

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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June 17, 2024

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Sunset Road Two-Parcel Minor Subdivision
- 2. County File Number:** CDMS20-00008
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Joseph W. Lawlor Jr, AICP, Senior Planner
(925) 655-2872, joseph.lawlor@cdc.cccounty.us
- 5. Project Location:** 1551 Sunset Road, Knightsen, CA 94548
(Assessor's Parcel Number: 015-010-074)
- 6. Applicant's Name, Address, and Phone Number:** PA Design Resources, Inc (Applicant)
3021 Citrus Circle, Ste 150
Walnut Creek, CA 94598
(925) 210-9300
- 7. Project Description:** The applicant is seeking approval of a vesting tentative map to subdivide a 13.9-acre property into two parcels. Proposed parcels "A" & "B" would be 8.9 and 5-acres, respectively. One-acre building envelopes for the expected future single-family residential development is specified in each parcel. The vesting tentative map includes proposed locations for access driveways, freshwater

wells, and septic system, for Parcels A & B. The applicant requests an exception to the collect and convey requirements, to allow existing drainage pattern to remain.

8. **Surrounding Land Uses and Setting:** The project site and surrounding parcels are zoned for agricultural land uses. The City of Brentwood is located approximately 0.75 miles west of the subject property. Urbanized residential development exists nearby within City of Brentwood. Unincorporated County lands east and south of the subject property consist of agricultural lands. The project vicinity consists of parcels within General Agricultural (A-2) and Heavy Agricultural (A-3) zoning districts. Parcels in this area range from five to twenty acres in area, with a few one acre ranchette parcels also existing in the area. Existing land uses in the immediate vicinity include crop cultivation, equine uses, and single-family residential development.
9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared, which identifies mitigation measures to be incorporated into the project that will reduce those impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 21-day public comment period.

The mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/CEQA-Notifications> or upon request by contacting the project planner. Any documents referenced in the index can be provided upon request by contacting the project planner.

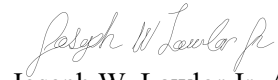
Public Comment Period – The period for accepting comments on the adequacy of the environmental document will **extend to 5:00 P.M., Monday, July 8, 2024.** Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Joseph Lawlor
30 Muir Road
Martinez, CA 94553
or via email to joseph.lawlor@dcd.cccounty.us

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at joseph.lawlor@dcd.cccounty.us or by telephone at (925) 655-2872.

Sincerely,



Joseph W. Lawlor Jr, AICP

Senior Planner

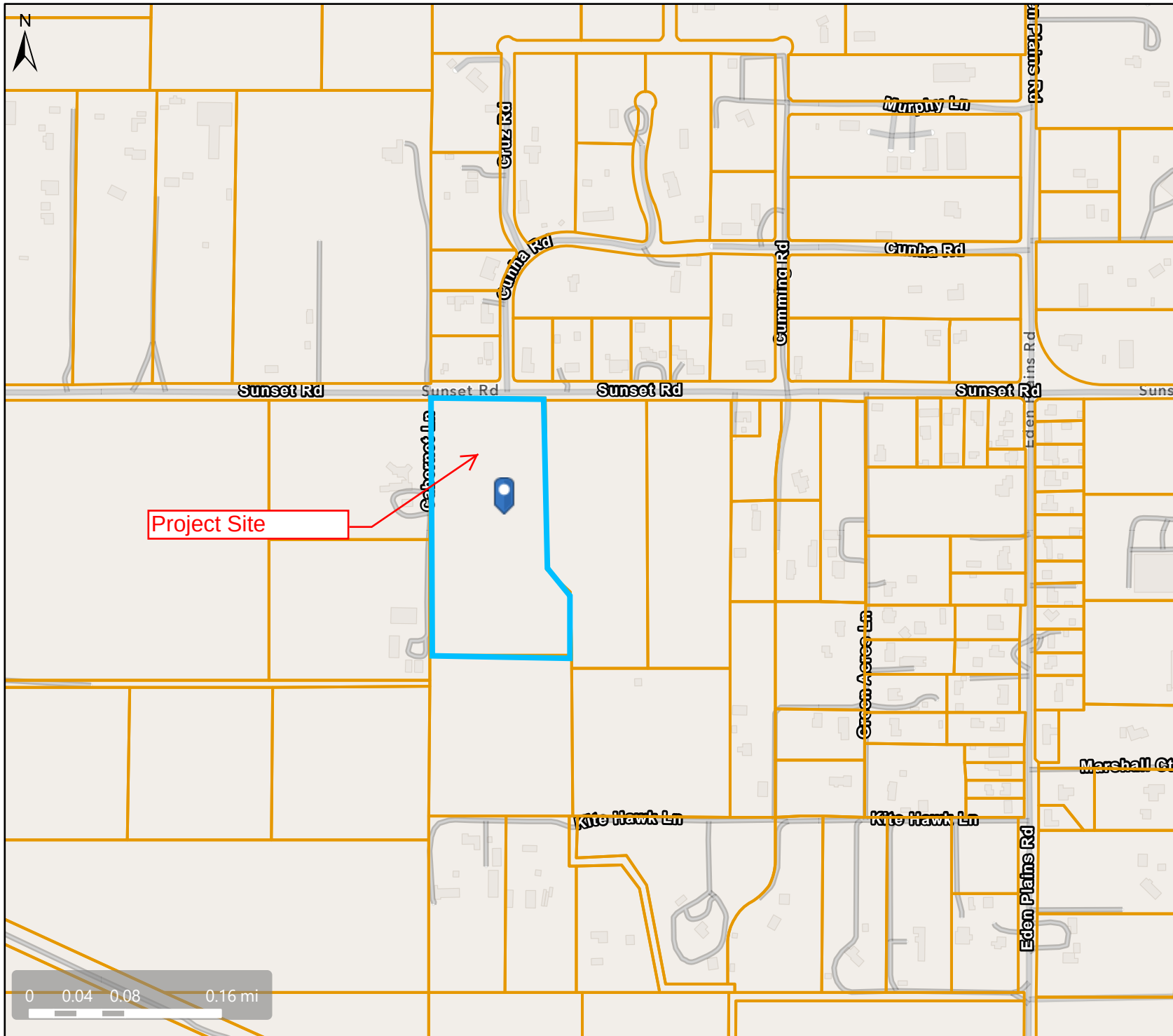
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

att: Project Vicinity Map



Vicinity Map CDMS20-00008



Map Legend

- Assessment
- Parcels

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 inquiries to the appropriate department.

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

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Sunset Road Two-Parcel Minor Subdivision
County File #CDMS20-00008
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:** Joseph W. Lawlor Jr, AICP, Senior Planner, (925) 655-2872
4. **Project Location:** 1551 Sunset Road, Knightsen, CA 94548
APN: 015-010-074
5. **Project Sponsor's Name and Address:** RJP Properties, LLC (Owner)
427 Bayonette Ct.
Brentwood, CA 94514

PA Design Resources, Inc (Applicant)
3021 Citrus Circle, Ste 150
Walnut Creek, CA 94598
6. **General Plan Designation:** Agricultural Lands (AL)
7. **Zoning:** General Agricultural (A-2)
8. **Description of Project:** The applicant is seeking approval of a vesting tentative map to subdivide a 13.9-acre property into two parcels. Proposed parcels "A" & "B" would be 8.9 and 5-acres, respectively. One-acre building envelopes for the expected future single-family residential development is specified in each parcel. The vesting tentative map includes proposed locations for access driveways, freshwater wells, and septic system, for Parcels A & B. The applicant also requests an exception to the County's collect and convey requirements, to allow the existing drainage pattern to remain.
9. **Surrounding Land Uses and Setting:** The project site and surrounding parcels are zoned for agricultural land uses. The City of Brentwood is located approximately 0.75 miles west of the subject property. Urbanized residential development exists nearby within City of Brentwood. Unincorporated County lands east and south of the subject property consist of agricultural lands. The project vicinity consists of parcels within General Agricultural (A-2) and Heavy Agricultural (A-3) zoning districts. Parcels in this area range from five to twenty acres in area, with a few one acre ranchette parcels also existing in the area. Existing land uses in the immediate vicinity include crop cultivation, equine uses, and single-family residential development.

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

Contra Costa County Department of Public Works
Contra Costa Health Services, Environmental Health Division
Contra Costa County Consolidated Fire Protection 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 to the California Native American tribes that have requested notification of proposed projects - the Wilton Rancheria and the Confederated Villages of Lisjan Nation - on June 14, 2024. Pursuant to section 21080.3.1(d), there is a 30 day time period for the Tribes to either request or decline consultation in writing for this project in response to the notice. Staff has not received a request for consultation or comments in response to these notices. However, any comments resulting from consultation will be considered with the project approval, and the project includes mitigations (Cultural Resources section) to stop work and notify applicable authorities in the event that previously undocumented cultural resources or remains are uncovered by ground disturbing activities.

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.

Joseph W. Lawlor Jr, AICP
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 not located near any scenic route, scenic ridges, or scenic waterways, as identified within the Contra Costa County General Plan. Therefore, the project would have no impact resulting in substantial adverse effects on a scenic vista within the County.
- b) **No Impact:** The subject property is devoid of trees, substantial vegetation, rock outcroppings, and buildings. Therefore, the project will have no impact in this respect.
- c) **Less Than Significant Impact:** The project consists of a subdivision of land located in agricultural eastern Contra Costa County, resulting in Parcels A & B, each of which would expectedly be developed with a single-family residence and/or other uses permitted within the A-2 General Agricultural Zoning district in which the subject property is located. Since the project would result in the potential future development of the parcel with land uses consistent with existing zoning on and surrounding the subject parcel, the project is consistent and compatible with the surrounding rural-agricultural area. Further, since access to the subject property is via private roadway, public views of the subject property are relatively distant and obstructed by development on adjacent parcels. Therefore, the project would result in less than significant impacts which degrade the existing visual character or quality of public views of the site and its surroundings.
- d) **Less Than Significant Impact:** If approved, the project is likely to result in the eventual construction of a new single-family residence, and associated improvements, on Parcels A & B. Such improvements typically include exterior lighting, however, the small scale and residential nature of the proposed project are not likely to result in substantial light or glare originating on the subject property. Additionally, the proposed project is consistent and compatible with allowed

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses within the A-2 zoning district and with the land uses established on surrounding parcels. The enforcement of zoning ordinances, including permitted land uses and minimum structural setback standards, will ensure that the future development of the subject property will result in less than significant impacts in this respect.

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) **Less Than Significant Impact:** According to the Contra Costa County Important Farmland Map (2020), the subject property, and the surrounding area are categorized as “Prime Farmland” and “Farmland of Statewide Importance”. However, the project does not propose to convert the subject property to non-agricultural use. Therefore, the project will have a less than significant impacts resulting in farmland being converted to a nonagricultural use.
- b) **No Impact:** The subject property is not currently under a Williamson Act contract with Contra Costa County. The proposed parcel configurations are consistent with the minimum parcel area and dimensions required in the A-2 General Agricultural zoning district in which the subject property is located. The development of a single-family residence and accessory buildings is permitted by right in the A-2 district. The proposed residential building envelope for future residences on Parcels A & B conform to setback and yard requirements for the district. Therefore, the project has no potential to result in conflicts of this nature.
- c) **No Impact:** The project site is not considered forest land as defined by California Public Resources Code Section 12220(g), timberland as defined by California Public Resources Code Section 4526, or zoned Timberland Production as defined by Government Code section 51104(g). Furthermore, the project site is within the P-1 zoning district and the proposed use is an allowed

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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use within the zoning district. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland.

California Public Resources Code Section 12220, under the Forest Legacy Program Act, defines "forest land" as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Public Resources Code 4526, under the Forest Practice Act, defines "timberland" as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the board on a district basis after consultation with the district committees and others.

California Government Code 51104, under the Timberland Productivity Act, defines "timberland" as privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre. "Timberland production zone" or "TPZ" means an area which has been zoned pursuant to Section 51112 or 51113 of the Government Code and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in Public Resources Code 4526 or 12220. With respect to the general plans of cities and counties, "timberland preserve zone" means "timberland production zone." As stated in the Contra Costa County General Plan, no land is used for timber harvesting in the County.

- d) **No Impact:** The project site is not considered forest land, as discussed in "c" above.
- e) **Less Than Significant Impact:** The proposed subdivision and residential building envelopes are compliant with the A-2 General Agricultural zoning district and the Agricultural Lands General Plan land use designation. No element of the project proposes a use that is incompatible with the parcels' agricultural designation. As previously mentioned, the project would expectedly result in the future construction of a single-family residence on both Parcels A & B. An existing private roadway and overhead utilities would serve the proposed parcels. The project does not involve the extension of roadways or utilities to serve the project. Considering that a relatively small percentage of parcel area would be devoted to residential improvements, such improvements would still allow for the continued use of both parcels for grazing or other agricultural purposes. Thus, the project would result in minor changes to the existing environment in a manner consistent with its rural agricultural surroundings. Therefore, the project will have a less than significant impact which could result in the conversion of farmland to nonagricultural use.

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

SUMMARY:

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

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

As shown in the table above, the project proposal represents a small fraction of the screening threshold. Therefore, the project is not expected to produce criteria pollutants in significant quantities. Since the 2017 Clear 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 the BAAQMD's implementation of the Clean Air Plan.

In 2015, Contra Costa County adopted a Climate Action Plan (CAP) as the County's greenhouse gas (GHG) reduction strategy in order to address climate change locally in Contra Costa County. Although principally focused on policies for GHG reduction, the CAP acknowledges the close relationship between air quality and GHG emissions. As such, the CAP identifies criteria air pollutants, and the state and local framework regulating such pollutants; namely the BAAQMD's

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Clean Air Plan. The project impacts leading to emissions of GHG or criteria air pollutants are considered less than significant, as determined using the BAAQMD 2017 CEQA guidelines. Therefore, the proposed project is consistent with the goals and policies for the CAP.

- 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., future occupancy of two additional dwelling units). 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 future construction and occupancy of two additional dwelling units. The future development of Parcels A & B would be within an established rural-residential area, at a location and density that is compatible with its zoning and general plan designation. 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 General Agricultural (A-2) zoning district in which the subject property is located. The application of pesticides, or other chemicals, may occur periodically on the subject property relating to agricultural activities, however, this is common for agriculturally zoned land. The use of such chemicals would not be increased relative to current usage (if any) as a result of this subdivision. Therefore, if approved, the project is not expected to cause significant 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?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less Than Significant Impact:** The project site is approximately 13.9 acres in area and consists of vacant land that has been continuously disturbed/cleared for agricultural purposes. According to the California Department of Fish and Wildlife (CDFW) Public Access Lands map, the project site is not located in or adjacent to an area identified as a wildlife or ecological reserve by the CDFW. According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) of the County General Plan, the project site is not located in or adjacent to, a significant ecological area. Further, the site is already disturbed, with previous single-family residence, farm crop, and associated uses. Thus, on the project site there will be no 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. Thus, pursuant to CEQA, a less than significant impact could be expected from implementation of the proposed project.
- b) **No Impact:** The property contains no perennial or intermittent streams, creeks or other riparian habitat. The closest creek is Marsh Creek, which lies approximately 0.5 miles west of the subject property. Thus, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service.
- c) **No Impact:** There are no wetlands identified on the subject property, therefore, no impact.
- d) **No Impact:** The project area does not consist of any waterways, wetlands, or riparian areas or established migratory wildlife corridors. The project vicinity is not located within an ecologically significant area, as identified within the General Plan (Figure 8-1 Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas), where abundant suitable

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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habit makes occurrences of special status plant/animal species more likely to occur. Considering the historical disturbance of the subject property for agricultural/grazing purposes, and the low ecological sensitivity of the parcel and surrounding area, the project would have less than significant impacts in this respect.

- e) **No Impact:** There are no trees on the subject property, thus, no tree removal or alteration of protected trees are proposed with this subdivision. The project does not otherwise conflict with policies protecting biological resources, including vegetation and wildlife policies enumerated within the Conservation Element of the General Plan.
- f) **No Impact:** There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in East Contra Costa County. The plan lists Covered activities that fall into three distinct categories: (1) all activities and projects associated with urban growth within the urban development area (UDA); (2) activities and projects that occur inside the HCP/NCCP preserves; and (3) specific projects and activities outside the UDA. As the project does not fall into any of these categories, the project is not covered by, or in conflict with the adopted HCP.

5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

SUMMARY:

- a-c) **Less Than Significant With Mitigation:** The project could cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5. Subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources. 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 damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact.

Impact Cultural Resources 1: Construction activities requiring excavation or earth movement could uncover previously unrecorded significant cultural resources and/or human remains. The

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

Cultural Resources 1: All project-related ground disturbance shall be monitored by an archaeologist who meets the Secretary of the Interior’s professional qualification standards for archaeology. In the event that significant cultural resources are discovered during construction activities, the applicant/project owner or sponsor shall ensure that operations within a 100-foot radius of the find shall cease and the archaeologist will be consulted to determine whether the resource requires further study. The standard inadvertent discovery clause shall be included on the grading plans submitted to the City to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations to the City concerning appropriate measures, which shall be implemented by the applicant/project owner or sponsor to protect the discovered resources, including but not limited to recordation on appropriate California Department of Parks and Recreation (DPR) forms, evaluation, or excavation of the finds in accordance with CEQA Guidelines, Section 15064.5.

Cultural Resources 2: In the event of accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and 5097.98 shall be followed. If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98.
2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:
 - a. The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
 - b. The descendant identified fails to make a recommendation.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c. The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

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:** Environmental effects related to energy include the project's energy requirements and its energy use efficiencies by amount and fuel type during construction and operation; the effects of the project on local and regional energy supplies; the effects of the project on peak and base period demands for electricity and other forms of energy; the degree to which the project complies with existing energy standards; the effects of the project on energy resources; and the project's projected transportation energy use requirements and its overall use of efficient transportation alternatives, if applicable. The following factors demonstrate a project's significance in relation to these effects: (1) Why certain measures were incorporated in the project and why other measures were dismissed; (2) The potential of siting, orientation, and design to minimize energy consumption, including transportation energy, increase water conservation and reduce solid-waste; (3) The potential for reducing peak energy demand; (4) Alternate fuels (particularly renewable ones) or energy systems; and (5) Energy conservation which could result from recycling efforts.

New energy consumption includes energy required for operation of the expected new residence and transportation system (private and commercial vehicles), as well as energy used for construction and maintenance of the proposed project. Issues related to energy use include the levels of consumption of non-renewable and renewable energy sources for the construction and operation of the proposed project.

The proposed project's energy demand would be typical for a development of this scope and nature, and would comply with current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations, enforced by the Building Inspection division. That the Legislature added the energy analysis requirement in CEQA at the same time that it created an Energy Commission authorized to impose building energy standards indicates that compliance with the building code is a necessary but not exclusive means of satisfying CEQA's independent requirement to analyze energy impacts broadly. Thus, this report also considers energy consumption related to transportation and efficiency measures not included in the building design.

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Other measures that are included in the project that demonstrate the projects efficiency include a photovoltaic (PV) system as required by Title 24 (Energy Code). In addition, vegetated landscaping, which would reduce the contamination and quantity of stormwater discharge from the site. Furthermore, compliance with the State Model Water Efficient Landscape requirements indicates that water related energy use would not be considered wasteful, inefficient, or unnecessary.

Given the above considerations, the project would have a less than significant impact due to energy consumption.

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?	☐	☒	☐	☐

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

a)

- i) **Less Than Significant Impact:** The project is not within an Alquist-Priolo (A-P) fault zone. There are no active faults mapped in the eastern portion of Contra Costa County. The nearest active fault is the Greenville Fault. The Calaveras and Hayward fault pass an estimated 10.3-29 miles to the west and southwest of the project site respectively. Since the subject property is not located on a known earthquake fault, the project has a relatively low potential to result in the rupture of an earthquake fault. Therefore, project impacts related to fault rupture are considered less than significant.
- ii) **Less Than Significant Impact:** Ground shaking is a complex concept related to velocity, amplitude, and duration of earthquake vibrations. As noted above, there are no known earthquake faults proximate to the project site. Nevertheless, known distant earthquake faults are considered capable of generating earthquakes of magnitude 6.5-7.0. The project does not propose immediate development of Parcel A nor Parcel B. Future construction activity on these parcels will be subject to verification of compliance with then-current California Building Code seismic design parameters as part of the plan check process for the issuance of building/grading permits. The property owner is responsible for obtaining building permits for future structural development of buildings designed for human occupancy. By complying with all applicable building codes and seismic design parameters applicable thereto, the development of the site would result in less than significant impacts relating to ground shaking.
- iii) **Less Than Significant With Mitigation:** According to official Seismic Hazard Zone (SHZ) maps issued by the California Geologic Survey, the project site is within a liquefaction hazard zone. Although no structural development is proposed with this subdivision, a preliminary investigation (*Geotechnical Investigation, Korbmacher Engineering, Inc., June 1, 2021*) has been performed for the site to evaluate geotechnical conditions at the site and provide recommendations regarding geotechnical engineering aspects of the project. Results of the analysis indicate that there is potentially liquefiable layer below the site under the assumed conditions. Therefore, the project Geologist recommends that the proposed buildings be designed for a total settlement of 3 inches and differential settlement of approximately 2 inches. Thus, the inclusion of the following mitigation measure, would insure a less than significant impact from liquefaction hazards.

Impact Geology 1: The future development of Parcel A & B could expose people or property to hazards arising from seismic ground failure including liquefaction.

Mitigation Measure Geology 1: Incorporation of and Compliance with the Recommendations in the Geotechnical Investigation. All grading operations and construction shall be conducted in conformance with the recommendations included in the

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geotechnical report on the proposed project site. Design, grading, and construction shall be performed in accordance with the requirements of the Contra Costa County Building Code and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the County Geologist.

- iv) **Less Than Significant Impact:** The subject property is not within a landslide seismic hazard zone, as mapped by the California Geologic Survey (CGS). Additionally, the subject property and surrounding area consists of flat agricultural land that is devoid of any significant topographical features. Therefore, the project will have less than significant potential to result in adverse impacts related to landslides.

- b) **Less Than Significant Impact:** Considering the flat topography that is characteristic of the subject property, and the fact that the project does not involve substantial grading and will preserve the existing drainage pattern on site, the project has relatively little potential to result in significant adverse impacts related to erosion. A stormwater pollution prevention plan (SWPPP) and Erosion Control Plan are routine requirements of construction projects requiring grading permits. The SWPPP identifies the “best management practices” that are most appropriate for the site, and the erosion control plan, which is required for the grading permit, provides the details of the erosion control measures to be applied on the site. A review of these plans by the Contra Costa County Department of Conservation and Development, Building Inspection Division, prior to the issuance of grading permits will ensure the project’s compliance with applicable erosion control standards. Therefore, by complying with provisions of the California Building Code, the potential for the project resulting in impacts from erosion is less than significant.

- c) **Less Than Significant With Mitigation:** The engineer of record, Korbmacher Engineering, Inc, has prepared a project geotechnical investigation providing technical data and engineering analysis pertinent to the potential building sites identified on Parcels A & B. The geotechnical investigation characterizes the site as having a very low potential for landslides given the level topography of the site and surrounding areas. Additionally, the report concludes that the potential for lateral spreading impacting the site is very low due to the lack of nearby unconfined spaces. Therefore, less than significant impacts are expected in these respects. As discussed above, the project site is located in a liquefaction hazard zone, however, impacts arising from liquefaction can be reduced to less than significant levels with the implementation of Mitigation Measure *Geology 1*.

- d) **Less Than Significant Impact:** Expansive soils shrink and swell as a result of moisture changes that can cause heaving and cracking of slabs on grade, pavements and structures founded on shallow foundations. Building damage due to volume changes associated with expansive soils can be reduced by placing slab on select, granular fill, and by use of rigid mat or post tensioned slabs. Data on foundation conditions has been provided by Korbmacher Engineering, Inc, which considers the proposed building sites on Parcels A & B to be feasible, subject to conservative

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design and compliance with grading, drainage and foundation design. Further geotechnical analysis is needed when the specific approach to construction is known. It should be recognized that expansive soils are an engineering issue, and not a land use or feasibility issue. Any buildings on the site must give consideration to expansion potential and corrosivity, and building pads that are astride the cut/fill transition (as well as pads that are astride a geologic contact of expansive claystone/non expansive claystone) may require special foundation design measures. Therefore, with the implementation of geotechnical recommendations for construction on the subject property, the project will not result in significant risks associated with expansive soils.

- e) **Less Than Significant Impact:** The project identifies potential locations for private septic systems on Parcels A & B. According to the geotechnical investigation prepared for the project, the majority of the site is underlain by Delhi sand (DaC) and Rincon clay loam (RbA) that have been described as very fine silty to clay deposits burying older eroded sand dunes. There is no indication in the geotechnical report prepared for this project that the soil composition of the subject property would be unable to support the use of septic tanks or alternative wastewater disposal systems. Prior to submitting applications for the future development of Parcels A & B, the developer is required to submit to construction level plans and percolation testing for the proposed septic sites to County Environmental Health officials for review and approval. The developer's compliance with all applicable septic system permitting requirements will ensure that the system has been designed for effective operation in the soil conditions on site. Therefore, the soils underlying the project site are expected to have less than significant impact on the use of septic systems or alternative wastewater disposal systems on the property.
- f) **Less Than Significant With Mitigation:** A geotechnical investigation has been performed in connection with this project, none of which identify any unique geologic features which would be directly or indirectly destroyed by the project. There are no known paleontological resources located on the project site that could be considered unique. Nevertheless, there is always the potential for ground disturbing activity to reveal previously undocumented features. The implementation of mitigations measures **Cultural Resources 1** and **Cultural Resources 2** will ensure that work stoppage and appropriate investigation will occur in order to ensure the project will not significantly impact any such resource that may be uncovered by construction activity at the project site.

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:

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 anticipated construction and habitation of up to two 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 2017 BAAQMD CEQA Guidelines. The screening criteria are not thresholds of significance but were developed to provide a conservative indication of whether a proposed project could result in potentially significant air quality impacts. Pursuant to these guidelines, a single-family residential project involving fewer than 114 dwelling units would expectedly have less than significant environmental impacts relating to the generation of GHG. The project consists of a minor subdivision which would result in the creation of two new ranchette parcels that would expectedly be developed with one new dwelling unit each. Therefore, both the future construction and habitation of up to two new dwellings 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 level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. For land use development projects, the threshold is 1,100 metric tons per year (MT/yr) of CO₂e. If a project would generate GHG levels above the threshold, it would be considered to contribute substantially to a cumulative impact, and would be considered significant. According to operational screening criteria published within the *BAAQMD 2017 CEQA Guidelines* residential developments involving fewer than 56 new dwelling units would not significantly contribute to GHG emissions. 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 identifies how the County will achieve an emissions target of 15% below baseline levels by the year 2020. 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 and energy efficient construction materials, as required under current residential building code. Additionally, the use of best management practices during future construction on Parcels A & B would ensure the project is consistent with the *2017 Clean Air Plan* as well as the CAP.

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

SUMMARY:

a-b) **Less Than Significant Impact:** A two-parcel minor subdivision and the associated residential development and habitation anticipated therefrom do not generally involve the routine transport or handling of hazardous materials. Although small quantities of commercially available hazardous materials which may be used for cleaning, and potentially for landscape maintenance may be associated with the project, these materials are unlikely to be used in sufficient quantities to pose a threat to human or environmental health. The application of pesticides, fungicides, or other agriculture-related chemicals may occur related to agricultural use of the property, however, the continued use of such chemicals would be attributable to property's location in agricultural east County and the use of such chemicals would not be increased or intensified relative to present levels, as a result of this project. Therefore, the potential for impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

There would be associated use of fuels, lubricants, paints, and other construction materials when parcels A & B are ultimately developed. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including

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California Occupational Health and Safety Administration (Cal/OSHA) requirements. With compliance to existing regulations, the project would result in less than significant construction impacts.

- c) **No Impact:** There are no schools located within a quarter mile of the project site. The nearest schools are Knightsen Elementary School and Mary Casey Black Elementary, located approximately 1 mile from the project site. Additionally, there is no anticipated use of significant quantities of hazardous materials for either the construction or operation of the project. Therefore, the project will have no impact in this respect.
- d) **No Impact:** The California Environmental Protection Agency 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 rural area of Knightsen in unincorporated east Contra Costa County. The proposed project is located adjacent to Sunset Road, a County maintained road. Sunset Road runs east/west in the project vicinity and provides access to the Byron Highway and the City of Brentwood. The project will not impact the capacity of the road or impact the connection between Byron Highway or Brentwood. Further, the proposed project will not affect any existing communication/utility structures such as power poles or telecommunications towers, which may be necessary for an existing emergency response or evacuation plan. In addition, project construction would occur onsite and would not require road closures, nor would it change the alignment of existing roads. 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 surrounding area are classified as either a “Non-Wildland Non-Urban” or “Urban Unzoned” on the California Department of Forestry and Fire Protection’s Fire Hazard Severity Zone Map. There are no parcels in the project vicinity located within “high” or “very high” fire hazard zones. Therefore, considering the fire hazard classification of the project site and surroundings, the project will not result in a significant direct or indirect risk of exposing people to loss, injury, or death involving wildland fire.

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

SUMMARY:

- a, e) **Less Than Significant Impact:** In the San Francisco Bay Region, the 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). The Contra Costa County Clean Water Program administers the stormwater program for a project after it is constructed. A preliminary stormwater control plan is required for this project since the project includes 10,000 square feet or more of new impervious surface. Due to the potential impervious areas that would be created because of the residential and access improvements on the site, this project would trigger threshold-requiring submittal of a preliminary SWCP. A SWCP Exhibit and Report were submitted for review, and each have been considered to be preliminarily complete. Thus, the proposed project is anticipated to 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 project proposes an on-site well on each parcel to provide freshwater for the subdivision. The project would result in one net new parcel which could

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potentially be developed with a single-family residence and/or other uses that are permitted within the A-2 General Agricultural zoning district in which the subject property is located. The proposed subdivision will not result in additional demand on ground water supplies relating to irrigating the 10-acre subject property for agricultural purposes, however, it would increase the residential development potential on the subject acreage. Thus the expected increase in ground water demand would correspond to the increased residential density, allowing for one additional residence on the subject property. This increase in groundwater demand for one additional single-family residence is of a scale that is unlikely to substantially deplete groundwater supply in the project vicinity. The developer will be required to comply with the requirements of the Contra Costa County Environmental Health Division in terms of water quality and flow rate achieved from the on-site wells. The project does not propose a significant increase of impervious surfaces that would interfere with groundwater recharge on the subject property. By complying with the Environmental Health Division regulations for wells, the project should have less than significant impacts on groundwater supplies.

c) **Less Than Significant Impact:**

i-iv) The project proposal will not substantially alter the existing drainage pattern on the subject property, therefore, the project will have less than significant impact in this regard.

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.

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 the unincorporated community of Knightsen, which is characterized by active farming and grazing land, as well as low-density “ranchette” single-family residential development. The project is consistent and compatible with its rural-residential surroundings and would not divide an established community.
- b) **No Impact:** The proposal is consistent with the allowed land uses for General Agricultural Zoning District and the Agricultural Lands General Plan land use designation. The project does not conflict with development standards for the A-2 district, or with any other policies or plans adopted for the purpose of mitigating environmental impacts. Therefore, no impacts arise from such conflicts.

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

SUMMARY:

- a-b) **No Impact:** Neither the project site, nor its' surroundings are mapped on General Plan Figure 8-4 (Mineral Resource Areas) as an area with mineral resources. Additionally, a geotechnical report prepared for this project did not note the existence of 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 Impact:** The project involves the division of a 10-acre parcel into two new five-acre parcels. Ultimately, one new single-family residence could potentially be constructed on each. The noise element of the County General Plan specifies noise exposure levels between 50-70 dB as normally acceptable in Agricultural settings. According to Contra Costa County GIS mapping layers, ambient noise levels in the surrounding area are presently less than 60dB. The future habitation of one new single-family residence would not significantly increase ambient noise levels in the area. Project construction would not include any components (e.g. pile-driving) that would generate excessive groundborne vibration levels. Additionally, normal residential activities would not generate groundborne vibrations during project operations. Thus, project noise impacts associated with groundborne vibration would be less than significant.

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- c) **No Impact:** The project site is not in the vicinity of a private airstrip or within 2 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 increase the potential housing stock in Contra Costa County by one net dwelling unit, relative to the residential development potential of the property as it presently exists. Thus, the increase in population potentially resulting from this subdivision would be marginal. The project proposes to utilize an existing private roadway and above-ground utility connections within a private easement benefitting the subject property. 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:** There are no existing dwellings on the subject property. Thus, the project would not displace existing housing or people dwelling therein. The project would increase the residential development potential of the subject property by one additional unit. Therefore, the project does not displace existing housing, and is likely to result in additional housing in Contra Costa County.

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?	☐	☐	☒	☐

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

- a) **Less Than Significant Impact:** The project has been reviewed by the Contra Costa County Fire Protection District. 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. Since the project site is outside of the urban limit line, it is not subject to this requirement. The project was referred to the Contra Costa Fire Protection District, and no comments were received suggesting the project could have an adverse impact on fire protection services. Therefore, the project will have a less than significant impact on fire protection service for the area.
- 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 up to two additional dwelling units, 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 Knightsen 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 3 acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population to increase in the Knightsen area. Since 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.

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16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

SUMMARY:

- a) **Less Than Significant Impact:** Given the small scale of the project, potentially resulting in up to two new single-family dwellings, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. 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 not result in impacts from such activity.

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

SUMMARY:

- a) **Less Than Significant Impact:** The subject site is located on Sunset Road, a County maintained road, in the Knightsen area. According to General Plan Figure 5-3 – Transit Network Plan, the project site and surrounding areas are outside of major transit corridors within and through Contra Costa County. As such, the potential for project-related conflict with plans or policy addressing the circulation system is relatively low. Therefore, the project will have less than significant impacts on the transit circulation system in Contra Costa County.
- b) **Less Than Significant Impact:** The applicable CEQA Guidelines provide guidelines for analyzing transportation impacts relating to vehicle miles travelled (VMT) resulting from the project. The Governor’s Office of Planning and Research has provided the following guidance on

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 per residence. Since there is no reasonable expectation that the combined peak trips per day from Parcel A & B 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 rural-residential parcel, consistent with surrounding parcels in this rural-residential area of unincorporated Contra Costa County. Thus, hazards from incompatible land uses are not expected. The project would utilize existing private roadway and utility improvements. The project does not require the alteration of the private roadway, or other existing improvement, in a manner that might result in a hazard from a geometric design of driveway improvements on Parcel A or Parcel B. Therefore, the project will have less than significant impacts in this regard.
- d) **Less Than Significant Impact:** The project was referred to the Contra Costa County Fire Protection district for agency comments. The County has not received comments from the district as of the writing of this report. Prior to obtaining building permits, all construction plans will be subject to the review of the fire protection district for consistency with applicable Fire Code that is in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that final development plans for the subject property will not result in a condition with inadequate emergency vehicle access.

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?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 project site includes an existing single-family residence, that will remain at the site. Thus the project will not impact visible cultural resources.

Additionally, there is the possibility that buried archaeological resources and/or human remains could be present on the project site and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant impact on archaeological resources or human remains. However, with the implementation of mitigation measures **Cultural Resources 1** and **Cultural Resources 2** (identified previously within the Cultural Resources section of this report), would reduce impacts from accidental discovery to less than significant levels.

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

SUMMARY:

- a) **Less Than Significant Impact:** The project does not involve the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage infrastructure. Since the project site is outside of the Urban Limit Line, the project would be served by well water and a private sewage disposal (septic) system. Stormwaters originating on or traversing the subject

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

property are proposed be treated on site via surface flow permeation. Water and sewage service will be via well water and private septic system. All final construction level plans for septic permits and well permits, are subject to Contra Costa Environmental Health (CCEH) Division staff review for compliance with applicable codes and regulations. Electrical service is available to the subdivision via existing overhead power lines. Thus, the project does not involve the use, extension or construction of public water, sewer, energy, or stormwater drainage infrastructure. Therefore, no significant impacts would result relating the extension of utility services to the subdivision.

- b) **Less Than Significant Impact:** The project would result in two parcels, each served by a private well. Prior to submitting building permit applications for the future development of Parcels A and/or B, the developer is required to obtain CCEH permit approval for the private wells to ensure that they are capable of providing adequate flow and water quality to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
- c) **No Impact:** All wastewater originating from the project will be treated on site in a private sewage disposal system that was designed by a California licensed engineer for use on the subject property. There is no potential for the subdivision to be affected by capacity, or lack thereof, at any public wastewater treatment provider.
- 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 future 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.

The addition of one new single-family residence to the area is not expected to significantly increase solid waste generation relative to current levels. As such, the potential for the proposed project to exceed the capacity of the currently utilized landfill is minimal. Therefore, considering the type and scale of the project, the impact of the project-related waste would be considered less than significant.

- e) **Less Than Significant Impact:** California Assembly Bill 341 required California cities to put into place programs that help meet statewide goals to recycle 75% of tossed items, and a 50 percent reduction in the amount of organic materials in a landfill by 2020. Residential trash pickup service is available to the area via Mount Diablo Resource Recovery (MDRR). Residential pickup service includes the provision of separate bins for recyclable items and yard waste, in furtherance of the State's solid waste reduction targets. MDRR will also begin to provide food composting service to residential customers in 2023. Based on the marginal increase in solid waste expected

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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to originate from the project and the availability of residential trash, recycling and composting service, the project would not have any significant impacts that conflict with Federal, State, and Local requirements related to solid waste.

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

SUMMARY:

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

- a-d) **No Impact:** The subject property consists of land designated as “non-wildland non-urban”. There are no State Responsibility Areas mapped within the project vicinity. Additionally, there are no lands classified as very high fire hazard severity zones in the Knightsen area, or in the surrounding agricultural east Contra Costa County. Therefore, the project will have no impacts in this regard.

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?	☐	☒	☐	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
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 With Mitigation:** The project would not substantially degrade the quality of the natural environment because the potentially significant impacts in the areas of geology, cultural resources, and tribal resources identified throughout this initial study can be mitigated to less than significant levels. Incorporation of the mitigation measures would preserve the natural environment and protect the habitat of the sensitive wildlife that surrounds the project site.
- b) **Less Than Significant Impact:** The proposed minor subdivision would not involve any immediate construction except for site preparation on Parcels A & B, including driveway grading and the extension of utility connections from the existing abutting access/utility easement. In the future, construction of a new residence on Parcels A and/or B could occur with CDD approval of the residential design. However, such construction would be relatively minor in scale, and therefore, would not create substantial cumulative impacts. The future construction of a residence on Parcel A and Parcel B could increase the number of housing units in the Knightsen area by two dwelling units. The potential population increase associated with the project would be marginal as the project would result in a net increase of one buildable parcel which could support one additional household. Thus, the proposed project would be consistent with the existing surrounding agricultural land use and would have less than significant cumulative impacts.
- c) **Less Than Significant Impact:** The project would not expose human beings to hazards; however, mitigation measures identified for potential environmental impacts relating to Cultural Resources, Tribal Cultural Resources, and Geology and Soils would further ensure that adverse impacts on human beings will be reduced to less than significant levels.

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

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the 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:

2005-2020 Contra Costa County General Plan

Contra Costa County Zoning Ordinance – Title 8

Contra Costa County GIS Layers

Contra Costa County Climate Action Plan

CCC Important Farmland Map (2020)

Public Resources Code

Government Resources Code

Vesting Tentative Map by P/A Design Resources, Inc. (August 1, 2022)

Geotechnical Study (June 3, 2021), by Bruno Korbmarcher, Korbmarcher Engineering, Inc.

CalFire Hazard Severity Zone Viewer - <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>

Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines (2017)

BAAQMD Clean Air Plan (2017)

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

Contra Costa County Historical Resources Inventory
<https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=>

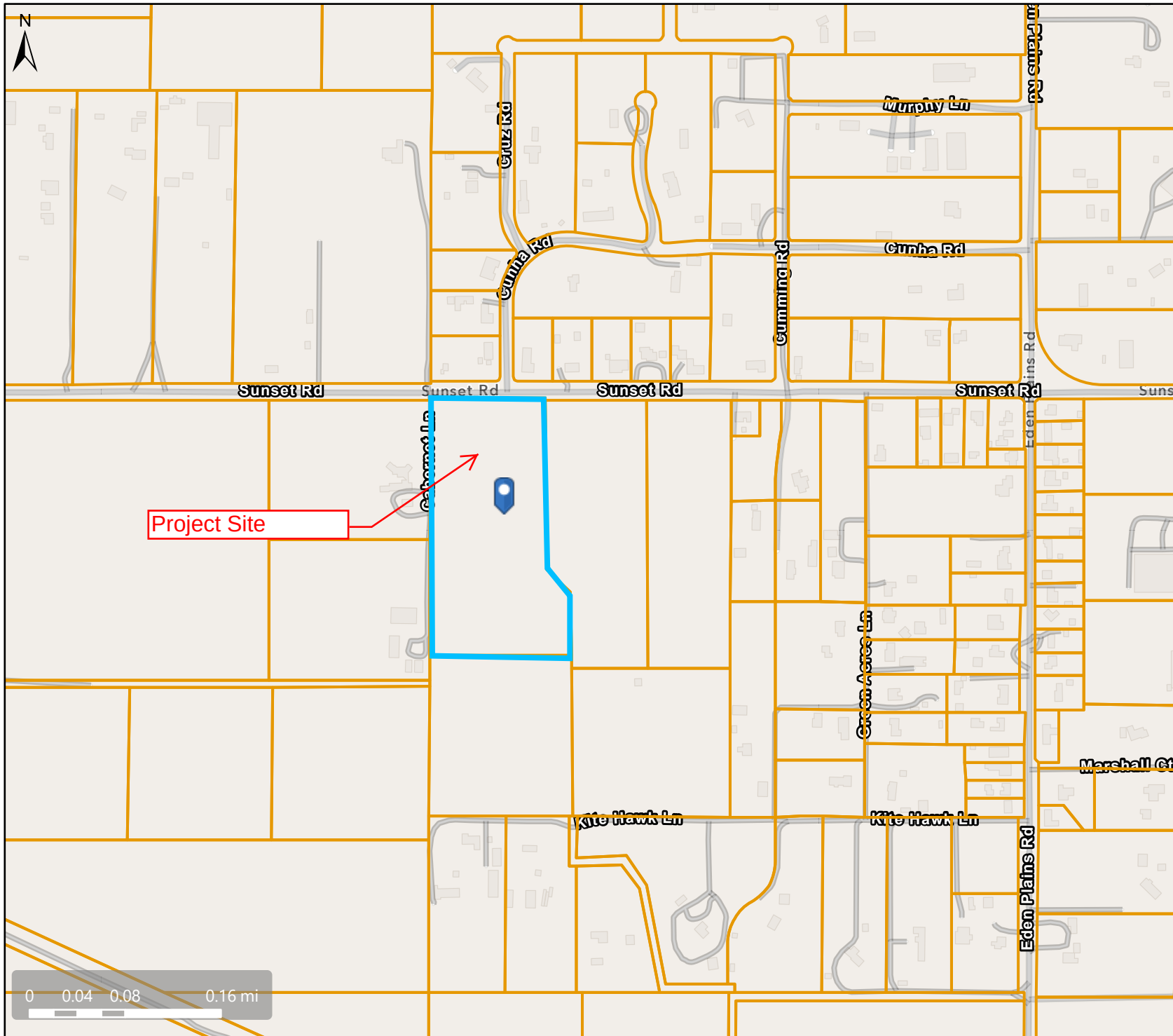
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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ATTACHMENTS

1. Vicinity Map
2. Site Plan



Vicinity Map CDMS20-00008



Map Legend

- Assessment
- Parcels

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 inquiries to the appropriate department.

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

LEGEND & ABBREVIATIONS

PROPOSED	ITEM	EXISTING
	SUBDIVISION BOUNDARY	
	LOT LINE	
	CENTER LINE	
	EASEMENT LINE	
	LIMITS OF GRADING	
	DOMESTIC WATER LINE	EX WM
	SANITARY SEWER LINE	EX SS
	JOINT TRENCH	EX JT
	STORM DRAIN LINE	EX SD
	AREA DRAIN	
	GAS LINE	EX GAS
	EARTH SWALE	
	FIRE HYDRANT	
	MONUMENT	
	POWER POLE	
	SANITARY SEWER MANHOLE	
	STORM DRAIN BASIN / MANHOLE	
	WATER VALVE / METER	
	JOINT POLE W/GUY ANCHOR	
	SPOT ELEVATION	+ 105.21
AB	AGGREGATE BASE	
AC	ASPHALT CONCRETE	
A.E., P.A.E., E.V.A.E.	ACCESS, PRIVATE ACCESS, EMERGENCY VEHICLE ACCESS EASEMENT	
CB	CATCH BASIN	
CCCSO	CENTRAL CONTRA COSTA SANITARY DISTRICT	
CCCFOWCD	CONTRA COSTA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT	
CONC	CONCRETE	
ESMT or ESM'T	EASEMENT	
EP	EDGE OF PAVEMENT	
EPR	EDGE OF PAVEMENT RADIUS	
EX or EXIST.	EXISTING	
F/C or FC	FACE OF CURB	
FF	FINISH FLOOR	
FH	FIRE HYDRANT	
FL	FLOW LINE	
GAR	GARAGE	
JP	JOINT POLE	
MIN	MINIMUM	
OHW	OVERHEAD WIRE	
P/L or PL	PROPERTY LINE	
PAV	PAVEMENT	
R	RADIUS	
TC	TOP OF CURB	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
W	WATER	
WV	WATER VALVE	

GENERAL NOTES

1. LEGAL PROPERTY OWNERS

RIGO & JULIANNE PENA
427 BAYONETTE COURT
BRENTWOOD, CALIFORNIA 94514
TELEPHONE: (925) 207-7051

2. APPLICANT/SUBDIVIDER & BUILDER

RIGO & JULIANNE PENA
C/O P/A DESIGN RESOURCES, INC.
3021 CITRUS CIRCLE, SUITE 150
WALNUT CREEK, CA 94598-2635
TEL: 925/210-9300

3. PLANNERS, ENGINEERS & SURVEYORS

P/A DESIGN RESOURCES, INC.
3021 CITRUS CIRCLE, SUITE 150
WALNUT CREEK, CA 94598-2635
TEL: 925/210-9300

4. ASSESSOR'S PARCEL NUMBER & ACREAGE

APN: 015-010-074, 13.90± ACRES

5. EXISTING GENERAL PLAN LAND USE DESIGNATION

AGRICULTURAL LANDS (AL)

6. EXISTING ZONING

A2 - GENERAL AGRICULTURAL DISTRICT

7. GROUND TOPOGRAPHY

SURVEY DATA BASED UPON THE CONDITION AT THE TIME OF SURVEY PERFORMED BY F3 & ASSOCIATES ON NOVEMBER 21, 2019.

8. BASIS OF BEARINGS

BASIS OF BEARING TAKEN AS NORTH 00°44'16" EAST ALONG THE WEST LINE BETWEEN FOUND MONUMENTS PER PARCEL MAP OF SUBDIVISION MS 05-0035 FIELD IN BOOK 204 OF PARCEL MAPS AT PAGES 15-19, CONTRA COSTA COUNTY RECORDS.

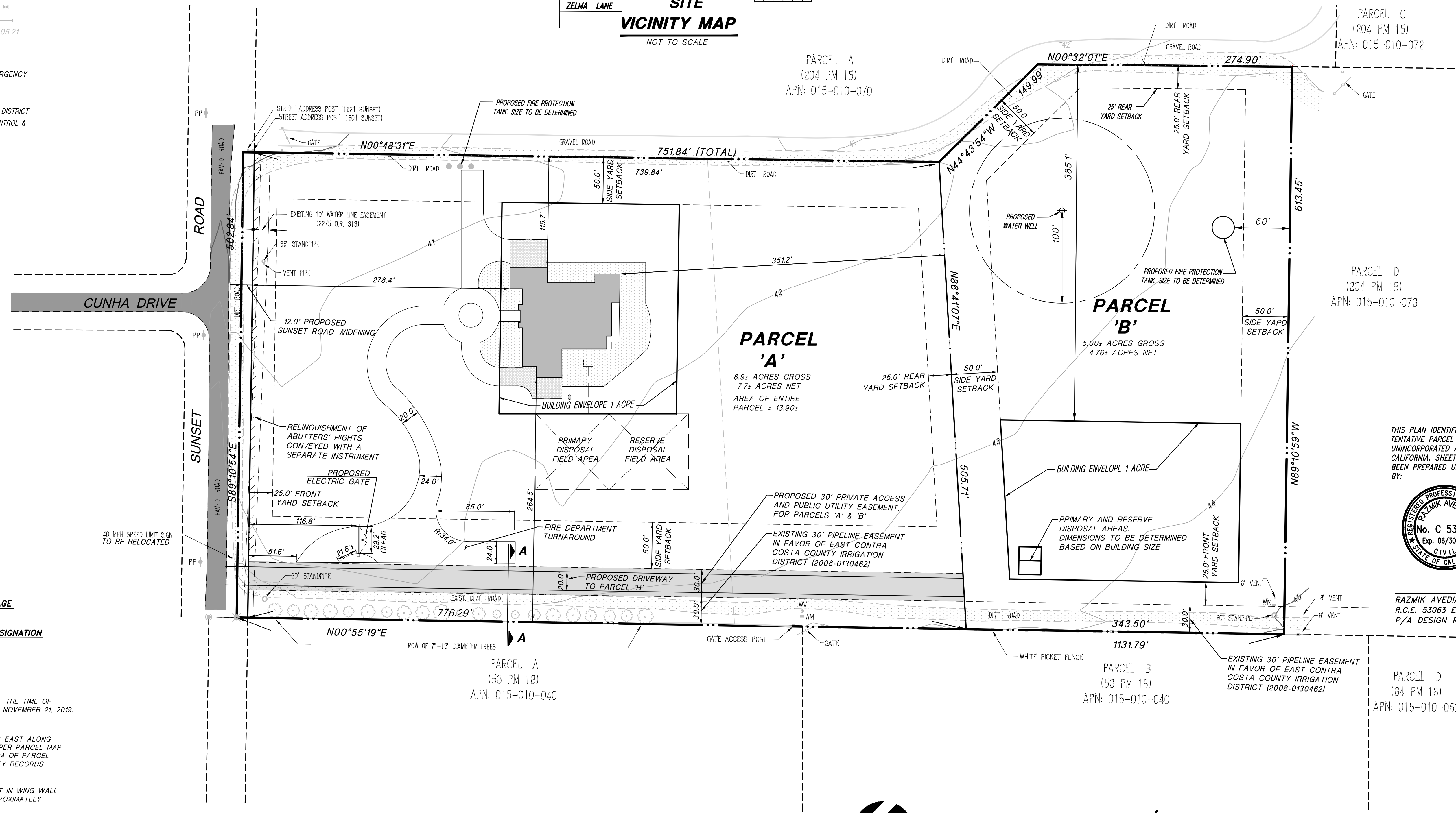
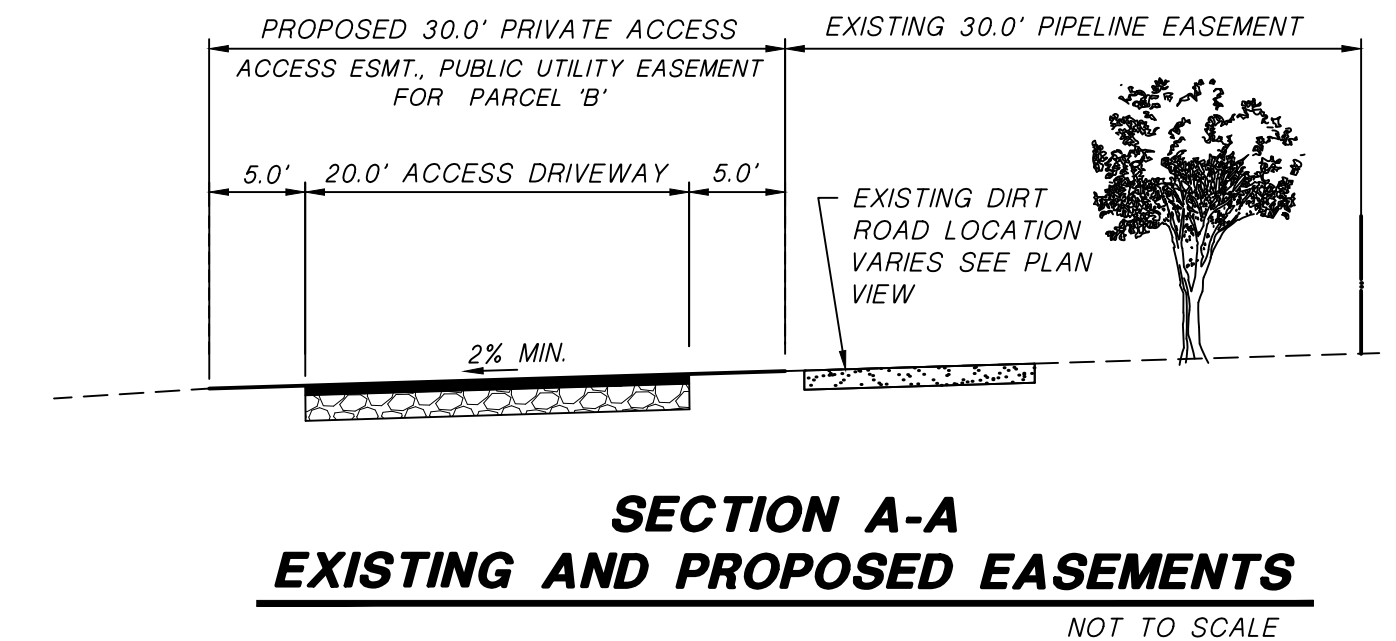
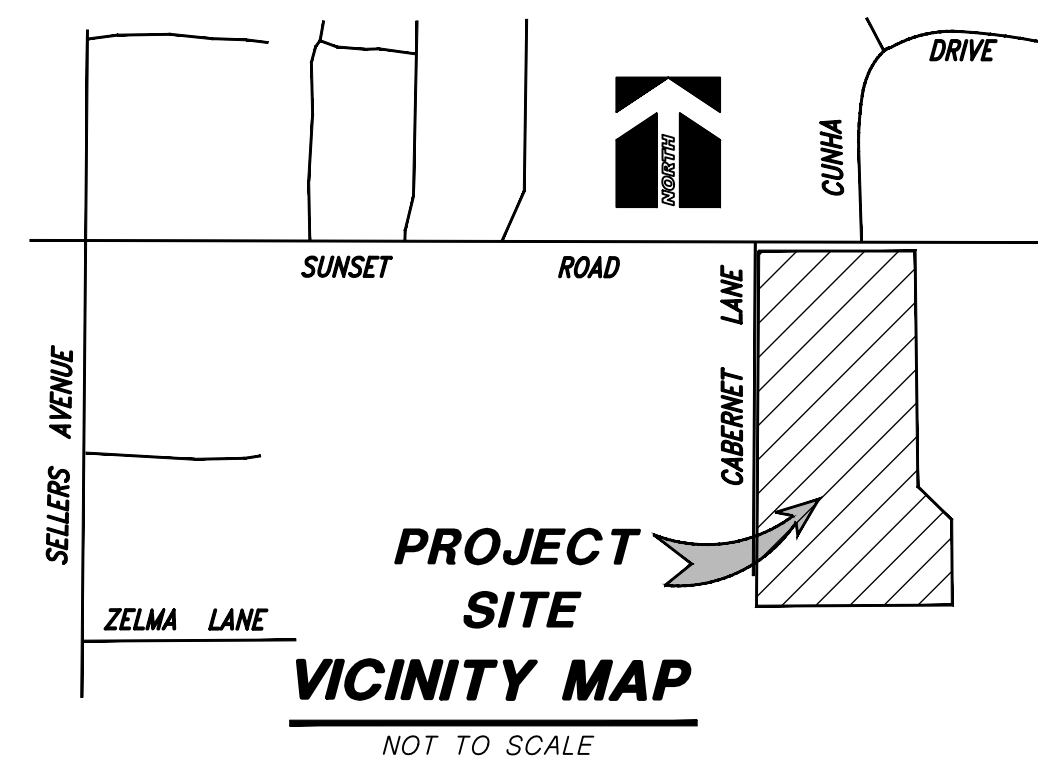
9. BENCHMARK AND DATUM

FOUND BRASS DISK, STAMPED C 484 CS6, SET IN WING WALL OF IRRIGATION SIPHON ALONG TULE LANE APPROXIMATELY 0.5 MILE EAST OF KNIGHTSEN AVENUE.
PID HS3768. NAVD 1988 ELEVATION-19.72 FEET.

PENA MINOR SUBDIVISION

TENTATIVE PARCEL MAP - MINOR SUBDIVISION MS 20-0008

UNINCORPORATED AREA OF, CONTRA COSTA COUNTY, CALIFORNIA
DATED: AUGUST 1, 2022

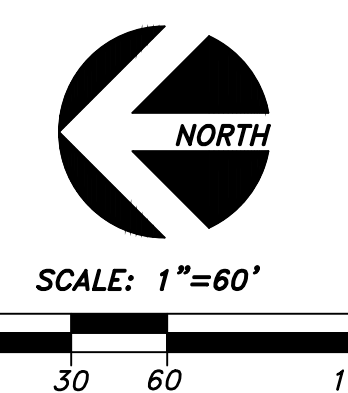


THIS PLAN IDENTIFIED AS PENA MINOR SUBDIVISION, TENTATIVE PARCEL MAP - MINOR SUBDIVISION MS 20-0008, UNINCORPORATED AREA OF, CONTRA COSTA COUNTY, CALIFORNIA, SHEET 1 OF 1, DATED JULY 8, 2022, HAS BEEN PREPARED UNDER THE DIRECTION OF AND APPROVED BY:



RAZMIK AVEDIAN, PE, PLS
R.C.E. 53063 EXPIRES 6/30/23
P/A DESIGN RESOURCES, INC.

PARCEL D
(84 PM 18)
APN: 015-010-060



P/A Design Resources, Inc.
Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635

TEL (925) 210-9300

**Mitigation Monitoring and Reporting Program
County File #CDMS20-00008**

**1551 Sunset Rd
Knightsen, CA 94548**

June, 2024

SECTION 2: CULTURAL RESOURCES

Potentially Significant Impacts:

Impact Cultural Resources 1: 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 Measures(s):

Cultural Resources 1: All project-related ground disturbance shall be monitored by an archaeologist who meets the Secretary of the Interior's professional qualification standards for archaeology. In the event that significant cultural resources are discovered during construction activities, the applicant/project owner or sponsor shall ensure that operations within a 100-foot radius of the find shall cease and the archaeologist will be consulted to determine whether the resource requires further study. The standard inadvertent discovery clause shall be included on the grading plans submitted to the City to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations to the City concerning appropriate measures, which shall be implemented by the applicant/project owner or sponsor to protect the discovered resources, including but not limited to recordation on appropriate California Department of Parks and Recreation (DPR) forms, evaluation, or excavation of the finds in accordance with CEQA Guidelines, Section 15064.5.

Cultural Resources 2: In the event of accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and 5097.98 shall be followed. If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDMS20-00008

work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98.

2. Where the following conditions occur, the landowner or his or her authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:

a. The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.

b. The descendant identified fails to make a recommendation.

c. The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Implementing Action:	COA
Timing of Verification:	On project plans. Upon discovery of archaeological materials.
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Archaeologist.
Compliance Verification:	Review of archaeologist's report
SECTION 3: GEOLOGY AND SOILS	
Potentially Significant Impacts:	
Impact Geology 1: The future development of Parcel A & B could expose people or property to hazards arising from seismic ground failure including liquefaction.	
Mitigation Measure(s):	
Mitigation Measure Geology 1: Incorporation of and Compliance with the Recommendations in the Geotechnical Investigation. All grading operations and construction shall be conducted in conformance with the recommendations included in the geotechnical report on the proposed project site. Design, grading, and construction shall be performed in accordance with the requirements of the Contra Costa County Building Code and the California Building Code (CBC) applicable at the time of grading,	

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program
CDMS20-00008

appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the County Geologist.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of building/grading permits.
Party Responsible for Verification:	CDD staff, County Peer Review Geologist.
Compliance Verification:	Review of Geotechnical Update Report.
SECTION 5: TRIBAL CULTURAL RESOURCES	
Potentially Significant Impacts:	
Potential Impact Tribal Cultural 1: There is the possibility that buried archaeological resources and/or human remains could be present on the project site and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant impact on archaeological resources or human remains.	
Mitigation Measure(s): The implementation of mitigation measures Cultural Resources 1 and Cultural Resources 2, as enumerated in the above Cultural Resources Section, will ensure that such impacts will occur at less than significant levels, if at all.	
Implementing Action:	COA
Timing of Verification:	Upon discovery of tribal cultural resource.
Party Responsible for Verification:	Project proponent, CDD staff, Consulting archaeologist.
Compliance Verification:	Review of archaeologist's report

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program
CDMS20-00008