single-Family Residential District). A property directly west is zoned N-B (Neighborhood Business District). Properties to the south are M-29 (Multiple Family Residential District), M-12 (Multiple Family Residential District), D-1 (Two-Family Residential District) and P-1 (Planned Unit District). Similarly, the surrounding properties contain a mixture of General Plan Land Use Designations. Properties north, east and southeast are SH (Single Family-High) while properties to the west and south are ML (Multiple Family – Low), M-12 (Triangle Ave Mixed Use), CO (Commercial) and PS (Public-Semi-Public). Surrounding uses are diverse due to the different zoning districts. Directly south is the El Sobrante United States Postal Service, restaurants, retail establishments, a gas station and small auto shops. East of the parcel is a condominium establishment and single-family residences. To the north of the parcel is more single-family residences, the El Sobrante United Methodist Church and preschools.

- 9. Determination:** Pursuant to the requirements of the California Environmental Quality Act (CEQA) Section 15071, the Initial Study/Negative Declaration (ND) describes the proposed project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed project. The Initial Study/Negative Declaration for the proposed project will identify that the project will not result in significant impacts to the environment. As a result, an IS/ND has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines. Prior to adoption of the Negative Declaration, the County will be accepting comments on the Initial Study/Negative Declaration during a 30-day public comment period.

A copy of the Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address: Weblink: <https://www.contracosta.ca.gov/4841/CEQA-Notifications>. Any sources of information referenced in the Initial Study and ND can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Wednesday, July 19, 2023**, and extends to **Tuesday, August 8, 2023 until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

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

or;

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

The proposed 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.

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

Sincerely,



Everett Louie
Planner II

cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map and Project Plans

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** El Sobrante One-Lot Minor Subdivision with a Remainder of a 3.52 acre Parcel on Argyle Road.
County File #CDMS22-00005
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Contact Person and Phone Number:** Everett Louie, Planner II– (925) 655-2873
everett.louie@dcd.cccounty.us
4. **Project Location:** 5100 Argyle Road, El Sobrante, CA 94803
APN: 430-152-047
5. **Project Sponsor's Name and Address:** Russ Sturm
570 Appian Way
El Sobrante, CA 94803
6. **General Plan Designation:** Single-Family Residential-High Density (SH)
7. **Zoning:** Single-Family Residential (R-7)
8. **Description of Project:** The project proposes approval of a tentative map for a minor subdivision application to subdivide an approximately 3.52-acre parcel into one lot with a remainder parcel. Parcel “A” would have approximately 10,751-square-feet and the remainder parcel would have a lot area of 139,375-square-feet with a 1,977-square-foot electrical easement. The proposed remainder parcel would include the existing church use building, parking lot and accessory building and Parcel “A” would have an existing single-family residence. The resultant Parcel A will have a lot depth of 150 square feet and an average width of 72 square feet. There is no development proposed with the tentative parcel map.

The applicant is also requesting exceptions from the requirements of Title 9 of the County Ordinance Code including an exception request from the sidewalk improvements specified in Chapters 96-8 and 96-12 and an exception request from the undergrounding requirements specified in Chapters 96-10.
9. **Surrounding Land Uses and Setting:** The subject property is located in an established residential neighborhood in El Sobrante in the unincorporated Contra Costa County. The

subject property is an approximately 3.52-acre lot that fronts on Argyle Road to the north and Appian Way to the west. The property is accessed via Argyle Road that currently has three paved driveways located along the length of Argyle Road. The lot is developed with an existing single-family residence located on the northeastern portion of the lot and a church use building and accessory building located on the southwestern portion of the lot. Located in the middle of the lot is a large parking lot used for the church. There are 37 trees that border the property line on the south and eastern sides. The property slopes upward, away from the Appian Way and Argyle Road intersection starting at 250 feet above sea level and finishing at 300 feet above sea level at the northern most point of the parcel.

The surrounding properties contain a mixture of zoning districts. Properties to the immediate north, east and farther west are zoned R-7 (Single-Family Residential District). A property directly west is zoned N-B (Neighborhood Business District). Properties to the south are M-29 (Multiple Family Residential District), M-12 (Multiple Family Residential District), D-1 (Two-Family Residential District) and P-1 (Planned Unit District). Similarly, the surrounding properties contain a mixture of General Plan Land Use Designations. Properties north, east and southeast are SH (Single Family-High) while properties to the west and south are ML (Multiple Family – Low), M-12 (Triangle Ave Mixed Use), CO (Commercial) and PS (Public-Semi-Public). Surrounding uses are diverse due to the many different zoning districts. Directly south is the El Sobrante United States Postal Service, restaurants, retail establishments, a gas station and small auto shops. East of the parcel is a condominium establishment and single-family residences. To the north of the parcel is more single-family residences, the El Sobrante United Methodist Church and preschools.

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

County Building Inspection Division
Contra Costa County Fire Protection District
West County Wastewater Sanitary District
County Department of Public Works
East Bay Municipal Utility District
Contra Costa County Health Services Department, Environmental Health Division

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

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on October 12, 2022, to the Confederated Villages of Lisjan Nation and the Wilton Rancheria, the two California Native American tribes that have requested notification of proposed projects. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Confederated Villages of Lisjan and the Wilton Rancheria to either request or decline consultation in writing for this project. Staff did not receive a request for consultation in response. Therefore, consultation with Native American tribes has not occurred in relation to this project.

Environmental Factors Potentially Affected

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

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

Environmental Determination

On the basis of this initial evaluation:

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

Everett Louie

Everett Louie
Planner 1
Contra Costa County
Department of Conservation & Development

July 19, 2023

Date

ENVIRONMENTAL CHECKLIST

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

SUMMARY:

- a) **No Impact:** Figure 9-1 of the Open Space Element of the County General Plan identifies major scenic ridges and waterways within the County. The subject property is located approximately 2 miles north of a scenic ridgeway as identified in Figure 9-1. According to Figure 9-1, the proposed subdivision is not located on a scenic ridgeway or near a scenic waterway, nor are there any scenic ridges in the vicinity of the project site. Additionally, the project does not propose any new development on the project site. The San Pablo Bay is located over 2.5 miles northwest from the project site, thus, having no impact on any vistas to and from the bay. Therefore, the project will have no impact on any scenic ridges and waterways within the County.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, due to the distance between the project site from the scenic ridgeways and scenic routes and the lack of development, there will be no impact on scenic vistas.

- b) **No Impact:** The project is not located near any state scenic highways. The nearest state scenic highway is Highway 4, located in Hercules, more than 2.78 miles north of the project site. Generally, a scenic highway corridor includes the land adjacent to the scenic highway and extends to the landscape visible from the scenic highway. The parcel is far enough away that it is not visible from the portion of Highway 4 that is designated as a state scenic highway. Likewise, nor portion of Highway 4 is visible from the subject property or adjacent properties. Additionally, the project does not propose to remove any rock cropping's, trees or buildings as part of this project. The California Historical Resource Information System has reviewed the project and determined that there is a low possibility for the occurrence of unrecorded archeological resources at the site, which generally means that there is a low probability for encountering archeological resources. Therefore, the project will have no impact on scenic resources within a state scenic highway.
- c) **No Impact:** The subject property is considered urbanized since it is not reliant upon septic and water well facilities due to the availability of municipal sanitary and water services. The project does not conflict with applicable zoning and other regulations governing scenic quality as the project does not propose any development and is located far enough away from scenic highways, scenic ridgeways and scenic waterways. Therefore, the project will have no impacts.
- d) **No Impact:** The project involves the creation of one new parcel. There is no development proposed with this subdivision as each lot would maintain the existing buildings on them. Additionally, the project does not propose any new sources of glare or lighting created by streetlamps. No new sources of lighting will be present. Therefore, the project will not have a significant adverse effect on daytime or nighttime views in the area.

Sources of Information

- Contra Costa County General Plan Open Space Element.
- Contra Costa County General Plan Transportation and Circulation Element.
- Project Applicant Materials and Plans for County File #CDMS22-00005.
- California Scenic Highway Mapping System Website.
- Contra Costa County Accela GIS
- Contra Costa County Code, Title 8 – Zoning

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

SUMMARY:

a-e) **No Impact:** The project site is designated Single-Family Residential – High Density (SH) by the General Plan and has a zoning of Single-Family Residential (R-7) which is not associated with farmland or agricultural uses. According to the California Department of Conservations 2018 *Contra Costa County Important Farmland* map, the subject property and its immediate surroundings consist of “Urban and Built-Up Land”. Accordingly, Figure 8-2 of the Conservation Element of the Contra Costa County General Plan does not identify the property as an important agricultural area. Neither the subject property, nor its surroundings, are within an agricultural zoning district. No Williamson Act contract exists for the subject property and there are no existing agricultural uses taking place on this site. There are no Forestlands, Timberlands, or Timberland Production zones which could be affected by the proposed project because the area is not designated as “Forest Lands” by the Department of Forestry. Lastly, the project does not propose any

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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development so there is no possibility that the project would convert existing farmland to non-agricultural use. The site currently contains an existing church and single-family residence and has been used as this use for many years. Therefore, there is no reasonable expectation that the project would have any impact to Agricultural or Forest Resources.

Sources of Information

- Contra Costa County General Plan Conservation Element.
- Project Applicant Materials and Plans for County File #CDMS22-00005.
- California Department of Conservation. "California Important Farmland Finder."
Accessed in 2022. <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?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

SUMMARY:

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

<u>Land Use Type</u>	<u>Operational Criteria Pollutant Screening Size</u>	<u>Construction-Related Screening Size</u>
Single-Family Residential	325 dwelling units	114 dwelling units

As demonstrated in the table above, the subdivision of land, or any other aspects of the proposed project, does not conflict with or obstruct implementation of any air quality plans for the region. The proposed one-lot subdivision does not propose any future development at this time, however, in the future, development may occur. These developments would be limited to small additions or buildings since Parcel “A” can only hold one single-family residence due to the size of the property and the General Plan Designation (5 units per net acre). Any future development would be well below the BAAQMD screening criteria for this type of project. Furthermore, the existing

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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development is well below the BAAQMD operational or construction-related screening criteria for this type of project. Therefore, the subdivision of land would not be in conflict with the Clean Air Act Plan or obstruct its implementation.

- b) **Less Than Significant Impact:** In May 2017, the BAAQMD updated its Air Quality Guidelines, which include 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. Table 2-1 of the CEQA Guidelines identifies the air quality thresholds of significance for project operations and construction. As mentioned above, the proposed one-lot subdivision is not expected to exceed the threshold for criteria pollutant screening size for single-family residence lots as determined by the BAAQMD, and thus would not result in a less than significant impact to emissions of criteria air pollutants.
- c) **Less Than Significant Impact:** The BAAQMD's 2017 CEQA Guidelines describe the quantifiable thresholds for use in determining whether operational and construction-related activities would have significant environmental impacts, including those related to substantial pollutant concentrations. Table 2-1 of the CEQA Guidelines identifies the air quality thresholds of significance for project operations and construction. As mentioned above, the proposed one-lot subdivision is not expected to exceed the threshold for criteria pollutant screening size for new agricultural lots or single-family residences as determined by the BAAQMD, and thus would not result in significant emissions of criteria air pollutants during project operation.

The project site is located within an area of El Sobrante that is urbanized and built up with single-family residences, churches, restaurants, schools, gas stations and other retail and commercial uses. The existing site is currently built up with an existing single-family residence and a church use building. Due to this, there does not appear to be any possibility of emissions of new air pollutants associated with this project since developments already exist and no development is proposed. Therefore, there would be a less than significant air quality impacts relating to residential and construction traffic.

- d) **Less Than Significant Impact:** The BAAQMD's 2017 CEQA guidelines indicate that odor impacts can occur from two different situations: 1) siting a new odor source, or 2) siting a new sensitive receptor (e.g., residents). The proposed subdivision does not include any odor-generating activities. However, it is expected that development of either site will occur if the project is approved. Construction and grading activities could result in localized emissions typical of residential projects. As stated above, any potential development is not expected to produce any major sources of odor and the project is not located in an area with any existing odors. Therefore, if approved, the project is not

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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expected to cause significant localized emissions that could expose sensitive receptors to substantial pollutant concentrations or malodors. The proposed subdivision will have a less than significant impact in this category.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County Climate Action Plan.
- Bay Area Air Quality Management District website.
- Air Resources Board website.

4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SUMMARY:

- a) **No Impact:** The project site is within an urbanized area of El Sobrante, consisting of low-density single-family residential development with commercial, retail and personal service uses scattered around. The site is currently developed with a single-family residence along the northeastern portion of the parcel, a parking lot in the middle of the parcel and a church use building on the western portion of the parcel. As mentioned, there is no proposed development on either proposed parcel. The proposed project will designate on separate lots the existing church and single-family residence. According to the Conservation Element of the County General Plan, Figure 8-1, the project site is not identified as a significant ecological area or as a habitat for protected wildlife or plant species. The project does not require any habitat modifications. As mentioned above, the project site is already entirely disturbed and developed with a home, church and paved improvements, so it is very unlikely that there are any sensitive or special status species in the project area. Therefore, in cumulative consideration of the above, the project will not significantly impact sensitive or special status species, nor will it have a significant adverse effect on riparian habitats or wetlands.
- b) **No Impact:** The project is a one-lot subdivision on a parcel that is currently developed. The project does not propose any future development at this time. Moreover, there are no creeks, rivers, lakes, or any other bodies of water on the subject property. Therefore, the proposed project will not affect any riparian habitats. There are no project impacts to this analysis category.
- c) **No Impact:** The U.S. Army Corp of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) are two of the primary Federal agencies which enforce the Clean Water Act and administer the associated permitting program. As such, these agencies define wetland as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. As discussed in subsection-b, the project site does not contain any creeks, rivers, lakes or any other bodies of water on the subject property. Field and GIS reconnaissance of the site conforms that there are no wetlands, marshes, vernal pools, coastal areas or aquatic features in the project vicinity. Thus, there will be no impacts to such resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) **No Impact:** Figure 8-1 of the Conservation Element of the General Plan indicates that the project site is not located in a significant ecological area of biological importance and the subject property is not within a natural or manmade wildlife corridor. Moreover, the project does not propose any development that would interfere with the movement of wildlife. It is reasonably inferred that the project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, as no such features were identified on the project property.
- e) **Less Than Significant Impact:** The Conservation Element of the General Plan has various vegetation and wildlife goals and policies intended to protect ecologically significant lands, wetlands, and plant and wildlife habitats. Figure 8-1 in the Conservation Element indicates that there are no significant ecological areas on or in the project vicinity. Contra Costa County has a Tree Protection and Preservation Ordinance (Tree Ordinance) that provides for the protection of certain trees. The project would not conflict with this ordinance as there are no trees to be impacted on site as the project does not propose any development. In the event that there is development in the future, all proposed development will be reviewed with the Tree Protection and Preservation Ordinance and conditions of approval will be required to reduce tree impacts to less than significant.
- f) **No Impact:** The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) was adopted by the County in October of 2006. The purpose of this plan is to provide a framework to protect natural resources while streamlining the environmental permitting process for impacts to covered special status species within the rapidly expanding region of Eastern Contra Costa. The proposed project site is not located within an area of Contra Costa County that is covered by the ECCC HCP/NCCP. Therefore, the project is exempt from HCP/NCCP Ordinance No. 2007-53.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Conservation Element.
- Contra Costa County Code, Title 8 – Zoning.
- Contra Costa County Accela, GIS.

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

SUMMARY:

a-c) **No Impact:** Historical resources are defined in the California Environmental Quality Act Guidelines Section 15064.5 as a resource that fits any of the following definitions:

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

The subject property is not within the boundaries of any designated historical district. The project site is not listed on the Contra Costa County Historic Resources Inventory, or the California Department of Conservation's list of historical resources. The California Historical Resource Information System has reviewed the project and determined that there is low possibility for the occurrence of unrecorded archeological resources at the site. The existing residence and church building have no known historical significance. Additionally, the project does not require the demolition and/or alteration of any existing building. Therefore, the project would not significantly impact any known historical or culturally significant resources.

The archaeological sensitivity map of the County's General Plan (Figure 9-2) identifies the project area as "Largely Urbanized Area," excluded from the archaeological sensitivity survey, but which may still contain significant archeological resources. It is reasonable to conclude that there may be some development in the future. Any future development will be subject to the County's standard conditions of approval which reduce

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the adverse environmental impacts to cultural resources. Therefore, the project will not have an impact on this analysis category.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Open Space Element.
- California Historical Resource Information System, comment letter dated April 20, 2022.

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?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

SUMMARY:

a-b) **No Impact:** The proposed one-lot minor subdivision does not include any development or construction and as such does not propose to consume any energy resources that would potentially be inefficient or unnecessary. A subdivision of land is a legal process that does not require the consumption of any energy resources, but rather involves the recordation of maps and legal property descriptions that will create one new lot with a designated remainder out of the existing approximately 3.52-acre property. The project does not currently propose any development at this time and as mentioned above, the site is currently built up with an existing single-family residence and a church use building. These uses are not expanding and will continue to use the same amount of energy as before.

Locally, Contra Costa County adopted its Climate Action Plan (CAP) on December 15, 2015. The CAP outlines the County's strategy to address the challenges of climate change by reducing local greenhouse gas (GHG) emissions while improving community health. Additionally, the CAP meets the California Environmental Quality Act requirements for developing a qualified GHG reduction strategy and is consistent with the Bay Area Air Quality Management District's (BAAQMD) guidance on preparing a qualified GHG reduction strategy. If future construction is required, the California Code of Regulations, Title 24, Part 6, pertaining to energy-efficiency standards for residential and non-residential buildings will be implemented to ensure that the latest energy-efficient technologies and methods will be incorporated. However, because the project proposed no development currently, there will be no impact on electrical energy resources or state or local plans for renewable energy or energy efficiency due to the one-lot minor subdivision.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County Climate Action Plan

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- California Code of Regulations, Title 24, Part 6.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) **Less Than Significant Impact:** The project is not within an Alquist-Priolo (A-P) fault zone. The nearest fault considered active by the California Division of Mines and Geology is the Hayward fault located approximately 2.16 miles to the southwest. According to the Safety Element of the County General Plan (Figure 10-4), the site is in an area rated “moderately low damage susceptibility.” Since no active faults pass through the site, the potential for potential substantial adverse effects from fault rupture are relatively low. Any future development will be required to obtain building permits and comply with the requirements of the California Building Code which addresses earthquakes. Therefore, less than significant impacts are expected to result from the project, which proposes the creation of a one-lot subdivision with a designated remainder within an urbanized residential area of the County.
 - ii) **Less Than Significant Impact:** According to the General Plan Safety Element (Table 10-5) the maximum credible earthquake estimated for the Hayward fault would be magnitude 7.25. Table 10-4 indicates that such an event has intermediate probability to occur within the next 50 years. Such earthquake events would be associated with very strong to severe intensity (VII – VIII on the Modified Mercalli Intensity Scale). Generally, earthquakes of this intensity can result in substantial damage in poorly designed structures. However, the project does not propose any new development. If there is future development, it is expected that the adherence to the California Residential Code for construction-level plans for future development on any parcel will minimize future risks associated with ground shaking. Therefore, less than significant impacts are expected in this regard.
 - iii) **Less Than Significant Impact:** The project site is not within a Liquefaction Hazard Zone, as mapped by the California Department of Conservation. According to the County General Plan Safety Element (Figure 10-5 – Estimated Liquefaction Potential), the project vicinity has “generally low” liquefaction potential. The project does not propose any development. Therefore, risks associated with liquefaction would be less than significant.
 - iv) **Less Than Significant Impact:** The subject property is not mapped within a Landslide hazard area. Therefore, the project will result in less than significant impacts with respect to landslides.
- b) **No Impact:** The subject lot does not have an topographically significant areas that would be susceptible to soil erosion or the loss of topsoil should development occur on the proposed Parcel “A” or the remainder. The project site is currently very developed and the proposed subdivision is not anticipated to result in substantial grading which would

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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otherwise result in significant erosion or topsoil loss. Therefore, it is not anticipated that the project would have an impact on soil erosion or the loss of top soil.

- c) **No Impact:** As mentioned above, the subject property is not located within an area with known geologic hazards. The project site surrounding area have been extensively developed with single-family dwellings, commercial, retail and personal service uses. Additionally, Figure 10-6 of the Safety Element lists the site as an area where no known landslide deposits have been identified. Moreover, Figure 10-5 of the Safety Element lists the project site as having a “generally low” potential for liquefaction. There is no evidence in the record indicating that the project site or vicinity consist of an unstable geologic unit, or that the project could result in unstable conditions resulting in landslide, lateral spreading, subsidence, liquefaction or collapse.
- d) **No Impact:** The subject property is characterized by Cut and Fill land (clay) for 70%, Los Osos and similar soils for 15% and minor components for 15% as mapped by the Web Soil Resource by the United States Dept. of Agriculture Natural Resource Conservation Service. According to the Web Soil Survey, the soils at the project site are well drained and have a very low capacity to transmit water. Thus, the soil characteristics of the project site are generally not associated with excessively expansive soils potentially posing hazards to people and/or property. Moreover, the project does not propose any development on the site. Therefore, there is no risk or impacts associated with expansive soils.
- e) **No Impact:** The project does not propose the use of a septic system, or any other means of private wastewater disposal. The project site is within the service boundaries of the West County Wastewater Sanitary District and the District provided comments indicating that wastewater service is available and that there is existing capacity to accommodate the project. Therefore, there will be no impacts to this analysis category.
- f) **No Impact:** There are no known paleontological resources on the subject property. The site does not contain any visible geologic features as there are no rock outcroppings on the site and the site has been developed for some time. As a result, the project for a one-lot subdivision and designated remainder will not destroy a unique geologic or paleontological feature. Therefore, there will be no impacts to any unique paleontological or geologic feature.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County Accela GIS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Contra Costa County General Plan Safety Element
- Contra Costa County General Plan Conservation Element
- California Building Code
- Web Soil Resource by the United States Dept. of Agriculture Natural Resource Conservation Service, accessed in November 2022.

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

SUMMARY:

- a) **Less Than Significant Impact:** As discussed in the Air Quality section of this study, the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2017 Clean Air Plan* that addresses Greenhouse Gas (GHG) emissions at a regional scale. The project does not include any construction however any potential future development of the Parcel “A” and the designated remainder would have a potential to generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the 2017 BAAQMD CEQA Guidelines. The screening criteria are not thresholds of significance but were developed to provide a conservative indication of whether a proposed project could result in potentially significant air quality impacts. Pursuant to these guidelines, the potential for single-family development on the proposed Parcel “A” would be significantly less than the 56-dwelling unit Operational GHG Screening Size, the potential future development is not expected to result in significant environmental impacts relating to the generation of GHG. Therefore, this project would expectedly have a less than significant impact with respect to the generation of GHG.
- b) **Less Than Significant Impact:** Within the *2017 Clean Air Plan* is an ambitious GHG reduction target to reduce Bay Area GHG emissions to 80% below 1990 levels by the year 2050. The 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO_x) – and reduce transport of ozone and its precursors to neighboring air basins. In addition, the plan builds upon and enhances the BAAQMD’s efforts to reduce emissions of fine particulate matter and toxic air contaminants. The BAAQMD’s approach to developing a threshold of significance for GHG emissions is to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. For land use development projects, the threshold is 1,100 metric tons per year (MT/yr) of CO₂e. If a project would generate GHG levels above the threshold, it would be considered to contribute substantially to a

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

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

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County Climate Action Plan
- Contra Cosa County General Plan Conservation Element.
- Bay Area Quality Management District website: www.baawmd.gov

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

SUMMARY:

a-b) **No Impact:** The proposed project which is a one-lot subdivision with a designated remainder, would not involve the routine transport or handling of hazardous materials.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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There is no development or improvements proposed with this project, therefore, there will be no use of hazardous materials such as vehicle fuels, engine fluids, lubricants, paints, and other common household chemicals. Therefore, the potential for impacts associated with handling, storing, and dispensing of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment from project construction or operation would have no impact.

- c) **No Impact:** There are two schools located within a quarter mile of the project site. The nearest school is El Sobrante Christian School, which is located at 5100 Argyle Road in El Sobrante and currently uses the church building on-site as the school facilities. The second school is El Sobrante Christian High School located approximately 1,296 feet south of the project site. As stated above, the project does not involve the use of significant quantities of hazardous materials, would not transport, use, or dispose of hazardous materials as there is no proposed development accompanying the minor subdivision. Therefore, the project will have no significant impact in this respect.
- d) **No Impact:** The California Department of Toxic Substances Control maintains an updated list of Hazardous Waste and Substance Sites (Cortese List). The subject property is not listed on the Cortese List and is not categorized as a hazardous materials site. Therefore, the project will have no impact in this respect.
- e) **No Impact:** The project is not located within the vicinity of any public airport or public use airport and will not conflict with an airport land use plan. The nearest airport facility to the project is Buchanan Airport, which is approximately 12.8 miles east of the project site. Thus, the proposed project would not present any safety hazard to airports or excessive noise for people residing or working in the project area.
- f) **Less Than Significant Impact:** The proposed project is a minor subdivision within a residential area of El Sobrante. In the event of an emergency, emergency personnel and equipment would enter and exit the site vicinity from the existing access point on Argyle Road. The Public Works Department has reviewed that subdivision proposal to assure that adequate access is provided. Furthermore, the Contra Costa County Fire Protection District has reviewed the proposed subdivision and has provided ingress and egress fire safety road standards for the project. The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Any future development would not be significant enough to require transportation analysis for the purpose of emergency response and evacuation plans as the site is already developed. Therefore, the project would have a less than significant impact on emergency response and emergency evacuation plans.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) **Less Than Significant Impact:** The project site and immediate surroundings are classified as “Urban Unzoned” or Non-Very High Fire Hazard Severity Zone according to County GIS and California Department of Forestry maps. The nearest areas that are designated as “very high” fire hazard zones are located over 2 miles east of the project site near Castro Ranch Road in El Sobrante. The project site is in the Contra Costa County Fire Protection District service area. The fire district has reviewed the proposed subdivision project and has provided appropriate comments that address any future proposed development. All development that requires a building permit will be required to comply with the Contra Costa Fire Protection District Requirements to ensure a less than significant risk of loss, injury, or death involving wildland fire.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Safety Element
- Contra Costa County Accela GIS.
- California EPA Cortese List (<https://calepa.ca.gov/sitecleanup/corteselist/>)
- Contra Costa County Airport Land Use Compatibility Plan.
- Public Works Department Project comments, dated April 26, 2023
- Contra Costa County Fire Protection District project comments, dated April 7, 2022

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☒
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
iv) Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

SUMMARY:

- a) **Less Than Significant Impact:** In the San Francisco Bay Region, Regional Water Quality Control Board (RWQCB) includes permit requirements for stormwater runoff under the National Pollution Discharge Elimination System (NPDES) program. The

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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RWQCB regulates stormwater runoff from construction activities under the NPDES permit from the State Water Resources Control Board (SWRCB). 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. The project does not propose any new impervious surface, therefore no stormwater control plan is required for this project. The Contra Costa County Public Works department reviewed the application and is determined that because the project does not propose any additional square feet or modification of impervious surface, a stormwater control plan is not required. However, the applicant is required to incorporate stormwater quality elements to the Maximum Extent Practicable (MEP) in accordance with all other provisions of the County Stormwater Management and Discharge Control Ordinance. Thus, the proposed project will be in compliance with applicable water quality standards and/or discharge standards and will not significantly degrade water quality.

- b) **No Impact:** The proposed project is a one-lot minor subdivision with a remainder with no proposed development. Therefore, groundwater usage would not change. The subject property presently receives water service from the East Bay Municipal Utility District (EBMUD). EBMUD staff have reviewed the project and provided a response on April 18, 2022, stating that EBMUD had no comments on the project. Given the lack of development associated with this project, the project will not substantially interfere with groundwater recharge and will have less than significant impacts on groundwater management.
- c) **No Impact:**
 - i) While the site gently slopes downwards from the north to the south, there are no streams or rivers on the site. The project does not propose any new impervious surface to the site. The project was reviewed by the Public Works Department and was identified to have an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. The site is already graded to direct runoff towards Argyle Road. Located at Argyle road, there are four storm drain inlets along Argyle Road frontage and one along the Appian Way frontage. The Public Works Department concluded that as proposed, the project would not increase the amount of runoff and would maintain the drainage pattern. The existing drainage infrastructure is adequate for the project. Therefore, the project would not result in substantial erosion or siltation on or off site.
 - ii) As stated in section ci above, the project site currently contains multiple storm drain inlets. The project was reviewed by the Public Works Department and was determined that the existing drainage infrastructure is adequate for the project.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.

- iii) The project is currently served by the West County Wastewater facility. In an agency comment letter dated March 28, 2022, West County Wastewater stated that there is adequate wastewater service available for the proposed development and that all future development would be required to be reviewed by the wastewater district to obtain the necessary approvals. Additionally, the project does not propose any new development that would increase amount of runoff water on the site. Moreover, As stated in section ci, the site has adequate storm drain inlets to control the amount of stormwater. Lastly, the project was not required to create a Stormwater Control Plan because it does not create impervious surface exceeding 10,000 square feet. The project proposes no additional square feet or medication of impervious surface and therefore, a stormwater control plan is not required. Therefore, the project will not impact the capacity of the existing stormwater drainage systems.
- iv) According to the FEMA Flood Zone layer on the County’s GIS application, the site has been designated as “Flood Zone X”, which is an area that is not subject to flooding. Therefore, the project will not impede or redirect flood flows.
- d) **No Impact:** Based on the Federal Emergency Management Agency (FEMA) National Flood Hazard map, the entire subject property is located within a “Flood Zone X,” which is an area that is not subject to flooding. The project does not include any construction, nor does it include a proposal to remove or modify an existing dam or levee, or other mechanism for controlling large volumes of water. There are no dams or levees on the subject property. The project site is protected from seiches, tsunamis, or mudflows from large bodies of water due to its location being well inland from oceans, bays, or lakes, therefore there will be no impact.
- e) **No Impact:** The subject property is not located within a state-designated “critically over drafted” groundwater basin, and therefore is not subject to the Sustainable Groundwater Management Act, and accordingly there are no regulations imposed by the County aside from the General Plan policies to protect groundwater quality from pollution. The proposed subdivision does not include any proposed changes that will affect groundwater in any way.

Sources of Information

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Conservation Element
- Contra Costa County Accela GIS.
- California Department of Water Resources website, Groundwater Information Center. Interactive Map Application (<https://water.ca.gov/groundwater/>) Accessed in 2022
- Public Works Dept. Staff Report & Conditions of Approval. Dated May 10, 2023.
- East Bay Municipal District project comments, dated April 18, 2022.

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

SUMMARY:

- a) **No Impact:** The project is within an established single-family residential neighborhood located in El Sobrante. The surrounding neighborhood is characterized by single-family residences with commercial and retail uses intermingled sparingly. The project does not propose any development and would maintain the site and surrounding vicinity in its current form. Furthermore, the proposed project does not consist of a new roadway or other improvements that would impede or disrupt the manner in which people enter and exit the El Sobrante area. Thus, the proposed subdivision would not physically divide an established community.

- b) **No Impact:**

Land Use Element: The subject property is within a Single Family Residential High Density (SH) General Plan land use designation, and within a Single-Family Residential Zoning District (R-7). Generally speaking, the purpose of the SH designation is to allow for the development of single-family homes and accessory buildings and structures. The SH designation allows between 3.0-4.9 single-family units per net acre. The proposed project would place the existing single-family residence on one lot maintaining the existing density. As proposed, the one-lot subdivision would continue to maintain the existing single-family residence on a 10,751 square foot parcel which is consistent with the SH designation.

Zoning: The minor subdivision project proposes no development, and the project is consistent with criteria for lot size and permitted land uses within the Single-Family Residential (R-7) zoning district. Proposed Parcel “A” would have approximately 10,751 square feet of parcel area, which exceeds the 7,000 square feet requirement. Additionally, Parcel “A” would have a lot depth of 150 feet where ninety feet is the minimum requirement and a 72 foot average width where seventy feet is the minimum requirement. Moreover, the existing single-family residence would meet the side yard setback of 15 feet with the proposed lot line.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project does not have a potential for conflict with any applicable land use, policy, General Plan, Specific Plan, or zoning ordinance adopted for the purpose of avoiding or mitigating an environmental effect.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Land Use Element.
- Contra Costa County Code, Title 8 – Zoning
- Contra Costa County Accela GIS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

SUMMARY:

a-b) **No Impact:** Neither the project site, nor its' surroundings are mapped on General Plan Figure 8-4 (Mineral Resource Areas) as an area with mineral resources and staff is unaware of any prior studies done at the subject property that indicate the presence of mineral resources. Additionally, the project vicinity has been developed extensively and there are no known mineral resources on the project site. Consequently, the project is not expected to have impacts leading to the loss of availability of a known resource, or mineral resource recovery site.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Conservation Element

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SUMMARY:

- a) **Less Than Significant Impact:** The proposed minor subdivision of land does not include any development and thus no additional noise beyond existing levels is expected at the project site. However, potential future improvements to proposed Parcel “A” is expected to include the introduction of work vehicles and power equipment for the duration of construction of a construction work typical at a single-family residence which could include earthmoving equipment for the proposed grading. Any future development of Parcel “A” would be subject to construction methods that comply with policies and restrictions of the Noise Element of the Contra Costa General Plan which include conditions of approval that restrict noise standards, construction hours, etc. Figure 11-6 of the Noise Element shows that levels of 60 dB or less are normally acceptable and noise levels between 60 dB to 70 dB are conditionally acceptable in residential areas. Types and levels of noise generated from a proposed residence on Parcel “A” would be similar to noise levels from the existing residential developments in the area. In addition, the project site is not located within a noise contour area as shown on Figure 11-5 I. Any potential construction related activities are not expected to generate excessive groundborne vibrations or groundborne noise levels that would impact the project site or the surrounding area.
- b) **Less Than Significant Impact:** The project consists of a subdivision resulting in a one-lot subdivision. Due to the large size of the subject property as well as the distance between existing residences in the vicinity and the proposed development sites, the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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temporary noise generated from any future construction is not expected to significantly impact the project site or surrounding parcels. Nor are potential construction-related activities expected to generate excessive groundborne vibrations or groundborne noise levels that would impact the project site or the surrounding area. Groundborne vibration is most commonly associated with railroads, freeways, bus lines, heavy construction and grading activities, large truck traffic, and airports. Groundborne noise is produced when ground vibrations cause resonances in the floors and walls of buildings, which then radiate a rumbling noise directly into the rooms. The project proposes no such uses at this time. Any future development on Parcel “A” would be similar to noise levels from the existing residential developments in the area. In addition, the project is not located within a noise contour area as shown on Figure 11-5. Residential subdivision are not a significant source of ground-borne vibrations; thus, the project will have a less than significant impact.

- c) **No Impact:** The project site is not in the vicinity of a private airstrip, within two miles of a public airport and is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan. The nearest airport facility is the Buchannan Field, approximately 12.8 miles east of the project site. Therefore, the project would have no impact exposing people to excessive noise, either relating to, or exacerbated by aviation activity.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Noise Element
- Contra Costa County Accela GIS
- Contra Costa County Airport Land Use Compatibility Plan, dated 12/13/2000

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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUMMARY:

- a) **Less Than Significant Impact:** The proposed minor subdivision of land does not involve any new development with the creation of Parcel “A” because the parcel already contains an existing single-family residence. However, there could be future development potential for the remainder parcel which could increase the housing stock minimally. The proposed remainder would only be allowed to have two potential single-family homes. This is not a substantial population grown in the area and thus, the project will have a less than significant impact on population growth in the area.
- b) **No Impact:** A church use building and a single-family residence exists on the subject property. The proposed project will have the church building on the designated remainder and the existing single-family residence on Parcel “A” if the project is approved. There is no need to alter, remove, or otherwise disturb any of the nearby single-family residences in order to establish the proposed development. Therefore, the proposed minor subdivision of land would not displace any person or existing housing, nor necessitate the construction of replacement housing elsewhere.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.

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?	☐	☐	☒	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

SUMMARY:

- a) **Less Than Significant Impact:** The Public Facilities/Services Element of the County General Plan requires fire stations to be located within 1.5 miles of developments in urban areas. The subject property is located approximately 0.8 driving miles east of Contra Costa County Fire Station 69 located at 4640 Appian Way, El Sobrante. The project was referred to the Contra Costa County Fire Protection District and their response gave no indication that the project would adversely impact fire protection services. All recommendations in the comments were related to any future proposal to build a single-family residence, which will apply if there is any development in the future. Therefore, there will be a less than significant impact on fire protection services.
- b) **Less Than Significant Impact:** Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sheriff's office. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. The proposed project which is a one-lot minor subdivision does not propose any development, and therefore, would not substantially increase the population within this area of the County. As discussed earlier in this study, the proposed project does not include any development however it is anticipated that the proposed parcel "A" will be improved yet the expected population increase is less than significant within this area of the County. Therefore, the proposed minor subdivision would not impact the County's ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. Thus, the proposed project will have less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) **Less Than Significant Impact:** Since the project would not significantly increase the population within the El Sobrante area, it would 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 three acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population to increase in the El Sobrante area because there are no proposed single—family dwellings. Any future proposed single-family residences would be required to contribute to the Park Dedication and Park Impact funds for this area. Thus, the project would have a less than significant impact on the use of existing recreational public resources in the area.
- e) **Less Than Significant Impact:** The project would not significantly affect existing public facilities (e.g. Hospital, Library, etc.) because it is not expected to substantially induce population growth in the area.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Growth Management Element
- Contra Costa County Fire Protection District Agency Comment Response Letter, April 7, 2022.

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

SUMMARY:

- a) **Less Than Significant Impact:** Given the small scale of the project, resulting in one parcel with a designated remainder that are already developed with a single-family residence and church, the project would not 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. The project will not impact population growth, because the property already includes a residence and a church use building. Any new development would induce minimal population growth. Therefore, the project will have a less than significant impact in this regard.
- b) **Less Than Significant Impact:** The project does not propose the construction of new recreational facilities, or the expansion of existing facilities. The one-lot minor subdivision will allow for Parcel “A” to be improved, however, the improvements in the future will be minimum and will not require the construction or expansion of recreational facilities.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Conservation Element.

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

SUMMARY:

- a) **Less Than Significant Impact:** Implementation Measure 4-c of the Growth Management Element in the General Plan requires traffic-impact analysis be conducted for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The project proposes to subdivide a parcel into one lot with a designated remained. The proposed project does not include any new development and thus would not generate any new AM or PM peak-hour trips, however potential development of the proposed Parcel “A” could increase peak hour AM and PM trips by approximately 2 per day, per trip generation rates generated by the Institute of Transportation Engineers (ITE) for detached single family residences (0.99 daily AM trips, 0.99 daily PM Trips). Therefore, the project has a less than significant potential to conflict with a program, plan, ordinance or policy addressing the circulation system.

The project includes a request for an exception from County ordinance requirements from the sidewalk improvements. According to comments received from the Contra Costa County Public Works Department, granting an exception for pavement widening, concrete curb and sidewalk improvements along Appian Way can be supported because there is existing sidewalk and street function around the site. Therefore, the project would not have an impact in this regard.

- b) **Less Than Significant Impact:** The applicable CEQA Guidelines provide a framework 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,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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”. As discussed in Section 17a above, the proposed minor subdivision of land does not include any development, however, the potential development of the proposed new parcels could increase peak trips per day. According to ITE trip generation rates, this could result in approximately two additional peak trips per day if a single-family residence were to be constructed on each parcel. Two additional trips does not exceed the 110 trip threshold and as such, there is no reasonable expectation that a project of this scale could exceed 110 daily trips, the project is assumed to have a less than significant impact to traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

- c) **Less Than Significant Impact:** The subject property fronts Argyle Road, a public, two-lane roadway. As shown on Figure 5-2 (Roadway Network Plan) of the General Plan Transportation and Circulation Element, Argyle Road is not considered to be an existing or proposed arterial, expressway, or freeway. No substantial changes to the existing transportation system are proposed with this application as there is no proposed development on the site. Comments received from the Public Works Department and the Fire District do not indicate concerns with the existing ingress/egress. Therefore, the project will have a less than significant impact on Argyle Road right-of-way and will not increase hazards due to a geometric design feature or incompatible uses.
- d) **Less Than Significant Impact:** The project was referred to the Contra Costa County Fire Protection District for agency comments. As part of their response dated April 7, 2022, the Fire District provided comments regarding the subdivision, which apply to any future proposal to build a single-family residence. The current project does not propose any development, however, future development will be subject to the applicable Fire Code that is in effect at the time when the application for a building permit is submitted. Compliance with all applicable fire safety measures ensure that the projects’ potential to result in inadequate emergency access or services is less than significant.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County General Plan Growth Management Element
- Contra Costa County Accela GIS
- Contra Costa County Public Works Department “Minor Subdivision MS22-0005 Staff Report & Conditions of Approval,” May 10, 2023.
- Contra Costa County Fire Protection District Agency Comment Response Letter, April 7, 2022.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Institute of Transportation Engineers. *Common Trip Generation Rates, Trip Generation Manual, 10th Edition*.
https://www.troutdaleoregon.gov/sites/default/files/fileattachments/public_works/page/966/ite_land_use_list_10th_edition.pdf
- Governor's Office of Planning and Research, State of California, Technical Advisory on Evaluating Transportation Impacts in CEQA. December 2018.
https://opr.ca.gov/docs/2010122-743_Technical_Advisor.pdf

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

SUMMARY:

- a-b) **Less Than Significant Impact:** As discussed in the Cultural Resources section of this study, there are no known existing structures located at the project site that would be listed or eligible to be designated as historical resources. Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site. The project was referred to the California Historical Resources Information System, Northwest Information Center and in an April 20, 2022, agency comment letter, the California Historical Resources Information System stated that the proposed project area has a low possibility of containing unrecorded archaeological site(s). The project would not cause a substantial adverse change to a tribal cultural resource because the site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). While there is no proposed development with this application, the newly created parcel could in the future be developed further. However,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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because the site is already developed, any future development would have a less than significant impact on Historical Resources.

On October 12, 2022, the County mailed a *Notice of Opportunity to Request Consultation*, pursuant to section 21080.3.1 of the California Public Resources Code, to Wilton Rancheria and the Confederated Villages of Lisjan Nation for their review of the project proposal. After the 30 day consultation period ended, County Staff did not receive any request for consultation or responses regarding tribal cultural resources. Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site nor does the project scope warrant any ground disturbing activities that could uncover any human remains or cultural resources at this time. The site is developed with a church, parking lot and a single-family residence thus meaning that the site is already disturbed. Therefore, there will be a less than significant impact on previously undiscovered cultural resources.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- California Historical Resources System (CHRIS). "CDMS22-00005) April 20, 2022

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

SUMMARY:

- a) **Less Than Significant Impact:** The project does not involve the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas or telecommunication infrastructure. The project site is currently served by the West County Wastewater District, East Bay Municipal District and PG&E. These utility providers would continue to provide services to the site as the site is already developed with a church use building and a single-family residence. The potential for future development on either lot would require the review and approval of the various agencies that provide utility services to this location. Therefore, impacts of the project concerning these utilities and services would be less than significant.
- b) **Less Than Significant Impact:** The project has been referred to East Bay Municipal District (EBMUD). In a returned email dated April 18, 2022, EBMUD had no comments

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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regarding the project. Since there is no development proposed with this project, the proposed subdivision will not affect water supplies as there will not be an increase in water consumption. Any future development would be required to obtain approval from EBMUD to ensure that the site has adequate supplies of water. Therefore, the project is expected to 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 within the West County Wastewater area of service. The district reviewed the project on March 28, 2022, stating that wastewater service was available for the site. Considering that the site already has existing uses, and is not proposing any uses that would require wastewater services, there would be no increase in wastewater that would demand more capacity for the site with this project. While future development could occur with the subdivision of land, all development will be required to obtain approval from the Wastewater district to ensure that there is adequate capacity to service the area. Therefore, there would be a less than significant impact to any wastewater treatment provider.
- d) **Less Than Significant Impact:** The proposed minor subdivision does not include construction, however, the proposed parcel “A” could be developed further. Future development would generate construction solid waste and post-construction solid waste. Any potential future construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. Thus, although future development of the proposed parcels 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.
- c) **Less Than Significant Impact:** As mentioned above, any potential future construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. The project, as proposed does not include any new construction however the potential for future development would not result in the generation of unique types of solid waste that would conflict with the existing regulations applicable to solid waste. Therefore, the potential

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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for conflict with Federal, State, and local management and reduction statutes and regulations related to solid waste is less than significant.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Contra Costa County Conservation Element
- Contra Costa County Public Facilities/Services Element.
- Contra Costa County Accela GIS.
- CalGreen / Construction & Demolition Debris Recovery Program
<http://www.cccounty.us/4746/CalGreen-Construction-Demolition-Debris->

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

SUMMARY:

- a-d) **No Impact:** The project site is located in an area classified as a “Urban Unzoned: on the California Department of Forestry and Fire Protection’s for local responsibly areas and thus would not be considered to have a high hazard risk due to wildfires. According to the California Department of Forestry and Fire protection’s Fire and Resource Assessment Program, the project site is not located in a Very High, High, or Moderate Hazard Severity Zone. The project site is in the Contra Costa County Fire Protection District (CCCFPD) service area. Projects with the potential floor development are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. In a returned agency comment letter dated April 7, 2022, the Fire Protection District provided comments which apply to any future proposal to build a single-family residence. Any future development will be required to comply with CCCFPD requirements and with current building codes, including those requiring installation of automatic fire sprinklers in new single-family residences. Therefore, the project would have no impact on emergency response or evacuation plans within that area.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cal Fire has not identified the site as a fire hazard zone. The project slopes downward, from the north to the south. However, because the site is already developed with hardscape and is not increasing the amount of individuals on the site, the project will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

As stated above, the CCCFPD reviewed the project and is not requiring any new infrastructure at this time because there is no proposed development. The site will continue to be served by the CCCFPD and provides an urban level of service.

The project site is developed and is not located on steep topography so there is no risk of land sliding on the property. The project site is not located within an area subject to flooding. There are no existing watercourses on the site and no change in the existing drainage direction is proposed. The Contra Costa County Public Works Department provided a Staff Report dated May 10, 2023, which stated that the site contains four storm drain inlets along Argyle Road frontage and one along the Appian Way Frontage. The Staff Report concluded that because the application would not increase the amount of runoff, there would be no need for drainage changes. Therefore, the project would not expose people or structures to significant risks related to drainage changes.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00005.
- Cal Fire California Fire Hazard Severity Zone Map.
- Contra Costa County Conservation Element.
- Contra Costa County Safety Element.
- Contra Costa County Public Works Department Staff Report, dated April 26, 2023
- Contra Costa County Fire Protection District project comments, dated April 7, 2022

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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21. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

SUMMARY:

- a) **Less Than Significant Impact:** The project would not substantially degrade the quality of the natural environment because it occurs in an urbanized area that is of relatively low habitat value for fish/wildlife species. There are no known endangered plant or animals occurring on the project site. Additionally, the fact that subject property and its surroundings have been extensively disturbed by development activity limits the potential for such occurrences on or around the project site. No major periods of California history or prehistory are affected; the property is not listed on and does not qualify to be listed on the National Register of Historic Places or the California Register of Historical Resources. Moreover, the project is proposing no development in association with this minor subdivision. Therefore, the potential for substantial impacts to biological, historical, cultural or other resources as a result of the proposed project is reduced to a less than significant level.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) **Less Than Significant Impact:** The project site is located inside the Urban Limit Line in an area that has been designated primarily for residential and neighborhood business parks. The property already contains an existing church use building and an existing single-family residence and would not increase the population levels significantly beyond existing levels on property or in the area. No long-term adverse impact 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 probably future projects. The County is not currently processing any discretionary applications for non-residential development for properties that are contiguous to the project site. In addition, there are no other applications for the subdivision of parcels currently being processed within the immediate vicinity of the subject property. Thus, the project will not have a cumulatively considerable impact on the environment.
- c) **Less Than Significant Impact:** The project is a one-lot subdivision with a designated remainder and does not include any proposed development. Based on the preceding analyses contained in this document, there are no substantial environmental effects of the project on neighboring parcels or to the neighboring residential developments. The project does not involve the transportation and/or routine handling of hazardous materials in any significant quantities. Furthermore, no evidence has been found in the record that would indicate that the project would have a potential to cause substantial adverse effects on human beings, whether directly or indirectly, so there will be a less than significant impact.

REFERENCES

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

- Contra Costa County General Plan
- Project Application and Plans for County File #CDMS22-00005
- California Scenic Highway Mapping System Website.
- Contra Costa County Accela GIS.
- Contra Costa County Code, Title 8 – Zoning.
- Contra Costa County Fire Protection District project comments, dated April 7, 2022
- Bay Area Quality Management District Website (www.baaqmd.gov).
- Air Resources Board website (www.arb.ca.gov).
- California Historical Resources Information System (CHRIS), project comments, dated April 20, 2022.
- Contra Costa County Climate Action Plan, adopted December 15, 2015.
- California Department of Conservation. “California Important Farmland Finder.” <https://maps.conservation.ca.gov/DLRP/CIFF/>
- United States Department of Agriculture, National Resources Conservation Service, Soils.
- California Department of Water Resources website, Groundwater Information Center Interactive Map Application (<https://gis.water.ca.gov/app/gicima/>)
- Public Works Department Staff Report & Conditions of Approval, dated April 26, 2023.
- Contra Costa County Airport Land Use Compatibility Plan, dated December 13, 2000.
- Cal Fire California Fire Hazard Severity Zone Map.
- Google Maps
- California EPA Cortese List (www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm).
- California Department of Water Resources Website.
- East Bay Municipal District project comments, dated April 18, 2022.
- West County Wastewater project comments, dated March 28, 2022.

ATTACHMENTS

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



Legend

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



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: 2,257



Notes
CDMS22-00005

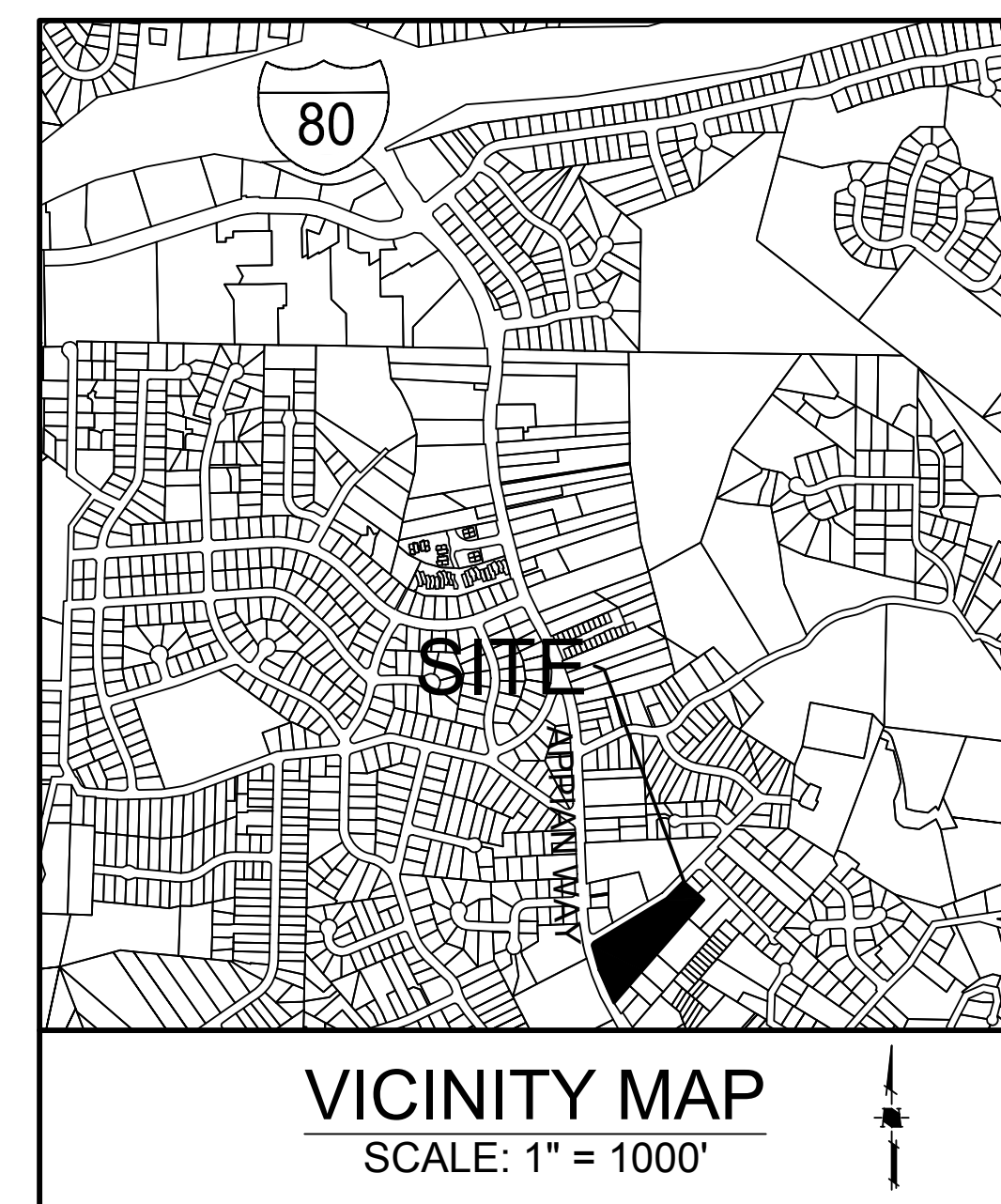
• PROJECT NAME:	CENTRAL ASSEMBLY CHURCH
• OWNER:	RUSS STURM 5100 ARGYLE ROAD/570 APPIAN WAY EL SOBRANTE, CA 94038
• SUBDIVIDER:	SAME AS THE OWNER
• ENGINEER:	HMH ENGINEERS 1570 OAKLAND ROAD SAN JOSE, CA 95131 ZEF JIMENEZ, RCE #72155
• STREET LOCATION:	5100 ARGYLE ROAD/570 APPIAN WAY EL SOBRANTE, CA 94038
• EXISTING ZONING:	R-7
• EXISTING GP DESIGNATION:	SINGLE FAMILY RESIDENTIAL - HIGH
• EXISTING USE:	CHURCH/SCHOOL/SINGLE-FAMILY HOME
• PROPOSED USE:	CHURCH/SCHOOL/SINGLE-FAMILY HOME
• WATER SUPPLY:	EAST BAY MUNICIPAL UTILITY DISTRICT
• SEWAGE DISPOSAL:	CONTRA COSTA COUNTY
• ASSESSOR'S PARCEL #(S):	430-152-047
• STREET TREES:	SHALL CONFORM TO COUNTY STANDARD
• TOTAL SITE AREA:	±3.52 ACRES
• PUBLIC STREET DEDICATION:	±0.0 ACRES
• NET SITE AREA:	±3.52 NET ACRES
• PROPOSED LOTS:	2 (1 RESIDENTIAL, 1 CHURCH FACILITY)
• FLOOD ZONE:	ZONE X - AREA OF MINIMAL FLOOD HAZARD
• TITLE REPORT	THE TITLE REPORT THAT WAS USED FOR PREPARATION OF THIS MAP WAS PREPARED BY THE OLD REPUBLIC TITLE COMPANY, ORDER NO. 0190024723. DATED DECEMBER 30, 2021

- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECDORATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY CONTRA COSTA COUNTY GIS DATA.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- EXISTING BUILDING & CURB LOCATIONS ARE APPROXIMATE. A FIELD SURVEY IS REQUIRED TO DETERMINE EXACT BUILDING LOCATIONS.

PROJECT BOUNDARY	_____
EASEMENT	-----
PROPOSED LOT LINE	_____
EXISTING BUILDING FOOTPRINTS	_____
EXISTING CURB	_____
EXISTING PARKING	_____
EXISTING SETBACKS	-----
ELECTRICAL EASEMENT	EE
EXISTING	(E)
STORM DRAIN PIPE (EXISTING)	-----
WATER PIPE (EXISTING)	_____
OVERHEAD ELECTRIC LINE (EXISTING)	_____OH(E)_____OH(E)_____
GAS LINE (EXISTING)	_____G_____G_____G_____

PARCEL LOT DEPTH AND AVERAGE WIDTH		
PARCEL	LOT DEPTH	AVERAGE WIDTH
A	150 SF	72 SF

RECEIVED on 1/31/2023 CDMS22-00005
By Contra Costa County
Department of Conservation and Development



**CENTRAL ASSEMBLY
CHURCH SUBDIVISION**

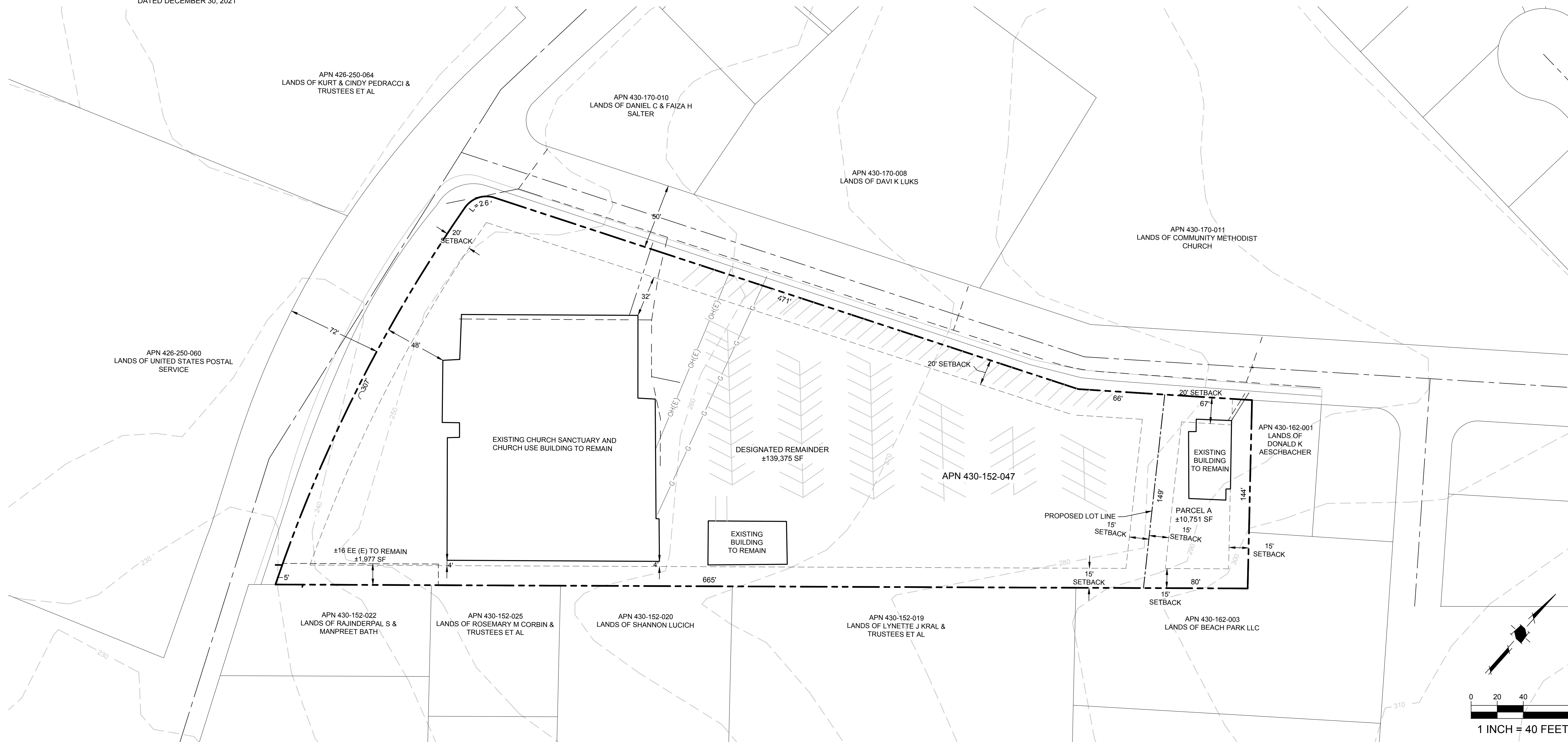
**5100 ARGYLE ROAD | #CDMS22-00005
TENTATIVE PARCEL MAP**

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NO	DATE	DESCRIPTION
PROJECT NO:		6245.0
CAD DWG FILE:		624500TM.DWG
DESIGNED BY:		L
DRAWN BY:		
CHECKED BY:		DR
DATE:		FEB. 08, 202
SCALE:		AS SHOWN
© HMM		

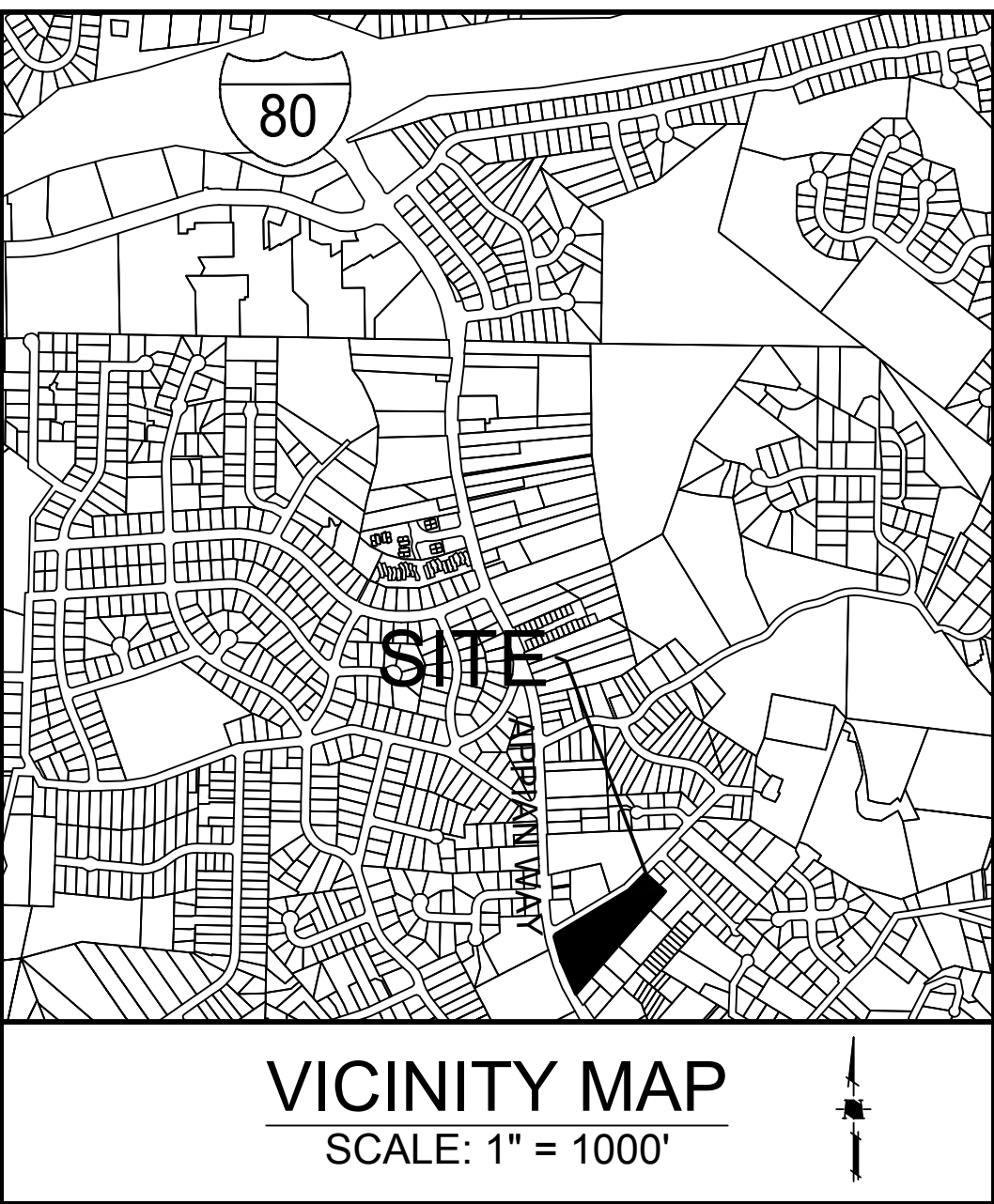
TENTATIVE PARCEL MAP

TM-1
OF 2



LEGEND

- PROJECT BOUNDARY
EASEMENT
PROPOSED LOT LINE
EXISTING BUILDING FOOTPRINTS
EXISTING CURB
EXISTING SETBACKS
ELECTRICAL EASEMENT
EXISTING
STORM DRAIN PIPE (EXISTING)
WATER PIPE (EXISTING)
OVERHEAD ELECTRIC LINE (EXISTING)
GAS LINE (EXISTING)
EXISTING TREES TO REMAIN (X" DIA)
- EE
(E)
OH(E)
OH(E)
G G G



**CENTRAL ASSEMBLY
CHURCH SUBDIVISION**
5100 ARGYLE ROAD | #CDMS22-00005
TENTATIVE PARCEL MAP

NO	DATE	DESCRIPTION
1		PROJECT NO: 6245.00
2		CAD DWG FILE: 624500TM.DWG
3		DESIGNED BY: LK
4		DRAWN BY:
5		CHECKED BY: DM
6		DATE: FEB. 08, 2022
7		SCALE: AS SHOWN
8		© HMM

**EXISTING
CONDITIONS**

