CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	Hilltop Drive Two-Parcel Subdivision County File #CDMS22-00010
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:**	Adrian Veliz, Senior Planner – (925) 655-2879 adrian.veliz@dcd.cccounty.us
4.	**Project Location:**	4642 Hilltop Drive, El Sobrante, CA 94803 APN: 425-072-017
5.	**Project Sponsor's Name and Address:**	Robert Newell 637 Humboldt Street Richmond, CA 94805
6.	**General Plan Designation:**	Single-Family Residential - High Density (SH)
7.	**Zoning:**	Single-Family Residential (R-7)

8. **Description of Project:** The applicant requests approval of a Vesting Tentative Map to subdivide a 22,720 square-foot lot into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would have an area of 10,000 square feet, while Parcel B would have an area of 12,720 square feet. An existing single-family residence in the area of proposed Parcel A would remain on that parcel. If approved, it is anticipated that Parcel B would be developed with a single-family residence. In addition to the proposed subdivision, the project involves:

- Public Roadway Dedication: The project would dedicate frontage along Hilltop Drive to accommodate the necessary ultimate half-width of Hilltop Drive for the planned 60-foot right-of-way width. The frontage dedication consists of a five-foot wide strip along the 100-foot wide project frontage.

- Private Access Improvements: Vehicular access to the subject property exists via Hilltop Drive. The project would establish a private access and utility easement along the eastern property line which would provide access to both parcels proposed with this subdivision. A paved 16-foot-wide private roadway would be constructed between Hilltop Drive and the common parcel boundary between proposed Parcels A & B.

- Service Connections for Utilities: The subject property is presently served by existing water and sanitary sewer mains located within the Hilltop Drive right-of-way. The project proposes connections to existing water and sewer mains for Parcel B via the

aforementioned 25-foot wide Private Access and Utility Easement. Electrical service is available to the subdivision via existing above-ground lines located on Hilltop Drive.

- Tree Impacts: Tree permit approval is requested for private roadway and utility construction activities encroaching within the dripline of four (4) code protected trees. No tree removal is requested in connection with this project.

9. Surrounding Land Uses and Setting: The subject property is located in an established residential neighborhood in El Sobrante. Adjacent parcels to the east, west, north and south consist of lands zoned single-family residential that have been developed with a single-family residence. Lands located within the incorporated City of Richmond are in the immediate project vicinity, 300 feet west of the project site northwest of the intersection of Hilltop Drive and La Paloma Road. The greater project vicinity is characterized by high density single-family residential development and generally lacks sidewalk and curb/gutter improvements along public roadways serving the area. Interstate 80 is located approximately 0.6 miles west of the project site.

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 District
County Department of Public Works
East Bay Municipal Utility District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, 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 May 3, 2023, to the Villages of Lisjan Nation and to the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria to either request or decline consultation in writing for this project. In an email dated May 3, 2023, a representative for the Wilton Rancheria Tribe requested consultation based on the fact that the project is located within cultural and ancestral affiliated territory. On July 27, 2023, the applicant/owner and staff held a consultation meeting with a Wilton Rancheria Cultural Resources official to discuss future development activity on the project site. Although tribal records do not indicate any known tribal cultural resources on the project site, the potential for accidental discovery during ground disturbing activities cannot be dismissed. Therefore, the implementation of "accidental discovery"

mitigation measure to ensure that heretofore undiscovered tribal cultural resources will be handled appropriately if discovered during ground disturbing activities associated with the 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.



09/07/2023

Adrian Veliz
Senior Planner
Contra Costa County
Department of Conservation & Development

Date

ENVIRONMENTAL CHECKLIST

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

***SUMMARY**:*

a) **No Impact**: The subject property is located in an urbanized area of the County. Surrounding parcels in each direction have been previously developed with single-family residential uses. There are no scenic ridgeways or scenic routes in the project vicinity. Therefore, the project would have less than significant impacts resulting in substantial adverse impacts on a scenic vista.

b) **Less Than Significant Impact**: There are no rock outcroppings on the subject property. Several mature trees exist along the sides and rear of the parcel, none of which are proposed for removal in association with this project. An existing home in the area of proposed Parcel A was constructed in 1940. Since the home is of no known historical significance, and considering that the existing home will remain, the project would have no impacts resulting from damage to historic buildings. There are no scenic highways or other significant scenic resources on the project site or its immediate vicinity. Therefore, the project would have less than significant impact on scenic resources in the County.

c) **No Impact**: The County does not have any applicable zoning or other regulations governing scenic quality in this urbanized area of the County. Therefore, the project will have no impact in this respect.

d) **Less Than Significant Impact**: The project involves the creation of two parcels, one of which would ultimately be developed with a new single-family residence in the future. Typically, the construction of a single-family residence is not associated with the creation of substantial light or glare. Single-family homes generally include exterior light fixtures near garage, patio, and other outdoor yard areas. The use of such lighting for the proposed project would be consistent with the surrounding neighborhood and would not significantly affect nighttime views. Therefore,

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

considering the nature and scale of the proposed project, it is not expected to have a significant adverse effect on daytime or nighttime views in the area.

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**: According to the California Department of Conservations 2016 *Contra Costa County Important Farmland* map, the subject property and its immediate surroundings consist of "Urbanized and Built-Up Land". Neither the subject property, nor its surroundings, are within an agricultural zoning district. No Williamson Act contract exists for the subject property. There are no Forestlands, Timberlands, or Timberland Production zones which could be affected by the proposed project. Therefore, there is no reasonable expectation that the project would have any impact to Agricultural or Forest Resources.

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?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 2022 CEQA guidelines screening criteria. Pursuant to these guidelines, if a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts to air quality. The BAAQMD screening criteria for the proposed use (single-family residential) are presented in the table below:

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

As demonstrated in the table above, the project proposal represents less than one percent of both screening thresholds. Therefore, the project, resulting in up to one new dwelling unit, is not expected to produce criteria pollutants in significant quantities. Since the 2017 Clean Air Plan generally involves a multi-pollutant strategy to reduce ozone, particulate matter and toxic air contaminants, and BAAQMD screening criteria indicate that a development of this scale would not produce significant quantities of such criteria pollutants, the project would not conflict with BAAQMD's implementation of the Clean Air Plan.

b) **Less Than Significant Impact**: As discussed above, pursuant to BAAQMD screening criteria, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation (i.e., occupancy of one additional dwelling unit). Although the proposed project would contribute incrementally to the level of criteria air pollutants in the atmosphere, the project would expectedly have a less than significant adverse environmental impact on the level of any criteria pollutant.

c-d) **Less Than Significant Impact**: The type and scale of the project proposal is not typically associated with the generation of criteria pollutants in any significant quantity. If approved, the expected activities would include the construction and occupancy of one additional dwelling unit within an established single-family residential neighborhood. Land uses that involve processes, which could potentially result in the substantial concentration of air pollutants and/or malodors, are generally not allowed in the single-family residential (R-7) zoning district in which the subject property is located. Therefore, if approved, the project is not expected to cause significant

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

localized emissions that could expose sensitive receptors to substantial pollutant concentrations or malodors.

Likewise, the scale of the project represents a small fraction of the construction-related screening thresholds for criteria pollutants. Consequently, the expected temporary impacts to air quality are also considered less than significant, pursuant to BAAQMD screening guidelines.

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

***SUMMARY**:*

a-c) **Less Than Significant Impact**: The project site is within an urbanized area of the County consisting of high-density single-family residential development. An existing single-family residence (SFR) is located at a northerly portion of the subject property near its frontage with Hilltop Drive. If approved, this existing residence would remain in the area of proposed Parcel "A", while Parcel "B" could be developed with a new single-family residence and associated uses accessory thereto. A potential building site for future residential construction has been identified on the Vesting Tentative Map. According to the Conservation Element of the County General

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

Plan, the project site is not identified as a significant ecological area or as a habitat for protected wildlife or plant species. Additionally, the proposed building sites are located at relatively level areas of the project site that will not require significant grading activity or tree removal. There are no riparian habitats, creeks, wetlands, or other waterways on or near the subject property. Thus, the nature of the project combined with the setting of the surrounding neighborhood are such that the project has less than significant potential for adverse impacts on special status plant/animal species or their habitat, including riparian areas, wetlands, waterways, or other sensitive natural communities.

d) **Less Than Significant Impact**: The project does not involve substantial grading of the subject property and is located within a developed residential neighborhood within the Urban Limit Line in the El Sobrante community. There are no waterways, wildlife corridors, or wildlife nursery sites on the subject property or its' immediate vicinity. The project proposes work primarily along the eastern property boundary for site access improvements and utility connections supporting the expected eventual development of a single-family residence on proposed Parcel B. Since the project does not involve substantial alterations to the subject property, it would expectedly have little potential for adverse impacts on wildlife species or native residents. When also considering the urbanized nature of the surrounding area, the project would result in less than significant impacts to wildlife.

e) **No Impact**: The project includes a tree permit request for authorization to work within the dripline of four (4) code-protected trees to accommodate the project. No trees are proposed for removal. The tree impacts have been evaluated concurrently with this tentative map, consistent with the provisions of the County's Tree Protection and Preservation Ordinance (County Code Chapter 816-6). There are no additional ordinances or policies pertaining to biological resources applicable to the proposed subdivision in this urbanized area of the County. Therefore, the project will have no impact conflicting with policies or ordinances protecting biological resources.

f) **No Impact**: The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) was adopted by the County in October of 2006. The purpose of this plan is to provide a framework to protect natural resources while streamlining the environmental permitting process for impacts to covered special status species within the rapidly expanding region of Eastern Contra Costa. The 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.

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?	☐	☒	☐	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

***SUMMARY**:*

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

- Is listed in the California Register of Historic Places and has been determined to be eligible for listing by the State Historic Resources Commission;

- Is included in a local register of historic resources, and identified as significant in a historical resource survey that has been or will be included in the State Historic Resources Inventory; or

- Has been determined to be historically or culturally significant by a lead agency.

The subject property is not within the boundaries of any designated historical district. The project site is not listed on the Contra Costa County Historic Resources Inventory, or the California Department of Conservation's list of historical resources. The existing buildings on the subject property consist of a residence originally constructed in 1940 and a detached garage. The existing residence and garage are of no known historical significance. Additionally, the project does not propose the demolition and/or alteration of the existing buildings. 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. While unlikely since the subject property and surrounding area have been substantially disturbed by residential development activity, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources, or to uncover human remains. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If, during project construction, subsurface construction activities damage previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measures (CUL-1 through CUL-4) would reduce the potential impact of ground-disturbance related to future construction activities to a less than significant level.

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

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

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

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

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

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

***SUMMARY**:*

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

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

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

SUMMARY:

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

i) **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 1.6 miles to the west. Since no active faults pass through the site, the potential for substantial adverse effects from fault rupture are relatively low. Therefore, less than significant impacts are expected to result from the project, which proposes the creation of one additional single-family residential parcel 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 to low probability (15% -

50%) to occur within the next 50 years. Such earthquake events would be associated with severe to violent intensity (VIII – IX on the Modified Mercalli Intensity Scale). Generally, earthquakes of this intensity can result in substantial damage, or even collapse, in poorly designed structures. General Plan Safety Element figure 10-4 (Estimated Seismic Ground Response) indicates that the project vicinity is underlaid by Pliocene bedrock and Older (Pleistocene) Alluvium, which is characterized as having moderately low damage susceptibility during seismic events. Thus, the characteristics of the sites geology would expectedly lessen the severity of seismic related impacts, notwithstanding the sites proximity to the Hayward Fault. Site improvement plans for the future development Parcel "B" will be subject to review and approval by County Building and Grading officials under then-current code requirements. It is expected that the adherence to the California Residential Code for construction-level plans for future development on Parcel B 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. Future residential development of Parcel "B" for building and/or grading permits will require subsurface investigation to provide site-specific engineering recommendations to ensure that building and foundations are designed with appropriate consideration of the site's soil characteristics. With sound foundation design and adherence to current Residential Building Code requirements, the project will have less than significant impacts related to liquefaction.

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) **Less Than Significant Impact*:*** The project involves the division of a lot in a developed residential neighborhood. Considering that site improvements to the subject property will not substantially affect the existing site drainage pattern, the project has relatively low potential to result in substantial erosion or loss of topsoil. Site improvement plans will be subject review by County Building Inspection Division and Department of Public Works officials. A review of these plans by these County officials, prior to the issuance of building and/or grading permits will ensure the project's compliance with applicable erosion control standards. Therefore, the potential for the project resulting in significant erosion or loss of topsoil is less than significant.

c) **Less Than Significant Impact**: As previously mentioned, the subject property is not located within an area with known geologic hazards. The surrounding area has been extensively developed with single family residential dwellings and associated access and utility infrastructure.

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. With appropriate foundation design, and adherence to requirements of applicable residential building codes in effect at the time when building permit applications are submitted, the project would have less than significant impacts in this regard.

d) **Less Than Significant Impact**: The subject property is characterized by Clear Lake Clay soils, as mapped by the *Web Soil Resource* by United States Dept. of Agriculture Natural Resource Conservation Service. The underlying clayey soil (Los Osos clay loam) has relatively high shrink-swell potential, and thus, may be located on expansive soil. Nevertheless, less than ideal soil conditions can be overcome with sound engineering applied to individual building sites. With appropriate foundation design, and adherence to all applicable provisions of California residential building codes in effect at the time when building permit applications are submitted, the underlying soil conditions would not result in significant adverse effects relating to expansive soil.

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 District (WCWD) and WCWD staff comments indicate that capacity exists within the system to accommodate the project. Thus, the project would have no impacts arising from the use of a private wastewater disposal system.

f) **Less Than Significant Impact**: There are no known paleontological resources on the subject property. The project site and its surroundings have been previously disturbed by residential development in the immediate vicinity. Considering the extensive previous disturbance of the urbanized project vicinity and the relatively minor amount of grading required to implement the project, impacts to paleontological resources are expected to occur at less than significant levels – if at all. With the implementation of Cultural Mitigation Measures CUL1-CUL4, previously identified within this study, the project ensures that the discovery of heretofore unknown paleontological resources on the project site will not result in significant impacts to such resources.

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 construction and habitation of one additional single-family residence is likely 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 2022 BAAQMD CEQA Guidelines. The 2022 BAAQMD CEQA Guidelines state that projects that are consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines section15183.5(b). The 2015 Contra Costa County Climate Action Plan (CAP) has been adopted at the local level in compliance with State CEQA Guidelines section 15183.5(b). The GHG reduction strategies incorporated therein include measures designed to increase energy efficiency, promote alternative modes of transportation, reduce vehicle miles traveled, and reducing reliance on fossil fuel energy sources. Future development of a single-family residence on Parcel B will be subject to Title 24 Energy Efficiency standards as well as the County's all electric ordinance prohibiting the use of natural gas in household appliances. Existing County Ordinance also requires the provision of solar energy and the installation of outlets suitable for electric vehicle charging within new single-family residences. Additionally, the project site is located approximately 300 feet from the nearest mass transit stop, located at the corner of Hilltop Drive and La Paloma Road. Based on the above, the project is consistent with GHG reduction measures within the CAP. Therefore, the future construction and habitation of one new dwelling would have a less than significant impact with respect to the generation of GHG.

b) **Less Than Significant Impact**: Within the *2017 Clean Air Plan* is an ambitious GHG reduction target to reduce Bay Area GHG emissions to 80% below 1990 levels by the year 2050. The 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO_x) – and reduce transport of ozone and its precursors to neighboring air basins. In addition, the plan builds upon and enhances the BAAQMD's efforts to reduce emissions of fine particulate matter and toxic air contaminants. The BAAQMD's approach to developing a threshold of significance for GHG emissions is to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. For land use development projects, the threshold is 1,100 metric tons per year (MT/yr) of CO_2e. If a project would generate GHG levels

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

above the threshold, it would be considered to contribute substantially to a cumulative impact, and would be considered significant.

In 2015, the County adopted a Climate Action Plan (CAP), which identifies strategies and policies to reduce GHG levels in Contra Costa County. The CAP is a broad document, with macro policies for the County in general, more so than at the individual project level. However, the project will be consistent with such county wide strategies by the provision of solar energy, energy efficient construction materials, and prohibition of natural gas appliances as required under current residential building code. Additionally, the use of best management practices during future construction on Parcel B would ensure the project is consistent with the *2017 Clean Air Plan* as well as the CAP. The project will be conditioned to print best management practices on all building and grading plans associated with building permits applications for the project. Therefore, the project does not conflict with local plans designed to reduce emissions of greenhouse gases.

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?	☐	☐	☒	☐

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

***SUMMARY**:*

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

There would be associated use of fuels, lubricants, paints, and other construction materials during the construction phase of the project. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With adherence to existing regulations, the project would result in less than significant construction impacts.

c) **Less Than Significant Impact**: There are no schools located within a quarter mile of the project site. The nearest school is Bethel Christian Academy, which is located at 431 Rincon Road in El Sobrante, approximately 0.4 miles east of the project site. Additionally, the project does not involve the use of significant quantities of hazardous materials either during the construction or operation of the residential project. 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**: There are no airports in the vicinity of the project site, therefore, no impact.

f) **Less Than Significant Impact**: The proposed project is a minor subdivision within a residential area in the El Sobrante community. The subject property is located along the southern side of Hilltop Drive, approximately 300 feet east of its' intersection with La Paloma Road. Hilltop Drive is the route likely to be used in the event of an emergency requiring evacuation of the local neighborhood as fronts the project site, provides vehicular access into and out of the subject neighborhood, and has convenient access to Interstate 80 approximately ½ mile west of the project site. The project does not propose any activities within the public right-of-way which could potentially impair implementation of an emergency evacuation plan or that could physically interfere with the use of the public roadway. Additionally, the proposed project will not affect any existing communication/utility structures such as power poles or telecommunications towers,

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

which may be necessary for an emergency response or evacuation. Accordingly, the project would have a less than significant impact on emergency response and emergency evacuation plans.

g) **Less Than Significant Impact**: The project site and immediate surroundings are classified as "Urban Unzoned", according to local responsibility area (LRA) mapping by CAL Fire. The nearest lands having a "high" or "very high" designation are lands surrounding the Sobrante Ridge and Wildcat Canyon open space areas, located ¾-mile east and 1 mile south respectively. Since the surrounding neighborhood predominantly consists of lands also having the "Urban Unzoned" designation, and the fact that the project is located in a developed residential neighborhood, the proposed subdivision possesses relatively low potential to result in impacts exposing people or structures to risks associated with wildfires. Any future construction activity would be subject to then-current building code and fire code, including those requiring the installation of automatic fire sprinklers, fire hydrants, or other fire suppressive improvements. Therefore, the project will not result in a significant direct or indirect risk of exposing people to loss, injury, or death involving wildland fire.

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?	☐	☐	☒	☐

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

***SUMMARY**:*

a, e) **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 RWQCB regulates stormwater runoff from construction activities under the NPDES permit from the State Water Resources Control Board (SWRCB). No stormwater control plan is required for this project, per a December 21, 2022, memo from County engineering staff with the Department of Public Works. 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) **Less Than Significant Impact**: The expected future construction of one new single-family residence within an established neighborhood will not result in a significant increase in the demand for water resources in this area. The subject property presently receives water service from the East Bay Municipal Utility District (EBMUD). EBMUD staff have reviewed the project and provided comments indicating that additional water service is available to the subdivision. Given the lack of substantial quantities of new impervious surface resulting from development associated with this project and its reliance on a municipal water source (as opposed to wells drawing groundwater), the project will not interfere with groundwater recharge and will have less than significant impacts on groundwater management.

c) **Less Than Significant Impact**:

i-iv) The subject property fronts the southern side of Hilltop Drive and is surrounded by single-family residential development. Presently, runoff from the subject property flows generally downhill to the south to Appian Creek through existing ditches and culverts. Engineering staff with the County Department of Public Works have reviewed the site drainage plan and determined that the project will have negligible effect on the existing drainage pattern. The subdivision, including access improvements and anticipated future single-family residential development, would result in approximately 7,000 square feet of new impervious surface. The project drainage plan has been reviewed and preliminarily approved by Engineering Services Division staff with the County Department of Public Works. If approved, site improvement plans are subject to additional review to ensure that the project is in compliance with applicable County drainage ordinances. Based on the forgoing, the nature and scale of the project are such that the project is unlikely to alter the project site/surroundings resulting in substantial erosion, siltation, increased runoff exceeding existing infrastructure capacity, or otherwise imped or redirect flood flows. Therefore, the project will have less than significant impact in this regard.

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

d) **Less Than Significant Impact**: The project is inland and well removed from coastal areas that would be inundated by seiche or tsunami events. The project is not within a special flood hazard zone. Therefore, the project would not result in such impacts to any significant degree.

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 the unincorporated community of El Sobrante. The surrounding neighborhood is characterized by high-density single-family residential development and associated improvements. The eventual construction of one additional residence would be a continuation of the established development pattern in the area, and therefore, would not physically divide an established community.

b) **No Impact:** 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). The proposed subdivision, and the eventual construction of a new single-family residence, is consistent with the allowed land uses for the respective R-7 district and SH General Plan designation. Proposed Parcels A & B each meet the 7,000 square-foot minimum parcel area and dimensional requirements for the R-7 district in which they are located. The subdivision also identifies a building envelope where future development can occur meeting all setback requirements for the R-7 district. Thus, the subdivision and anticipated residential development is consistent with development standards for the R-7 district and with the underlying general plan land use designation. There are no other land use policies applicable to this area of the County which conflict with the project. Therefore, no environmental impacts are anticipated to result from a land use perspective.

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?	☐	☐	☐	☒

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

***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. 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.

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-b) **Less Than Significant with Mitigation:** The project consists of a subdivision resulting in two new parcels, identified on the Vesting Tentative Map as Parcel B. The noise element of the County General Plan specifies noise exposure levels between 55-70 dB as conditionally acceptable in low density single-family residential settings. According to Contra Costa County GIS mapping data, ambient noise levels in the surrounding area are presently above 60dB on average. The residential building code prohibits interior noise levels above 45 dB. The project will be required to utilize construction materials and techniques designed to reduce interior noise levels to 45 dB or below as required by the residential building code. The future habitation of one new single-family residence and associated accessory structures would not significantly increase ambient noise levels in the area. However, potentially significant temporary noise impacts could arise temporarily during the future construction of a new residence on Parcel B. Such noise-related impacts are typical of routine residential construction, and impacts arising therefrom can be substantially mitigated with standard measures such as limiting construction hours, traffic flow, and the usage of certain heavy equipment. Incorporation of the following mitigation measures will ensure that the project, including anticipated future construction activity, will have less than significant noise-related impacts:

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

Potential Impacts – Temporary noise levels due to construction

Impact NOI-1 – NOI-6: When Parcel B is developed, a temporary increase in ambient noise levels would occur, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan. Therefore, the developer is required to implement the following noise mitigation measures throughout the construction phase to reduce impacts from ground borne vibrations and temporary increases in ambient noise levels to less than significant levels:

Mitigation Measure NOI-1: ***All construction activities, including delivery of construction materials, shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below***

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

Mitigation Measure NOI-2: ***Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.***

Mitigation Measure NOI-3: ***The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.***

Mitigation Measure NOI-4: ***The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities.***

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

Mitigation Measure NOI-5: ***The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and shall maintain a log of complaints, which shall be available for review by County staff upon request.***

Mitigation Measure NOI-6: ***Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.***

c) **No Impact**: The project site is not in the vicinity of a private airstrip or within two miles of a public airport. Therefore, the project would have no impact exposing people to excessive noise, either relating to, or exacerbated by aviation activity.

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 project would allow for an increase the housing stock in Contra Costa County by one dwelling unit, a change that would not amount to substantial population growth. The project proposes a private roadway and utility connections within a private easement traversing Parcel A to serve the subdivision. No public infrastructure improvements are proposed for the subdivision project. Therefore, the project would not have impacts inducing significant population growth in the County, either directly or indirectly.

b) **No Impact**: A single-family residence exists on the subject property and would remain in the area of Parcel A if the project is approved. Therefore, the project does not displace existing housing, and in fact would result in additional housing in Contra Costa County through the creation of one additional developable residential parcel.

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

SUMMARY*:*

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 0.3 miles north of Contra Costa Fire Protection District Station #69, located at 4640 Appian Way in El Sobrante. The project was referred to the Contra Costa County Fire Protection District for comment, and their response gave no indication that the project would adversely impact fire protection services. Therefore, given compliance with the applicable fire codes and General Plan policy, the project will have a less than significant impact in this regard.

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, resulting in two new parcels, one of which could be developed with a new single-family residence and associated ancillary structures, would not substantially increase the population within this area of the County. Therefore, the project 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.

c) **Less Than Significant Impact**: Since the project would not significantly increase the population in 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 increase in the El Sobrante area. Thus, the project would not result in a significant increase in the use of existing recreational public resources in the area. Since

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

the project would only marginally increase population in the area, the project will not necessitate the provision of new park facilities.

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.

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 relatively minor scale of the project, allowing for the eventual construction of one new single-family dwelling in an established neighborhood, the project would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity of the project site. Residential development in the area of proposed parcel B is subject to park impact and park dedication fees, which fund the acquisition and maintenance of parks and recreational facilities in Contra Costa County. That being the case, the project is not expected to result in substantial physical deterioration of nearby public facilities, nor would the project accelerate such deterioration. Therefore, less than significant impacts are expected in this regard.

b) **No Impact**: The project does not propose the construction of new recreational facilities, or the expansion of existing facilities. Therefore, the project will have no impacts in this respect.

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?	☐	☐	☒	☐

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

***SUMMARY**:*

a) **Less Than Significant Impact**: The subject site is located along the southern side of Hilltop Drive, which is designated as a collector road for traffic movement within a community. According to General Plan Figure 5-3 (Transit Network Plan), the project site and surrounding areas are located within the major north/south transit corridors traversing western Contra Costa County along Interstate 80. Considering that the project would result in one (net) new single-family residential parcel, the potential for the project to substantially conflict with the regional circulation system within this corridor is relatively low. Vehicular access to the project site is via Hilltop Drive, which provides direct access to Interstate 80 approximately ½ mile west of the project site. The subdivision project, including the eventual construction of one new residence, will have minimal effect on public rights-of-way and is not expected to significantly affect circulation on surrounding public roadways.

The project includes a request for an exception from County ordinance requirements for frontage improvements (e.g. curb, gutter, sidewalk) citing that such improvements are not characteristic of this area, amongst other challenges. Considering the fact that the exception request is consistent with the surrounding area, and that the project still proposes frontage dedication along Hilltop Drive, granting the exception will not significantly impact any publicly maintained roadways and thus, will not significantly affect the overall circulation in the area.

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, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact". According to ITE trip generation rates for detached single family residential development, the project would result in 1.75 peak trips per day (0.75 daily AM trips, 1 daily PM trip) when a residence is constructed on Parcel B. Since there is no reasonable expectation that a project of this scale could exceed 110 daily trips, the project is assumed to have a less than significant impact on traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

c) **Less Than Significant Impact**: The project involves the creation of one new residential parcel, within an established residential neighborhood. The proposed land use is identical to that on privately held land in the immediate vicinity. Thus, hazards from incompatible land uses are not expected. The project is accessed via Hilltop Drive and does not involve construction activity

within a County right-of-way. The project does not require the alteration of any roadway in a manner that might result in a public hazard from a geometric design. The intersection of driveway connections with public roadways will be subject to the requirements of County Department of Public Works design specifications in order to ensure it meets all applicable safety standards. Thus, no significant transportation impacts, whether due to a design feature or incompatible land uses, are expected to result from the project.

d) **Less Than Significant Impact**: The project has adequate access for fire safety via Hilltop Drive, which bounds the site to the north. The project was referred to the Contra Costa County Fire Protection District (CCCFPD) for agency comments and staff did not receive a response indicating any site access issues. Prior to occupancy of a new residence, construction plans will be subject to the CCCFPD review for consistency with applicable Fire Codes that are in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that final development plans for Parcel B will not result in a condition with inadequate emergency vehicle access.

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

***SUMMARY**:*

a-b) **Less Than Significant With Mitigation**: 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 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 Confederated Villages of Lisjan Nation for their review of the project proposal. In an email dated May 3, 2023, a representative for the Wilton Rancheria Tribe requested consultation based on the fact that the project is located within cultural and ancestral affiliated territory. On July 27, 2023, the applicant/owner and staff held a consultation meeting with a Wilton Rancheria Cultural Resources official to discuss future development activity on the project site. Although tribal records do not indicate any known tribal cultural resources on the project site, the potential for accidental discovery during ground disturbing activities cannot be dismissed. Therefore, the implementation of the following "accidental discovery" mitigation measure will ensure that the project does not result in significant impacts to tribal cultural resources.

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

Mitigation Measure TRI-1: If potential tribal cultural resources (TCRs), archaeological artifacts, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work will cease within 100 feet of the find (based on the apparent distribution of the resources. Examples of potential cultural materials include but are not limited to midden soils, artifacts, chipped or worked stone, baked clay, shell or bone.)

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

- ***A Native American Representative from the federally recognized, Wilton Rancheria will assess the significance of the find and make recommendations for further evaluation and treatment if necessary. Culturally appropriate treatment that preserves or restores the cultural qualities and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of any further activities by a tribal representative, and or returning the objects to a location within the project area where they will not be subject to future impacts.***

- ***Wilton Rancheria does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe. If any human remains are discovered during construction activities, the County Coroner and the Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the remains are Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) (MLD) who will work with the project proponents to define proper treatment and disposition.***

- ***After review of the find and consultation with the MLD, the authority to proceed may be accompanied by the addition of development requirements which provide for protection and preservation of the site and/or additional measures necessary to address the sensitive and unique nature of the site. All treatment recommendations made by the Tribe and other cultural resources specialists will be documented in the confidential portion of the project record. Work in the area(s) of the cultural find may only proceed after authorization from the lead agency in coordination with the Tribe.***

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?	☐	☐	☒	☐

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

***SUMMARY**:*

a) **Less Than Significant Impact**: The project does not involve the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage infrastructure. Water, gas, and sanitary sewer service would be extended into Parcel B from existing infrastructure within a proposed private access and utility easement. Electricity service is available from existing above-ground lines adjacent to Hilltop Drive. Therefore, no significant impacts relating to the extension of utility services to the subdivision is expected to result from the project.

b) **Less Than Significant Impact**: The project has been referred to the East Bay Municipal Utility District (EBMUD) for comment. In a memo dated March 14, 2022, EBMUD staff advised that the project site is located entirely within the service boundary of EBMUD, and that service is available to the project site. Thus, a sufficient supply of water is available to the project now and for the foreseeable future. The project will marginally increase the systemwide demand for potable water within the EBMUD system and will have less than significant impacts on water supplies available to operate the system.

c) **Less Than Significant Impact**: The project site is within the Central Contra Costa Sanitary District's (CCCSD) service boundaries. In an email dated July 12, 2022, CCCSD staff advised that service is available to the project, and that the project would not produce an unmanageable added capacity demand on the wastewater system. Therefore, the project has less than significant impact in this regard.

d) **Less Than Significant Impact**: The proposed project would generate construction solid waste and post-construction commercial solid waste. 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 the construction of a single-family residence 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.

Regular solid waste removal for households and businesses in the El Sobrante area is provided by Republic Waste. The addition of one new single-family residence to the area is not expected to significantly increase the generation of residential solid waste relative to current local levels. As such, the potential for the proposed project to exceed the capacity of the currently utilized landfill is minimal. Therefore, the impact of the project-related waste would be considered less than significant.

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

c) **Less Than Significant Impact**: The project would allow for the future construction of one new single-family residence and associated ancillary structures within an established residential neighborhood. The project site and surrounding area receive residential waste disposal service from Republic Services. Republic Services provides weekly pickup service for solid waste, including containers for recyclables and green waste at no additional cost to the customer. The project does not conflict with any federal, state, or local regulations relating to solid waste. Therefore, no significant impacts are expected in this regard.

20. *WILDFIRE –* *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,* ***would the project:***				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

SUMMARY:

a-d) **No Impact**: Neither the project site, nor its surroundings are classified as Very High Fire Hazard Severity Zones, therefore no impact.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. *MANDATORY FINDINGS OF SIGNIFICANCE*				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
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 disturbed by development activity limits the potential for such occurrences on or around the project site. This study identifies potentially significant impacts in the areas of noise, cultural resources, and tribal resources – with mitigations proposed to ensure that such impacts occur at less than significant levels, if at all.

b) **Less Than Significant Impact**: The County has not recently approved any major developments in the project vicinity. The proposed minor subdivision would allow for the future construction of one new single-family residence and associated ancillary structures in the area of proposed Parcel B, including grading and the extension of driveway and utility connections from the Hilltop Drive public right-of-way. All potentially significant environmental impacts identified within this report are related to the construction phase of the project. Projects of this type and scale are commonly exempt from CEQA review and are generally not expected to result in significant environmental impacts. Neither proposed Parcel A nor B will be further subdividable in the future, thus limiting future development potential for the subject property. The project would not result in a significant increase in population for the El Sobrante area with the introduction of one new dwelling to the local housing stock. Considering the project results in a negligible increase in

housing stock and population in Walnut Creek, its potential for cumulative impacts are less than significant.

c) **Less Than Significant Impact**: The project involves routine residential development and minimal environmental disruption. The project does not involve the transportation and/or routine handling of hazardous materials in any significant quantities. The nature and scale of construction activities required to implement the proposed improvements do not typically result in adverse effects to human beings. With the mitigations identified for incorporation as part of the project, environmental impacts identified within this report would be reduced to a level that would not pose a significant hazard to human beings on or around the project site. Therefore, less than significant impacts are expected in this regard.

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 Geographic Information System Data
- Contra Costa County Zoning Ordinance (Title 8)
- Contra Costa County 2005-2020 General Plan
  Figure 5-3 (*Transit Network Plan)*
  Figure 5-4 (*Scenic Routes Plan*)
  Figure 8-1 (*Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species)*
  Figure 8-4 (*Mineral Resource Areas)*
  Figure 9-1 (*Scenic Ridges and Waterways*)
  Figure 9-2 (*Archaeological Sensitivity Map)*
- Public Resources Code
- Government Resources Code
- Vesting Tentative Map for CDMS22-00010, by Moran Engineering, Inc.
- Arborist Report prepared by Michael Baefsky, (Certified Arborist #WE-0222A, ASCA Consulting Arborist #456) of Trees, Bugs, Dirt Landscape Consulting Firm
- California Department of Conservation *Contra Costa County Important Farmland Map* (2016)
- BAAQMD 2022 CEQA Guidelines (CEQA Thresholds and Guidelines Update (baaqmd.gov))
- BAAQMD Bay Area 2017 Clean Air Plan (2017) (BAAQMD.GOV - 2017 Clean Air Plan)
- Contra Costa County Climate Action Plan (2015)
- United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey (usda.gov)
- CA Dept. of Forestry Web Resource - California Fire Hazard Severity Zones (FHSZ) | California State Geoportal
- California Department of Toxic Substances Control list of Hazardous Waste and Substance Sites (Cortese List) EnviroStor (ca.gov)

ATTACHMENTS

1. **Vicinity Map**
2. **Vesting Tentative Map**
3. **Mitigation Monitoring and Reporting Program**

CDMS22-00010 Vicinity Map



Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Unincorporated
- City Limits
- Board of Supervisors' Districts

DOIT GIS
CONTRA COSTA COUNTY

This map is a user generated, static output from an internet mapping application and is intended for reference use 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.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

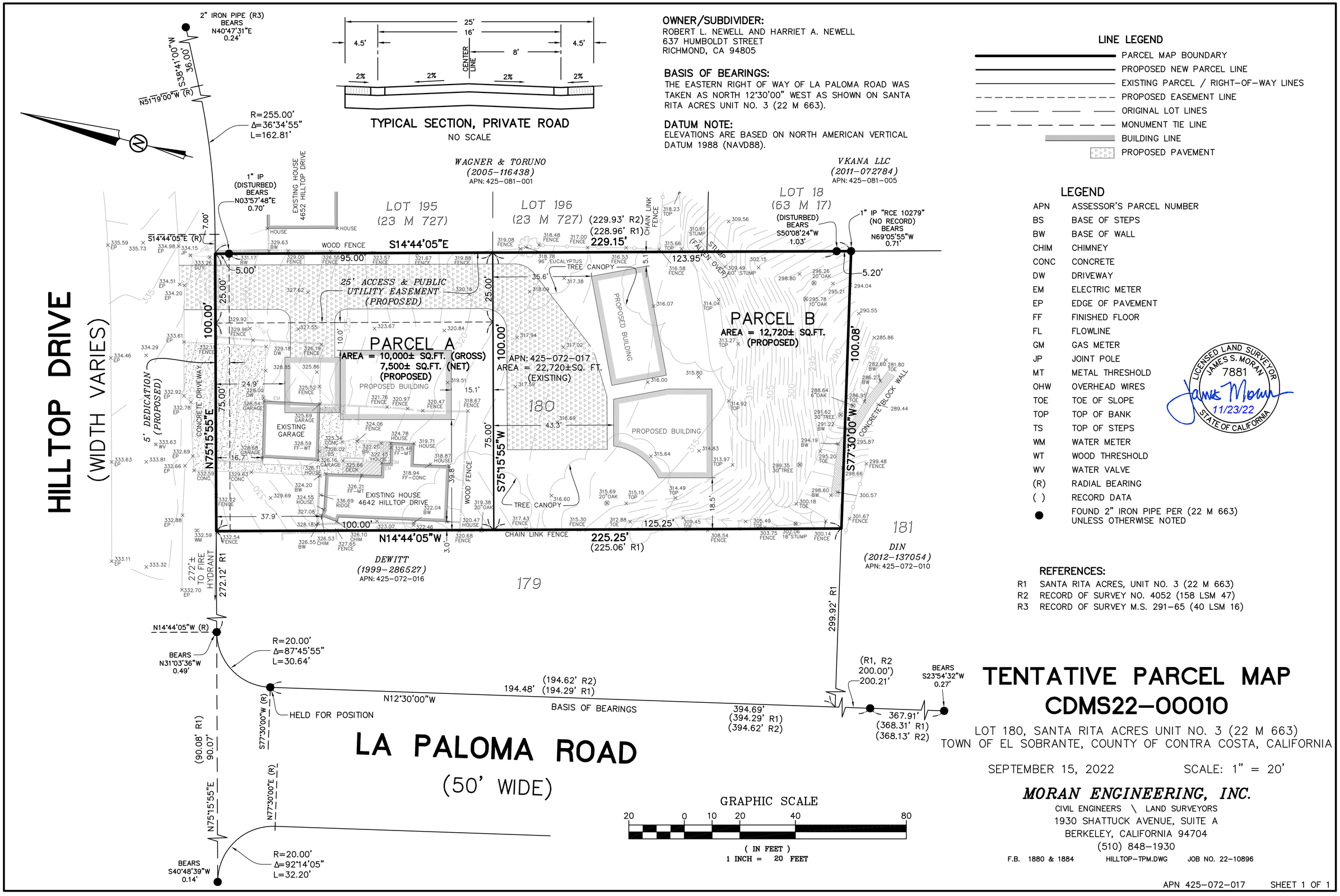
Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxa

RECEIVED on 11/29/2022 CDMS22-00010
By Contra Costa County
Department of Conservation and Development

TENTATIVE PARCEL MAP CDMS22-00010

LOT 180, SANTA RITA ACRES UNIT NO. 3 (22 M 663)
TOWN OF EL SOBRANTE, COUNTY OF CONTRA COSTA, CALIFORNIA

SEPTEMBER 15, 2022 SCALE: 1" = 20'



OWNER/SUBDIVIDER:

ROBERT L. NEWELL AND HARRIET A. NEWELL
637 HUMBOLDT STREET
RICHMOND, CA 94805

BASIS OF BEARINGS:

THE EASTERN RIGHT OF WAY OF LA PALOMA ROAD WAS TAKEN AS NORTH 12°30'00" WEST AS SHOWN ON SANTA RITA ACRES UNIT NO. 3 (22 M 663).

DATUM NOTE:

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

LINE LEGEND

- PARCEL MAP BOUNDARY
- PROPOSED NEW PARCEL LINE
- EXISTING PARCEL / RIGHT-OF-WAY LINES
- PROPOSED EASEMENT LINE
- ORIGINAL LOT LINES
- MONUMENT TIE LINE
- BUILDING LINE
- PROPOSED PAVEMENT

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BS	BASE OF STEPS
BW	BASE OF WALL
CHIM	CHIMNEY
CONC	CONCRETE
DW	DRIVEWAY
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOWLINE
GM	GAS METER
JP	JOINT POLE
MT	METAL THRESHOLD
OHW	OVERHEAD WIRES
TOE	TOE OF SLOPE
TOP	TOP OF BANK
TS	TOP OF STEPS
WM	WATER METER
WT	WOOD THRESHOLD
WV	WATER VALVE
(R)	RADIAL BEARING
( )	RECORD DATA
●	FOUND 2" IRON PIPE PER (22 M 663) UNLESS OTHERWISE NOTED

REFERENCES:

R1 SANTA RITA ACRES, UNIT NO. 3 (22 M 663)
R2 RECORD OF SURVEY NO. 4052 (158 LSM 47)
R3 RECORD OF SURVEY M.S. 291-65 (40 LSM 16)

LICENSED LAND SURVEYOR
JAMES S. MORAN
7881
11/23/22
STATE OF CALIFORNIA

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. 1880 & 1884 HILLTOP-TPM.DWG JOB NO. 22-10896

APN 425-072-017 SHEET 1 OF 1

Mitigation Monitoring and Reporting Program
County File #CDMS22-00010
Hilltop Drive Two-Parcel Minor Subdivision

4642 Hilltop Drive
El Sobrante, CA 94803

September, 2023

SECTION 5: CULTURAL RESOURCES

Potentially Significant Impacts: *Construction activities requiring excavation or earth movement could uncover previously unrecorded significant cultural resources and/or human remains.*

Mitigation Measure(s):

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

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

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

Mitigation Measure CUL-4: Appropriate mitigation of any discovered cultural resources may include monitoring of further construction and/or systematic excavation of the resources. Any artifacts or samples collected as part of the initial discovery, monitoring, or mitigation

phases shall be properly conserved, catalogued, evaluated, and curated, and a report shall be prepared documenting the methods, results, and recommendations. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials or human remains
Party Responsible for Verification:	Project proponent, CDD staff, consulting Archaeologist
Compliance Verification:	Review of archaeologist's report or other verification provided to CDD staff

SECTION 13: NOISE

Potentially Significant Impacts: *The project vicinity will experience a temporary increase in ambient noise associated with the eventual development of a single-family residence on Parcel B. The implementation of the following mitigations ensures such impacts occur at less than significant levels:*

Mitigation Measure(s):

Mitigation Measure NOI-1: ***All construction activities, including delivery of construction materials, shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below***

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

Day after Thanksgiving (State)
Christmas Day (State and Federal)

Mitigation Measure NOI-2: ***Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.***

Mitigation Measure NOI-3: ***The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.***

Mitigation Measure NOI-4: ***The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities.***

Mitigation Measure NOI-5: ***The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and shall maintain a log of complaints, which shall be available for review by County staff upon request.***

Mitigation Measure NOI-6: ***Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.***

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents
Party Responsible for Verification:	Project proponent, CDD staff

Compliance Verification:	Review of construction drawings; or other verification provided to CDD staff

SECTION 18: TRIBAL CULTURAL RESOURCES

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

Mitigation Measure(s):

Mitigation Measure TRI-1: ***If potential tribal cultural resources (TCRs), archaeological artifacts, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work will cease within 100 feet of the find (based on the apparent distribution of the resources. Examples of potential cultural materials include but are not limited to midden soils, artifacts, chipped or worked stone, baked clay, shell or bone.)***

- ***A Native American Representative from the federally recognized, Wilton Rancheria will assess the significance of the find and make recommendations for further evaluation and treatment if necessary. Culturally appropriate treatment that preserves or restores the cultural qualities and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of any further activities by a tribal representative, and or returning the objects to a location within the project area where they will not be subject to future impacts.***

- ***Wilton Rancheria does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe. If any human remains are discovered during construction activities, the County Coroner and the Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the remains are Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) (MLD) who will work with the project proponents to define proper treatment and disposition.***

- ***After review of the find and consultation with the MLD, the authority to proceed may be accompanied by the addition of development requirements which provide for protection and preservation of the site and/or additional measures necessary to address the sensitive and unique nature of the site. All treatment recommendations made by the Tribe and other cultural resources specialists will be documented in***

the confidential portion of the project record. Work in the area(s) of the cultural find may only proceed after authorization from the lead agency in coordination with the Tribe.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents
Party Responsible for Verification:	Project proponent, CDD staff
Compliance Verification:	Review of construction drawings; Consultation with Tribal officials upon accidental discovery (if any)