CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	Bethel Island Road Contractor's Yard County File #CDLP23-02008
2.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development, Community Development Division 30 Muir Rd. Martinez, CA 94553
3.	**Lead Agency Contact Person and Phone Number:**	Adrian Veliz, (925) 655-2879 Adrian.veliz@dcd.cccounty.us
4.	**Project Location:**	6130 Bethel Island Road, Bethel Island, CA 94511 Assessor's Parcel Number: 031-093-033
5.	**Project Sponsor's Name and Address:**	Advance Telecom, Inc. 5112 Prewett Ranch Drive Antioch, CA 94531
6.	**General Plan Designation:**	The subject property is located within a Commercial (CO) General Plan Land Use designation
7.	**Zoning:**	The subject property is located within a Retail Business (R-B) Zoning District, and Cannabis Exclusion (-CE), Flood Hazard (-FH) Combining Districts.

8. Description of Project: The applicant requests approval of Land Use Permit to allow the establishment of a contractor's yard for a low voltage pipeline and traffic control contractor on a 1.22 acre lot. The contractor specializes in fiber optics, asphalt restoration and traffic control. The yard would be used for overnight parking of 11 to 13 light and medium duty field vehicles, equipment storage (drill machines, excavator, Bobcat, tools, trailers etc.) and general materials such as coaxial cable reels, vaults, conduit, etc. A westerly portion of the project site has been previously improved with a 260 square-foot office building within a ±13,760 square foot paved area. If approved, project activities would include installing compacted gravel over unpaved easterly portions of the property, consisting of approximately 21,275 square feet of the 1.22-acre project site. The graveled area would include a 75' x 8' area designated for the storage of materials and a 54' by 13' area designated for the storage of equipment. Additionally, three secure containers for hand tools are proposed immediately east of the existing office building. The site plan includes striped parking for 11 paved standard size employee parking stalls near the site's Bethel Island Road frontage. Additionally, the plan includes 16 oversize parking spaces (6 paved, 10 graveled) along the site's Stone Road frontage. Employees of the contractor would visit the site every morning, parking personal vehicles in one of the standard size parking stalls and leaving the site in a company truck for fieldwork. The existing 260 square-foot office building would be available for employees to have morning meetings or to complete paperwork, however, no full-time employees would be present on site and storage would be the primary land use. No new buildings are proposed for the contractor's yard.

9. **Surrounding Land Uses and Setting:** The ±1.22-acre project site is a corner lot located on the eastern side of Bethel Island Road and bounded to the north by Stone Road. The project site is located approximately 300 feet north of the Bethel Island Road bridge over Dutch Slough, which is the sole access road serving the Bethel Island community. This section of Bethel Island Road consists of a commercial strip serving residents and recreational visitors. The immediate vicinity generally consists of lands zoned for Retail Business (R-B), in which various land uses including residential, commercial, retail, and restaurant are permitted. Additionally, marine-oriented residential areas within Water-Recreation (F-1) districts are nearby, directly east of the project and also several hundred feet west, beyond the commercial district. To the northeast exists the Delta Coves Planned Unit (P-1) District Development, consisting of single-family residential lots constructed around a central marina containing private boat docks for each residential lot. Existing commercial land uses along Bethel Island Road in the vicinity include a church, retail stores, small offices, and restaurants. Lastly, single family residential development exists immediately east and northeast of the project site.

   The topography of the project site is essentially level. Existing improvements on the subject property are limited to westerly portions of the parcel along Bethel Island Road including a 260 square foot office building located within a ±13,670 square-foot paved asphalt parking area, and a wrought iron fence and access gate. The eastern portion of the property, consisting of a majority of the parcel area, is devoid of structures or vegetation. A paved sidewalk and curbs exist along the project's Bethel Island Road frontage. The parcels frontage along Stone Road includes storm drain and drainage ditch improvements. Additionally, a utility pole and ground mounted utility cabinet exist along the Stone Road frontage.

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

    - Building Inspection Division,
    - Grading Division,
    - Environmental Health,
    - Contra Costa Fire Protection District,
    - Ironhouse Sanitary District,
    - Bethel Island Municipal Improvement District, and
    - Department of Public Works.

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.?**

    Notice of the proposed project was sent to Native American tribes, as applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1. Letters were sent to the Confederated Villages of Lisjan and Wilton Rancheria on May 16, 2024. Neither tribal group provided comments to the Notices sent in relation to this project, nor was any consultation requested.

Environmental Factors Potentially Affected

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

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

Environmental Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



09/05/2024

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

Date

ENVIRONMENTAL CHECKLIST

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

***SUMMARY**:*

a) Would the project have a substantial adverse effect on a scenic vista? ***(No Impact)***

Figure 9-1 of the Open Space Element of the County General Plan identifies major scenic ridges and scenic waterways in the County. According to this map, the waterways surrounding Bethel Island, including Dutch Slough located roughly 300 feet south of the project, are considered scenic waterways. The project site would not result in a substantial adverse effect on existing views from the scenic waterway due to the fact that existing development on southerly parcels located between the project site and the Dutch Slough waterfront completely obstruct views of the subject property. Further, the project does not involve structural development, and therefore would have a minimal effect on existing site aesthetics. Thus, the project would have less than significant impacts scenic vistas within the County.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? ***(No Impact)***

The project would have very little potential to damage scenic resources in this manner as there are no trees, rock outcroppings, historic buildings, or other natural characteristics of the property project site that would be considered a scenic resource. Additionally, the project does not include the development of buildings or structures on site, thus limiting potential aesthetic impacts resulting from the project. The California Department of Transportation (Caltrans) manages the State Scenic Highway program and maintains a list of eligible and officially designated State Scenic Routes on their website. There are no officially designated or eligible state scenic highways in the project in the project vicinity. Figure 5-4 of the County General Plan's Transportation and Circulation Element identifies County designated Scenic Routes, which identifies Bethel Island

Road as a scenic route. Considering the lack of structural development, the primary aesthetic impact from the project would result from the outdoor storage of light and medium duty trucks and equipment/materials. The project includes 6-foot-tall privacy fencing along the perimeter of the property, which would some Thus, the project would have no impact on scenic resources within a state scenic highway.

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

The project is located in Bethel Island, a census designated place in northeastern Contra Costa County having a population of 2,131 persons per the 2020 US Census. Neither Bethel Island nor its immediate vicinity is designated as an urbanized area on the 2020 US Census map titled *Urban Areas of the United States and Puerto Rico*. Additionally, CEQA guidelines section 15387 defines "urbanized area" as a central city or group of contiguous cities having a population of 50,000 persons or more, together with adjacent populated areas having a density of 1,000 persons per square mile or more. Thus, based on this definition, Bethel Island is not considered an urbanized area due to its low population and residential density. Although the project is not in an urbanized area, the immediate project vicinity along Bethel Island Road consists of lands zoned Retail-Business (R-B), in which a variety of commercial land uses (e.g. retail, restaurant, service, etc) have been established. Consequently, this specific portion of Bethel Island Road has more of an urbanized aesthetic, as compared to the sparsely populated agricultural lands, wetlands, and waterfront rural residential neighborhoods that otherwise characterize Bethel Island. The project would authorize a new tenant on an underutilized commercial-zoned property. Considering the surrounding developed environment, and fact that the project would result in little aesthetic change for the project site, the project would not result in a substantial degradation of existing views, and less than significant impacts are expected in this regard.

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (**Less Than Significant Impact)***

The Lighting and Glare analysis in this section addresses the two issues of nighttime illumination and reflected light (glare). Nighttime illumination impacts are evaluated in terms of the project's net change in ambient lighting conditions and proximity to light sensitive land uses. Reflected light impacts are analyzed to determine if project related glare would create a visual nuisance or hazard.

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

The change in ambient nighttime light levels on the project site, and the extent to which project lighting would spill off the project site and affect adjacent light-sensitive areas, would determine whether the project could adversely affect nighttime views in the area. The project includes site lighting at four locations, three spaced evenly along the southern property line, and one at the northeastern corner of the site. Each light would be affixed upon an 18'-tall pole and would include a shrouded lamp fixture designed to direct light downward onto the subject property, in order to minimize spillover onto adjacent properties. The inclusion of this lighting is reasonable given the need to secure the storage area. The inclusion of shrouded lamp fixtures will ensure that security lighting does not result in excessive light pollution on neighboring parcels.

Since minimal structural development is proposed for this project, the project has little to no potential to result in substantial surface areas of reflective surfaces. Therefore, the project would not expectedly result in glare that could adversely affect daytime views in the area. The project will be conditioned to paint new fencing and access gates with a non-reflective paint color or be otherwise treated to minimize glare.

Given that the project would not impact light-sensitive land uses or create significant glare, the project would have a less than significant impact on day or nighttime views in the area due to glare or light.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*
- U.S. Department Of Commerce, Economics & Statistics Administration, U.S. Census Bureau. *2020 Census - Urbanized Areas of the United States And Puerto Rico Map* UA_2020_Wallmap (census.gov)
- Caltrans website (Accessed 5/16/24) - Scenic Highways | Caltrans

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?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ***(No Impact)***

The project vicinity is depicted on the California Department of Conservation's Contra Costa County Important Farmland 2020 map with a classification of "Urban and Built-Up Land". Urban and Built-Up land is occupied by structures with a building density of at least one unit to one- and one-half acres, or approximately 6 structures to a 10-acre parcel, and is not considered farmland. Since no portion of the project would occur on or adjacent to farmlands, the proposed project has no potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use and no such impact is expected as a result of the project.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? ***(No Impact)***

The project site is within a Retail Business R-B district and has a Commercial General Plan land use designation. The project proposes a land use that is consistent with those permitted within the R-B district and CO designation. The property is not zoned for agricultural use and the property is not included in a Williamson Act contract. Thus, there is no reason to believe the project would conflict with any existing agricultural uses. Therefore, no impact is expected from a conflict with existing agricultural uses.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)? ***(No Impact)***

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	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 a Retail Business zoning district and the proposed use is consistent with permitted uses therein. 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.

d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?* ***(No Impact)***

The project site is not considered forest land, as discussed in “c)” above.

e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?* ***(No Impact)***

The proposed project would add a contractor’s yard for equipment/vehicle storage to a commercially zoned property in Bethel Island. Although a substantial portion of Bethel Island consists of agricultural-zoned lands, the project would not affect farmlands because all project

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

activities would be contained within an established commercial strip along southern Bethel Island Road. Thus, the project has no potential to result in the conversion of farmland to a non-agricultural use.

Sources of Information

- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Land Use Element*.
- California Department of Conservation. *Contra Costa County Important Farmland Map 2020.*

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) Would the project conflict with or obstruct implementation of the applicable air quality plan? ***(Less than Significant with Mitigations)***

The applicant is requesting approval to establish a contractor's yard for the storage of equipment, materials, and light/medium duty trucks at the subject site. The contractor intends to store eleven to thirteen trucks (light and medium duty) on site which, would be picked up as needed for field use at the beginning of the workday. The land use involves primarily storage of these trucks, as well as materials and equipment which would also be stored on site. Since the project does not involve any processes or activities producing emissions or byproducts, there is no expectation that the proposed land use would conflict or obstruct the implementation of any applicable air quality plan.

The primary emissions source that would be attributable to the project would be from vehicular trips to/from the project site. The project would result in about eleven employee round trips per day. When trucks are needed for field work, an employee would travel to the site in their personal vehicle in the morning and leave in the company truck with any materials/equipment needed for

that job. In the afternoon, that employee would return to the site to return the company vehicle/equipment and to retrieve their personal vehicle. Since the contractor is typically working several job sites on any given day, employee visits to the site would not be simultaneously occurring every morning, rather, teams working on individual jobs would utilize the yard based on the schedule of that particular job. Given the small number of trips that are expected to occur with this project, the operation of the contractor's yard would not expectedly result in substantial air quality impacts. Construction/grading activities associated with installing and compacting gravel over easterly areas of the site would also have the potential to result in adverse air quality impacts, although these would be considered temporary experienced during the construction phase of the project. Considering that the project does not propose the construction of any buildings, and only limited grading activities are required to prepare the site for the proposed use, the construction phase of the project would occur over very limited time frame.

All air emissions related to construction within Contra Costa County are 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. BAAQMD has prepared CEQA Guidelines to assist lead agencies in air quality analysis, as well as to promote sustainable development in the region. According to the 2017 Clean Air Plan light industrial construction less than 259,000 square feet in area that have included all of the BAAQMD Basic Construction Mitigations, do not exceed the Thresholds of Significance for local community risks and hazards associated with Toxic Air Contaminates (TACs) and Particulate Matter (PM) 2.5. As such, with the implementation of the following BAAQMD, Basic Construction Mitigations, it is expected that the project would be consistent with the Bay Area 2017 Clean Air Plan and represent a less than significant impact with regards to construction air emissions.

Potential Impact: *Exhaust emissions and particulates produced by construction activities may cause exposure of the public or sensitive receptors to significant amounts of pollutants.*

Mitigation Measure Air Quality 1*: The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be included on all construction plans:*

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

g. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

h. Replant vegetation in disturbed areas as quickly as possible.

i. All vehicle speeds on unpaved roads shall be limited to 15 mph.

j. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

k. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

l. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

m. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?* ***(Less than Significant with Mitigation)***

As mentioned above, the construction phase of the project has the potential to result in emission of particulate matter. However, due to the relatively small scope of work for this project, construction impacts are expected to be negligible in terms of regional ambient air quality. This determination is based on the fact that the project does not involve any building construction, and construction activities on site would expectedly be limited to minor grading and installation of compact gravel or pavement within the outdoor storage area. Therefore, considering the minor scale and nature of the project and the implementation of the aforementioned mitigation measure **Air Quailty-1**, the air quality impacts will be reduced to less than significant levels:

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?* ***(Less than Significant)***

The nearest residential community includes lands abutting the project site to the north and east. The nearest school (Summer Lake Elementary) is located approximately 2 miles to the southeast. Light and heavy industrial projects that involve routine use of diesel operated equipment such as semi-trucks have intensive impacts on surrounding communities from an air quality and human

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

health risk perspective. Specifically, impacts from PM emissions from trucks and other heavy-duty equipment such as Transportation Refrigeration Units (TRU's) are the key environmental challenge that light/heavy industrial projects face. In this case, such impacts are expected to be minimal, due to the small scale of the proposed contractor's yard, intended primarily as storage for light/medium duty work trucks, as well as materials/equipment. The project does not involve the use or storage of semi-trucks, or TRU's. Additionally, the project does not involve the operation of equipment onsite, further limiting the potential air quality impacts resulting from the project. Thus, considering that the project primarily entails the storage of vehicles and equipment, and that such equipment does not include semis or TRU's, the project would not result in the types of air quality emissions, PM and otherwise, that are typically associated with light industrial land uses. The project does not involve the operation of any equipment on site, nor does it involve any processes that result in emissions of any kind. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. None of the trailers to be stored at this location are refrigerated. Due to the sporadic use of each trailer to haul equipment, and the fact that no loading/unloading or transfer of materials would occur on site, the project is unlikely to expose sensitive receptors to substantial pollutant concentrations.

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

Objectionable odors are typically associated with agricultural or heavy industrial land uses such as refineries, chemical plants, paper mills, landfills, sewage-treatment plants, etc. There is nothing in the project description that would indicate that the proposal would be a source of objectionable odors beyond that which is ordinarily associated with the grading/paving of the eastern portion of the proposed storage area. Therefore, the project's impact to nearby sensitive receptors is considered less than significant with respect to odors.

Sources of Information

- Bay Area Air Quality Management District, CEQA Guidelines May 2017
- California Air Resources Board, Community Air Protection Program
- Assembly Bill 617 (C. Garcia, Chapter 136, Statutes of 2017)

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

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, Bethel Island supports substantial acreage of seasonal and permanent wetlands having high value as biological habitat. Considering the lack of wetlands on the project site, and the absence of substantial grading/construction activity proposed in connection with the project, the project would not have substantial adverse effect on biological resources in Contra Costa County. Furthermore, the site is already disturbed from prior paving and construction activities on the western portion of the property, and eastern portions of the land have been previously graveled to suppress weeds. As such, the project would only affect previously disturbed lands within a semi-urbanized area on Bethel Island. Thus, the project is not expected to have an 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, is expected from implementation of the proposed project.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? ***(No Impact)***

There are no creeks, streams, wetlands, or other waterways on or adjacent to the subject property. All project activities would be limited to the subject property, and no substantial modifications to the land would be required to establish the proposed project. Given the lack of waterways in the project vicinity, and the minor nature of ground disturbing activities proposed, the project has little to no potential to result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* ***(No Impact)***

Section 404 of the Clean Water Act uses the Army Corps of Engineers definition of wetlands, which are defined as, "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." There are no isolated wetlands on the project site. Therefore, no substantial adverse effects on federally protected wetlands are expected.

d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?* ***(Less Than Significant Impact)***

Based on the altered nature of the subject site and surroundings, the possibility that the project would interfere with any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, is unlikely. Furthermore, the project is surrounded by similar commercial development that is not conducive to wildlife movement or harboring. Therefore, the project would have a less than significant impact on the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or nursery sites.

The Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703-712, July 3, 1918, as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989) makes it unlawful to "take" (kill, harm, harass, shoot, etc.) any migratory bird listed in Title 50 of the Code of Federal Regulations, Section 10.13, including their nests, eggs, or young. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds (such as warblers, flycatchers, swallows, etc.). Further, California Fish and Game Code sections §3503, 3503.5, 3511, and 3513 prohibit the "take, possession, or destruction of birds, their nests or eggs." Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered "take." Given the disturbed nature of the project site, and lack of vegetation in the proposed work areas, it is reasonable to expect that no birds will be impacted by the project.

In 1984, the State legislated the California Endangered Species Act (CESA) (Fish and Game Code §2050). The basic policy of CESA is to conserve and enhance endangered species and their habitats. State agencies will not approve private or public projects under their jurisdiction that would impact threatened or endangered species if reasonable and prudent alternatives are available. There is no indication in the record that any state listed species are known to occur in the immediate vicinity of the project site. Thus, it is not expected that any listed species will be affected by the proposed project.

Given all of the above, the project can be expected to have a less than significant impact in regard to interference 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) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ***(Less Than Significant Impact)***

The Conservation Element of the County's General Plan addresses the County's policies regarding the identification, preservation and management of natural resources in the unincorporated County. Within the Conservation Element, the "Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas" (Figure 8-1) identifies significant resources throughout the County. The map indicates that Bethel Island supports substantial acreage of seasonal and permanent wetlands having high value as biological habitat, however, no such wetlands exist on the subject property. The entirety of the property where work is to take place is disturbed and would not be considered native habitat, and the property is not located in or adjacent to any identified significant ecological resource. Thus, the project is not expected to conflict with any local policies or ordinances protecting biological resources.

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. On any undeveloped or underdeveloped property, the Ordinance requires tree alteration or removal to be considered as part of the project application. The subject property is completely devoid of vegetation; thus, no protected trees exist within any area where work would occur on the subject property. Therefore, the project does not conflict with the County's Tree Protection and Preservation Ordinance.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ***(No Impact)***

There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP). The

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

plan 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.

Sources of Information

- California Department of Fish and Wildlife. Accessed August 31, 2020. https://apps.wildlife.ca.gov/lands/.
- East Contra Costa County Habitat Conservancy, Habitat Conservation Plan. Accessed August 20, 2020. http://www.co.contra-costa.ca.us/depart/cd/water/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) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5? ***(Less Than Significant Impact with Mitigation)***

Historical resources are defined in the California Environmental Quality Act Guidelines Section 15064.5 as a resource that fits any of the following definitions:

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

There is one existing building on the subject property, a 260 square foot building previously utilized as an office building. Neither the building nor the property itself is of known historical significance; thus, the project would not impact any known historical or culturally significant resources.

The archaeological sensitivity map of the County's General Plan (Figure 9-2), identifies the Bethel Island area as having low to moderately sensitive areas in terms of potential for significant archeological resources. The project is not expected to result in impacts to archaeological resources because it does not involve construction of new buildings or structures and requires minimal ground disturbing activities limited to installing and compacting gravel over an easterly portion of the site. The site has been previously disturbed and is within a developed commercial corridor along Bethel Island Road. While unlikely given the minor scope of work proposed, subsurface construction activities always 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. The following mitigation measure would reduce the potentially significant impact to a less than significant level.

Potential Impact: *Subsurface construction activities could potentially damage or destroy previously undiscovered historic and prehistoric resources.*

Cultural Resources 1*: The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included on all construction plans:*

i) All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies. If the cultural resource is also a tribal cultural resource (TCR) the representative (or consulting) tribe(s) will also require notification and opportunity to consult on the findings.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and

recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

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

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5? ***(Less Than Significant Impact with Mitigations)***

As stated previously, the project site does not appear to host any historical resources. However, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. Mitigation Measure ***Cultural Resources 1*** would reduce the potentially significant impact to a less than significant level.

Potential Impact: *Surface construction activities could potentially damage or destroy previously undiscovered archeological resource.*

Mitigation Measure: Implement the above-mentioned *Cultural Resources 1* mitigation measure.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries? ***(Less Than Significant Impact with Mitigations)***

There is a possibility that human remains could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously undiscovered human remains, there could be a potentially significant impact. Mitigation Measure ***Cultural Resources 1*** would reduce the potentially significant impact to a less than significant level.

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

Potential Impact: *Surface construction activities could potentially damage or destroy previously undiscovered human remains.*

Mitigation Measure: Implement the above-mentioned *Cultural Resources 1* mitigation measure.

Sources of Information

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

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) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ***(Less Than Significant Impact)***

The proposed project's energy demand would be minimal as the project primarily entails the use of the property as an outdoor storage area. An existing 260 square-foot building would provide incidental meeting space for the employees of the contractor, but the use of this building would be sporadic, and would not be regularly staffed by an employee throughout the workday. Thus, the 260 square foot building would not entail the use of significant amounts of energy. It is expected that energy use on site would be comparable to that of other commercial businesses located along Bethel Island Road. Given the nature and scale of the project, there is no reasonable expectation that it would result in wasteful, inefficient or unnecessary consumption of energy resources. Therefore, the project would have less than significant impact in this regard.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ***(Less Than Significant Impact)***

The County Climate Action Plan includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

The project would not conflict with such policies outlined in the CAP because it does not propose the development of any new buildings or structures. The use of the property for storage of vehicles

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

and equipment does not require energy use, although security lighting and alarm systems associated therewith would rely on electrical service. Overall, the project has minor energy needs, relative to commercial activities where employees are present throughout the workday. 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.

Sources of Information

Contra Costa County, *Climate Action Plan.* 2017.

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

***SUMMARY**:*

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ***(Less Than Significant Impact)***

The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Marsh Creek fault, which is mapped approximately 15 miles southwest of the project site. However, because the site is not within the Hayward A-P zone, the risk of fault rupture is generally regarded as low. As a result, the potential impact from surface fault rupture would be less than significant.

ii) Strong seismic ground shaking? ***(Less Than Significant Impact)***

Figure 10-4 (Estimated Seismic Ground Response) of the General Plan Safety Element identifies the site in an area rated "High" damage susceptibility. The General Plan requires that in areas prone to severe levels of damage from ground, where the risks to life and investments are sufficiently high, geologic-seismic and soils studies be required as a precondition for authorizing public or private construction. However, since the project does not involve significant construction activity beyond grading, graveling, and the erection of fencing, the project is relatively less prone to damage resulting from strong-seismic shaking. Therefore, such impacts are expected to remain at less than significant levels.

The risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The building code requires use of seismic parameters which allow the structural engineer to design structures to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and/or grading regulations can be expected to keep risks within generally accepted limits. Since the project does not involve structural development, potential impacts resulting from seismic ground shaking would be considered to be less than significant.

iii) Seismic-related ground failure, including liquefaction? ***(Less Than Significant Impact)***

According to County GIS mapping layers, the site is located in an area of "high to moderate" liquefaction potential. The soils on the site are considered to be "moderately expansive" by the Soils Survey of Contra Costa County (1977). Such soils require special foundation design measures to avoid/minimize the damage potential. However, since the project does not involve structural development the risks associated with liquefaction potential are considered less than significant.

iv) Landslides? ***(Less Than Significant Impact)***

In 1975 the United States Geological Survey (USGS) issued photo-interpretation maps of landslide and other surficial deposits of Contra Costa County. This mapping is presented on

Figure 10-6 of the Safety Element of the County General Plan. According to this USGS map, there are no suspected landslides in proximity of the proposed project. It should be recognized that the USGS landslides are mapped solely on the basis of geologic interpretation of stereo pairs of aerial photographs analyzed by an experienced USGS geologist. The mapping was done without the benefit of a site visit or any subsurface data. Furthermore, landslides mapped by the USGS are not classified on the basis of the (a) activity status (i.e. active or dormant), (b) depth of slide plane (shallow or deep seated), or (c) type of landslide deposit, and they do not show landslides that have formed since 1975. Consequently, the USGS map is not a substitute for a detailed site-specific investigation. Nevertheless, the map fulfills its function, which is to flag sites that may be at risk of landslide damage, where detailed geologic and geotechnical investigations are required to evaluate risks and develop measures to reduce risks to a practical minimum. Thus, a less than significant impact can be expected regarding landslide hazards.

b) *Would the project result in substantial soil erosion or the loss of topsoil?* ***(Less Than Significant Impact)***

The project site is largely level, and the required storm water control plan would ensure that stormwater on the property would be discharged in a controlled manner into adequate storm drain facilities. A stormwater control plan has been reviewed and deemed adequate by the County Department of Public Works. Thus, a less than significant impact can be expected in regard to soil erosion or topsoil loss.

c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?* ***(Less Than Significant Impact)***

As discussed in a) iii above, the project site is in an area that has "high to moderate" liquefaction potential. Since the project involves minimal structural development, no special design considerations would expectedly be necessary to mitigate this condition. The project, consisting of small quantities of grading and installing gravel over the subject property, is of a type and scale that is unlikely to cause the existing soil conditions to destabilize. The project has less than significant potential to result in risks to people or property relating to soil stability.

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

With regard to its engineering properties, the underlying clayey soil is expansive. The expansion and contraction of soils could cause cracking, tilting, and eventual collapse of structures. Considering that the project involves minimal structural development, and employees would not routinely be on site, the expansive soil would not create a significant risk to life or property.

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

e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* ***(No Impact)***

The project does not require a septic or wastewater-disposal system; the site is located within the service boundaries of the Ironhouse Sanitary District. Sanitary sewer service is available via existing infrastructure, however, an application for new service and the extension of main would first be required for the project site to make use of this utility service. The project does not involve structural development which would connect to this utility service. Therefore, there would be a less than significant impact.

f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* ***(Less Than Significant Impact)***

Similar to archaeological resources, there is a possibility that buried fossils, and other paleontological resources could be present and accidental discovery could occur. If, during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. Considering that the project involves minimal grading for drainage purposes, and that the site has been completely disturbed, the risk for such impacts is deemed less than significant.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Safety Element.*
- United States Department of Agriculture Soil Conservation Service, 1977. *Soil Survey of Contra Costa County, California . Accessed September 15, 2020.*

https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA013/0/contracosta.pdf

8. *GREENHOUSE GAS EMISSIONS – Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUMMARY*:*

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* ***(Less Than Significant Impact)***

Greenhouse gases are gases that trap heat in the atmosphere and contribute to global climate change. Greenhouse gases include gases such as carbon dioxide, methane, nitrous oxide, and

various fluorocarbons commonly found in aerosol sprays. Typically, a single residential or commercial construction project in the County would not generate enough greenhouse gas (GHG) emissions to substantially change the global average temperature; however, the accumulation of GHG emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

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

The bright-line numeric threshold of 1,100 MT CO2/yr is a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable." This emissions rate is equivalent to a project size of an approximately 541,000-square-foot industrial use. Future grading and operation of the contractor's storage yard would create some GHG emissions; however, the project would result in a light industrial use over a 1.2 acre (52,272 square feet) which is a small fraction of the 541,000 square-foot project that would result in a "cumulatively considerable" GHG impact. Thus, since the project does not exceed the screening criteria, the project would not result in the generation of GHG emissions that exceed the threshold of significance.

b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?* ***(Less Than Significant Impact)***

At a regional scale, the BAAQMD adopted the Bay Area 2017 Clean Air Plan that addresses GHG emissions as well as various criteria air pollutants. The BAAQMD Plan included a number of pollutant reduction strategies for the San Francisco Bay air basin. Within Contra Costa County, the Contra Costa County Board of Supervisors convened a Climate Change Working Group (CCWG) in May 2005, to identify existing County activities and policies that could reduce GHG emissions. In November 2005, the CCWG presented its Climate Protection Report to the Board of Supervisors, which included a list of existing and potential GHG reduction measures. This led to the quantification of relevant County information on GHGs in the December 2008 Municipal Climate Action Plan.

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

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

codes and debris recovery programs are among the strategies currently implemented by the County. All building/grading activities associated with the project are subject to compliance with these measures. Since the measures identified in the CAP are recommendations and not requirements, the project would not conflict with the CAP and thus would not be considered to have a significant impact in this respect.

Sources of Information

- Bay Area Air Quality Management District, 2017. *Bay Area 2017 Clean Air Plan.*
- Bay Area Air Quality Management District, 2017. *Air Quality Guidelines.*
- Contra Costa County Code, *Title 8. Zoning Ordinance*.
- Contra Costa County. *Municipal Climate Action Plan.* Contra Costa County, 2015. *Climate Action Plan.*

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**:*

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

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ***(Less Than Significant Impact)***

The proposed project includes grading portions of the subject property for the establishment of a contractor's storage yard on the subject parcel. During the brief construction period, there may be use of hazardous materials, including fuels, lubricants, paints, and similar construction materials. The use and handling of hazardous materials during construction would be subject to applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With compliance with existing regulations, the project would have a less than significant hazardous materials impact during construction. The proposed use involves the storage of trailers, and does not involve the routine transport, use, or disposal of hazardous materials.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment? ***(Less Than Significant Impact)***

The proposed contractor's storage yard does not involve handling, use, or storage of hazardous materials. As such, the project would not create the conditions necessary to result in this type of public or environmental hazard relating to the release of such materials into the environment. Therefore, less than significant impact.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ***(Less Than Significant Impact)***

There are no schools located within a quarter mile of the project site. The closest school to the site is Summerlake Elementary School, located at 4320 E. Summer Lake Drive in Oakley. This school is approximately 2 miles southeast of the project site. Due to the distance between the site and the school, and the lack of hazardous materials used/stored on site, the proposed project would not emit or handle hazardous substances or waste within ¼ mile of a school. Therefore, the project has a less than significant impact in this respect.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ***(Less Than Significant Impact)***

A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the project site. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List that is maintained pursuant to California Government Code section 65962.5. Thus, there is no

expectation that the presence of hazardous materials on the project site that 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? ***(No Impact)***

The project site is not within an airport influence area, not within an airport safety zone, and outside of the 55-60 dB CNEL airport noise contour for either of the County's public airports, Buchannan Field and Byron Airport. Thus, there would not be any hazard related to a public airport or public use airport.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ***(Less Than Significant Impact)***

The project site is bounded by Bethel Island Road to the west and Stone Road to the north. In the immediate vicinity Bethel Island Road is a straight two-lane, north-south roadway providing the sole access onto/off of the island. The project does not include any proposed work within, or modification to, the public rights of way adjoining the site. Thus, the project would not interfere with emergency response or evacuation plans. Since the project involves minimal daily vehicular trips (eleven daily round trips) and does not substantially modify any existing public roadways that may be part of the County's adopted emergency response plan, the project has little potential to result in significant impacts to emergency response or evacuation plans. Therefore, less than significant impacts are expected in this regard.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ***(Less Than Significant Impact)***

The project site is in a developed area within the semi-urbanized Retail-Business corridor within the Bethel Island community of Contra Costa County. The project site and vicinity which is designated as an "urban unzoned" area by the California Department of Forestry and Fire Protection, and therefore, would not have a significant risk of wildland fire. Additionally, the Department of Forestry and Fire Protection's Very High Fire Hazard Severity Zone Map characterizes this area as a Non-Very High Fire Hazard Severity Zone area. Therefore, there would not be a significant risk of loss, injury or death involving exposure of people or structures to wildland fires.

Sources of Information

- California Department of Forestry and Fire Protection (CalFire). 2009. *Very High Fire Hazard Severity Zones in LRA Map.*

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

- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan.*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*

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) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ***(Less Than Significant Impact)***

Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In October 2009, the Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The County has the authority to enforce compliance with its Municipal Regional Permit through the County's adopted C.3

requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes. The proposed project involves covering unpaved portions of the subject property with drain rock which would result in over 10,000 square feet of new impervious surface. Based on this square-footage, the proposed project would be required to include stormwater management facilities. With the implementation of all applicable C.3 requirements, including stormwater controls, the project would be compliant with applicable water quality standards or waste discharge requirements, resulting in a less than significant impact.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ***(Less Than Significant Impact)***

The site is in the water service area of the Bethel Island Municipal Improvement District (BIMID). After the establishment of the new contractor's yard, the applicant may apply for water service water service from BIMID if needed. The project would not entail the use of wells for groundwater given the availability of municipal water. Therefore, the project will have no significant impacts substantially decreasing groundwater supplies or interfering with groundwater recharge impeding sustainable management of the basin. Furthermore, the project is within the East Contra Costa County Subbasin, which is not in threat of overdraft, and which has no documented history of falling groundwater levels or declining water quality according to the East Contra Costa County Sustainable Groundwater Management Plan. The increased impermeable area on the property could cause a marginal reduction in groundwater supplies by redirecting water that was previously infiltrated into the basin. However, since the project does not draw water from the ground and the project involves only 21,275 square-feet of new impervious surface, this would not expectedly result in a substantial effect in the implementation of the sustainable groundwater management plan for the East Contra Costa Basin. Thus, the proposed project would have a less than significant impact in this respect.

c) Would the project substantially alter the existing drainage pattern of the 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? ***(Less Than Significant Impact)***

The project involves minimal land alteration for the grading of the essentially-level project site. A grading permit would be required for site preparation work and Best Management Practices (BMPs) to prevent erosion or siltation on- or off-site during construction. Furthermore, the stormwater control plan prepared for the project includes BMPs to reduce sediment discharges during construction and operation. Thus, a less than significant impact is expected.

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

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ***(Less Than Significant Impact)***

The project includes a SWCP with C.3 compliant storm water controls including pervious areas, bio-retention basins, and storm drains that would collect storm water, allow percolation into the ground, and convey excess runoff to adequate existing municipal stormwater facilities. The C.3 measures would decrease the amount of surface runoff discharged from the site. If the project is approved, the final SWCP prepared for the project will be subject to review/approval by The County Public Works Department to verify compliance with C.3 requirements and compliance with County drainage ordinances. As such, it is expected that drainage facilities in the area will adequately accommodate the increased surface runoff without resulting in flooding and the proposed project would not 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? ***(Less Than Significant Impact)***

The project includes a SWCP with C.3 compliant storm water controls including pervious areas, bio-retention basins, and storm drains that would collect storm water, allow percolation into the ground, and convey excess runoff to adequate existing municipal stormwater facilities. The County Public Works Department has reviewed the applicant's preliminary stormwater control plan and determined that drainage facilities in the area could accommodate the increased surface runoff. Accordingly, the proposed project would not exceed the capacity of the stormwater system. Furthermore, discharged stormwater that could not be accommodated by on-site bio-retention facilities is not expected to provide substantial sources of polluted runoff because of the proposed-on site bio-retention basin which is designed to collect and treat stormwater originating on the project site prior to discharging into existing drainage improvements located within the right-of-way. Therefore, substantial discharges of polluted runoff into the stormwater drainage facilities is not expected.

iv) Impede or redirect flood flows? ***(No Impact)***

The project is located within a Special Flood Hazard Area, which is generally the case for lands on Bethel Island. The project would not impede or redirect flood flows, however, due to the fact that no permanent improvements are proposed in connection with the project. Thus, the project would not create any new barrier affecting flood flows relative to existing conditions. The projects compliance with all provisions of the Stormwater Control Plan prepared for the project would expectedly minimize potential risks associated with poor site drainage. Considering the scale and nature of the project, less than significant impacts are anticipated in this respect.

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

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? ***(No Impact)***

The project is located within a Special Flood Hazard area and therefore may be at a relatively elevated susceptibility to inundation by seiche or tsunami. However, the primary use of the project entails outdoor storage of company vehicles, with materials/equipment also stored on the property. Since the project does not include the use or storage of hazardous materials, the project does not pose an elevated risk of contamination or release of pollutants in the event that the project site is inundated. Therefore, despite the project's location within a flood hazard area, the project would not result in significant impacts relating to flood hazards, tsunamis, or seiche zones.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ***(Less Than Significant Impact)***

As stated above, the proposed project would comply with applicable water quality and discharge requirements. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The Stormwater Control Plan (SWCP) prepared for the proposed project includes stormwater controls as required by the Contra Costa Clean Water Program and Municipal Regional Permit. Thus, the project would not conflict with or obstruct implementation of a water quality control plan.

Sources of Information

- Contra Costa County Ordinance Code
- East Contra Costa County Sustainable Groundwater Management Plan SGMA Documents & Reports — East Contra Costa County Integrated Regional Water Management (eccc-irwm.org)

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) Would the project physically divide an established community? ***(No Impact)***

Development of the proposed project would not physically divide an established community. The proposed project will occur on a commercial parcel along Bethel Island Road within an established commercial strip. Since the proposed land use is substantially similar to those on adjoining parcels, the project will not divide an established community.

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

b) Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ***(Less Than Significant Impact)***

The project involves the establishment of a small contractor's storage yard within an existing commercial strip on Bethel Island. There are currently no applicable specific area policy's for the Bethel Island Area adopted for the purpose of avoiding or mitigating an environmental effect, nor are there any specific to this land use type. Considering the small scale of the proposed land use, and its compatibility with permitted uses in the retail-business zoning district in which the project is located, the project has less than significant potential to conflict with land use plans or regulations for the Bethel Island area.

Sources of Information

- Contra Costa County General Plan, 2005-2020.

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) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ***(No Impact)***

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

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ***(No Impact)***

The project site is not within an area of known mineral importance according to the Conservation Element of the General Plan, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

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

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

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

The operational phase of the project primarily entails the storage of vehicles and equipment at an unmanned facility. Accordingly, activities at the project site are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan Noise Element. Parcels previously developed with single-family residences adjoin the project site to the north and east. Figure 11-6 shows that levels of 60 dB or less are normally acceptable and noise levels up to 70 dB t are conditionally acceptable in residential areas. Types and levels of noise generated from the uses associated with the future contractor's storage yard would be minimal since the site is typically only accessed at the beginning and end of work days and is otherwise unmanned. Thus, project noise impacts to the existing surrounding land uses would be less than significant.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels? ***(Less Than Significant with Mitigation)***

Given the low noise levels expected from the operational phase of the project, the primary source of potential noise impacts would occur during the construction phase of the project. Project construction does not include any components (e.g., pile-driving) that would generate excessive ground-borne vibration levels. Normal activities at the contractor's storage yard would not

generate ground-borne vibrations during project operations. Furthermore, the project entails minimal physical alterations to the project site, limited to installing and compacting gravel over a 21,272 square foot area. Given the small scope of work involved in the construction phase, any potential noise impacts would accordingly be very brief in nature. The implementation of the following mitigation measures will ensure that construction activities do not result in significant noise impacts to nearby residences.

Potential Impacts – Temporary noise levels due to construction

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

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

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

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

Mitigation Measure NOI-3: ***The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate***

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

stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

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

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

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

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?* ***(No Impact)***

As discussed in Section 9.e, the project site is not within an airport influence area, not within an airport safety zone. Thus, the project would not expose people residing or working in the project area to excessive noise levels.

Sources of Information

- Contra Costa County General Plan, 2005-2020, *Noise.*
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan.*

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)?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUMMARY:

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

The proposed project would result in the development of a contractor's storage yard. The proposed project would not involve full-time employees working on site. Additionally, the project does not extend infrastructure to new areas. As such, the potential project-related increase in population would be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ***(No Impact)***

The project site is currently a sparsely developed parcel and does not include any dwelling units. Thus, the proposed project would not displace any existing housing and would have no impact on housing displacement.

Sources of Information

- Contra Costa County, Census 2010. http://www.bayareacensus.ca.gov/counties/ContraCostaCounty.htm,

15. *PUBLIC SERVICES – Would the project* *result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a) Fire Protection?	☐	☐	☒	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

SUMMARY:

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

a) Fire Protection? ***(Less Than Significant Impact)***

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

Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa County Fire Protection District. Fire protection to the project site would be provided by the fire station #95 located at 3200 E. Cypress Road, Oakley (approximately 1.5 miles driving distance to the site). Assuming an average travel speed of 35 miles per hour, an engine responding from Station 95 would take less than five minutes to reach the project site. This response time is typical for areas in the project vicinity. Final improvement drawings would be reviewed and approved by the fire district to ensure the adequacy of access for emergency vehicles and apparatus. As a result, potential impacts of the proposed project relating to fire protection would be less than significant.

b) Police Protection? ***(Less Than Significant Impact)***

Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to the Bethel area. The addition of a new tenant within an existing commercial property in Bethel Island would not significantly affect the provision of police services to the area.

c) Schools? ***(Less Than Significant Impact)***

The project is not expected to induce population growth in the Bethel Island area and would not significantly impact the local school district.

d) Parks? ***(Less Than Significant Impact)***

The project is not expected to induce significant population growth in the Bethel Island area, and therefore, would not significantly impact local parks.

e) Other public facilities? ***(Less Than Significant Impact)***

Libraries:

The Contra Costa Library operates 28 facilities in Contra Costa County. The Contra Costa Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources. A portion of the property taxes on the project site would go to the Contra Costa Library system. Accordingly, the impact of the use of the public libraries by project employees and their families who live in or move to the area, would be less than significant.

Health Facilities:

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

The Contra Costa County Health Services Department (CCCHSD) operates a regional medical center (hospital) and 11 health centers and clinics in the County. County health facilities generally serve low income and uninsured patients. CCCHSD is primarily funded by federal and state funding programs, with a small portion of revenue from the County General Fund. Thus, the impact of the use of public health facilities by project employees and their families who live in or move to the area, would have less than significant impacts on the County's ability to maintain current service levels as they relate to the CCCHSD.

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

Since the project is not expected to result in significant population growth in the area, the project will not increase the use of existing local recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Thus, the impact of this increase in use of the parks and recreational facilities would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? ***(Less Than Significant Impact)***

The County Growth Management policies require a minimum of 3-acres of parks/recreational facilities per 1,000 persons. Since the project does not involve housing or other growth-inducing elements, it is expected to have a negligible effect on the population within Contra Costa County. As such, use of public recreational facilities by a negligible number of new residents would incrementally increase use of the facilities, but would not be expected to result in the construction or expansion of recreational facilities.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. *TRANSPORTATION – Would the project:*				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
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) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**(Less Than Significant Impact)***

The project proposes to establish a contractor's storage yard. Access to the site will be provided via an existing driveway along the parcel's Bethel Island Road frontage. Since the project primarily involves overnight storage for 11-13 company trucks, the project will not generate new traffic trips in significant quantities. Each morning, an employee would travel to the site in their personal vehicles, leave with a company truck/equipment, and then return at the end of the day – leaving in their personal vehicles. Thus, up to 13 round trips may occur during workdays as a result of the project. The small volume of vehicle traffic associated with the project would not expectedly result in substantial impacts to the existing circulation system. Additionally, the project does not include any modifications to public improvements along the property frontage which may impede or interfere with existing pedestrian and/or bicycle facilities serving the area. Therefore, the project has less than significant potential to conflict with policies affecting circulation in Contra Costa County.

*b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?**(Less Than Significant Impact)***

The project involves the establishment of a yard for the storage of light/medium duty trucks and materials/equipment and does not include the construction of any buildings that could house workers. If approved up to thirteen trucks and various equipment/materials would be stored on the subject property. Thus, daily truck trips are expected to be relatively low at the proposed yard, as limited by the small number of vehicles involved with the project. Thus, the project would not create a significant number of traffic trips and would be well below 100 peak hour trips per day warranting the preparation of a Traffic Analysis. Therefore, the corresponding vehicle miles travelled by trips to the storage yard represents a less than significant impact with regards to vehicle miles traveled.

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

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ***(Less Than Significant Impact)***

There are no increased hazards due to a design feature such as curves or intersections. The project does not propose any changes whatsoever to roadways or intersections on site or in the project vicinity. Access to the project site would be via an existing driveway. The establishment of this land use within an existing commercial area would be compatible with land uses permitted in this area of Bethel Island. Therefore, the project will have a less than significant traffic impact relating to the geometric design of the project or with incompatible land uses.

d) Would the project result in inadequate emergency access?

The Contra Costa Fire Protection District has reviewed the project for conformance with the Fire District standards, which include emergency access, and no comments of concern were received. Therefore, the project will have a less than significant impact.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Growth Management Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- Contra Costa County. 2000. *Contra Costa County Airport Land Use Compatibility Plan* GHD

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

SUMMARY*:*

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:

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

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)?* ***(Less Than Significant Impact With Mitigations)***

As discussed in Sections 5.a through 5.c above, no historical resources are likely to exist on the project site. Further, according to the County's Archaeological Sensitivities map, Figure 9-2, of the County General Plan, the subject site is located in an area that is considered "largely urbanized," and is generally not considered to be a location with significant archaeological resources. In accordance with Section 21080.3.1 of the California Public Resources Code, Notices of Opportunity to Request Consultation were mailed to tribal groups prior to the publication of this report. None of the tribal groups noticed have requested consultation for this project within the 30-day period afforded to them pursuant to Section 21080.3.1(d) .Given all of these factors, there is little potential for the project to impact cultural resources on the site.

Pertaining to the significance of tribal cultural resources, there are no onsite historical resources, pursuant to Public Resources Code section 5020.1(k) that are included in a local register of historic resources.

Nevertheless, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigations Measure ***Cultural Resources 1*** would reduce the impact on archeological resources during project related work to a level that would be considered less than significant.

Potential Impact*: Construction and grading could cause ground disturbance which may impact heretofore undocumented tribal cultural resources.*

Mitigation Measure: The implementation of mitigation *Cultural Resources 1,* previously identified in this report, will ensure that ground disturbance will not significantly impact heretofore unknown Tribal Resources.

b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?* ***(Less Than Significant Impact with Mitigations)***

As discussed in Sections 5.a through 5.c above, no historical resources are likely to exist on the project site. Further, according to the County's Archaeological Sensitivities map, Figure 9-2, of the County General Plan, the subject site is located in an area that is considered "largely urbanized," and is not considered to be a location with significant archaeological resources. Thus, there is little potential for the project to impact cultural resources on the site.

It is not likely that the project would cause a substantial adverse change in the significance of a tribal cultural resource that meets the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, for the reasons stated above.

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

Nevertheless, the expected construction/grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigations Measure ***Cultural Resources 1*** would reduce the impact on archeological resources during project related work to a less than significant level.

Potential Impact*: Construction and grading could cause ground disturbance which may impact heretofore undocumented tribal cultural resource.*

Mitigation Measure Tribal Cultural Resources 1: The implementation of mitigation *Cultural Resources 1* will ensure that ground disturbance will not significantly impact heretofore unknown Tribal Resources.

Sources of Information

- Contra Costa County General Plan 2005-2020. *Archeological Sensitivities Map*

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) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? ***(Less Than Significant Impact)***

The project site is a largely undeveloped parcel that currently has available connections to existing wastewater, electric, gas, and telecommunication facilities. Expanded service for the new land use would not require construction of new off-site wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities. Thus, no significant environmental effects are expected from the construction of new facilities that would be required to provide services the project.

b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?* ***(Less Than Significant Impact)***

The project site would receive water service from the Bethel Island Municipal Improvement District (BIMID). There are no plumbed connections within the existing 260 square-foot office building on site, and the need for water service is not anticipated for the proposed contractor's yard. However, the applicant may apply to establish new water service to the property, subject to BIMID review/approval. Given that the project has little need for water for their daily storage needs, the impact of providing water service to the proposed project would be less than significant.

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

The subject property is within the service boundaries of the Ironhouse Sanitary District. The project does not include any structural development that would connect to the public sewer system. Thus, the project would not be expected to produce an added capacity demand on the wastewater system. As proposed, the project would not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities. Therefore, the project would have less than significant impacts in this respect.

d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?* ***(Less Than Significant Impact)***

The proposed project would generate construction solid waste and post-construction operational solid waste. Construction waste would be hauled to one of the recycling center and/or transfer stations located in the area. The recycling center and/or transfer station would sort through the material and pulls out recyclable materials. Given the lack of structural development, the impact of the project-related solid waste would be considered to be less than significant. Furthermore, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the CDD at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities. The project's

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

compliance with all CalGreen requirements ensures less than significant impacts relating to solid waste.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ***(Less Than Significant Impact)***

The proposed project would be required to comply with applicable federal, state, and local laws related to solid waste. The proposed project would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, impacts would be less than significant.

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: ***(No Impact)***

a-d) **No Impact**:As discussed in section 9.g above, the project site is in a developed area within an urbanized community of Contra Costa County, which is designated as an "urban unzoned" area by the California Department of Forestry and Fire Protection, and therefore, would not have a significant risk of wildland fire. Additionally, the Department of Forestry and Fire Protection's Very High Fire Hazard Severity Zone Map characterizes this area as a Non-Very High Fire Hazard Severity Zone area. Thus, no impact is expected.

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

Sources of Information

- California Department of Forestry and Fire Protection (CalFire). 2009. *Very High Fire Hazard Severity Zones in LRA Map.*

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

***SUMMARY**:*

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

As discussed in individual sections of this initial study, the project to establish a contractor's storage yard, and associated improvements may impact the quality of the environment (Noise, Cultural Resources, and Tribal/Cultural Resources) but the potential impacts would be reduced to a less than significant level with the adoption of the respective mitigation measures. The project is not expected to threaten any wildlife population, impact endangered plants or animals, or affect protected biological resources due to the existing condition of the site/lack of vegetation at the site and the minimal grading/construction activities required to implement the proposed project.

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.)* ***(Less Than Significant Impact)***

The proposed project would not create substantial cumulative impacts. The potentially significant impacts identified within this report would occur solely during the construction phase of the project. Since the construction phase consists merely of installing and compacting gravel over a 21,272 square-foot portion of the project site, these impacts would be extremely brief – thereby limiting the potential for cumulative impacts. The project is consistent with allowed uses within the Retail-Business zoning district and is compatible with nearby commercial uses. Therefore, the project will have less than significant cumulative impacts.

c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?* ***(Less Than Significant Impact)***

This Initial Study has disclosed impacts that would be less than significant with the implementation of Mitigation Measures. All identified Mitigation Measures will be included in the conditions of approval for the proposed project, and the applicant will be responsible for implementation of the measures. There is no evidence in the record that the project would result in adverse effects, directly or indirectly, on human beings. Therefore, with the implementation of the mitigation measures identified in this report, there project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

ATTACHMENTS

1. **Vicinity Map**
2. **Site Plan**
3. **MMRP**

Aerial View



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessor Parcels
- Aerials 2019
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 1,128

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

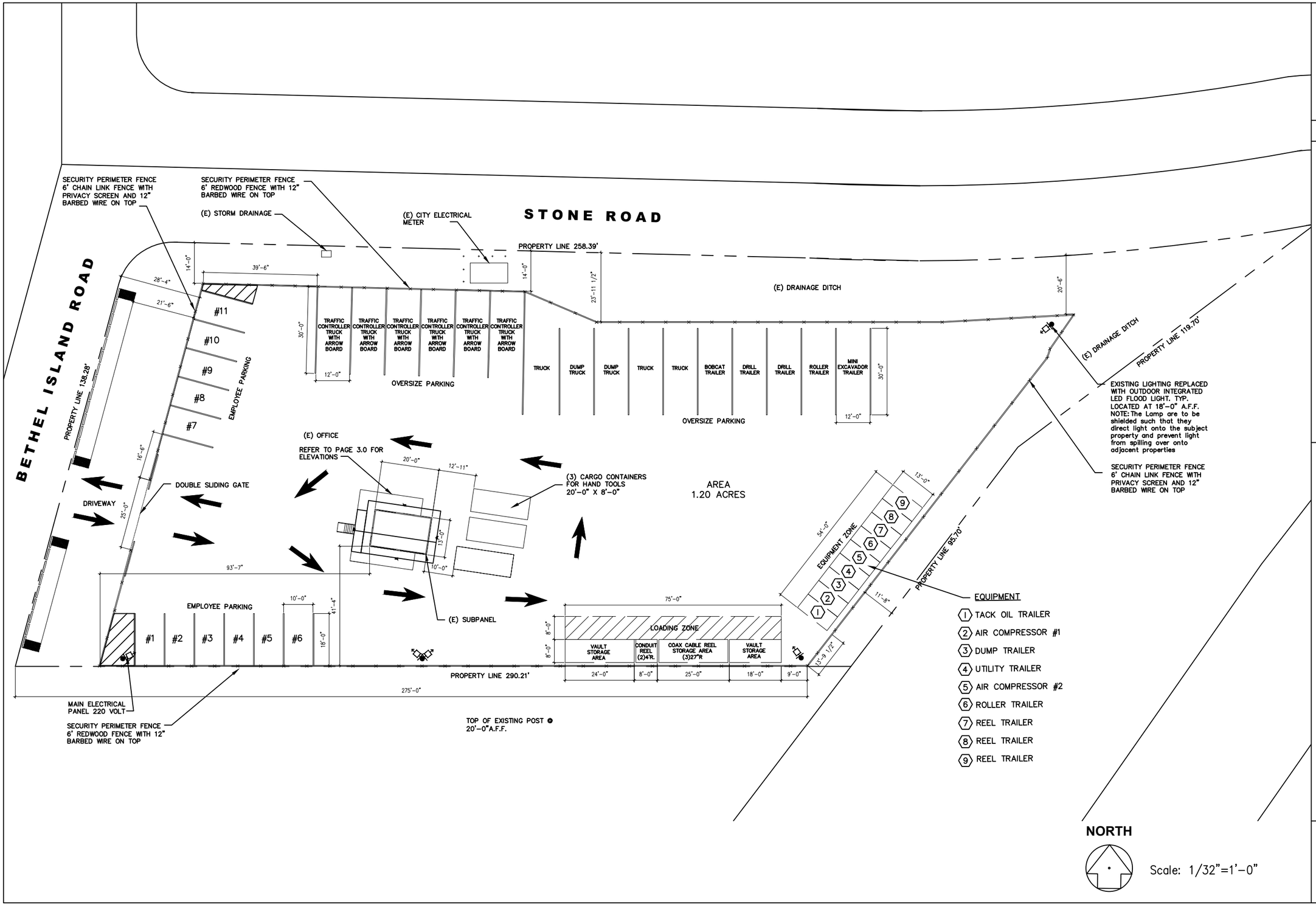
ADVANCE TELECOM, INC

MAY 1, 2023

Project Address:
6130 Bethel Island Rd.
Bethel Island, CA 94511

SITE PLAN

A.1



Mitigation Monitoring and Reporting Program
County File #CDLP23-02008

6130 Bethel Island Road
Bethel Island, CA 945111

September 5, 2024

SECTION 3:AIR QUALITY

Potentially Significant Impacts:

Potential Impact Air Quality-1: *Exhaust emissions and particulates produced by construction activities may cause exposure of the public or sensitive receptors to significant amounts of pollutants.*

Mitigation Measures(s):

The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be included on all construction plans:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

g. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

h. Replant vegetation in disturbed areas as quickly as possible.

i. All vehicle speeds on unpaved roads shall be limited to 15 mph.

j. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

k. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne

toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

l. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

m. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbing activities
Party Responsible for Verification:	CDD staff, Consulting Biologist.
Compliance Verification:	Review of Biologist's report

SECTION 5: CULTURAL RESOURCES

Potentially Significant Impacts:

Potential Impact CUL-1: *Subsurface construction activities could potentially damage or destroy previously undiscovered historic and prehistoric resources.*

Potential Impact CUL-1: *Surface construction activities could potentially damage or destroy previously undiscovered archeological resource.*

Potential Impact CUL-1: *Surface construction activities could potentially damage or destroy previously undiscovered human remains*

Mitigation Measure(s):

Mitigation Measure CUL-1*: The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included on all construction plans:*

a. *All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies. If the cultural resource is also a tribal cultural resource (TCR) the representative (or consulting) tribe(s) will also require notification and opportunity to consult on the findings.*

   If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

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

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
Compliance Verification:	Review of construction plans verifying that CUL-1 measures are included on plan notes printed thereon.

SECTION 13: NOISE

Potentially Significant Impacts:

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

Mitigation Measure: *Implementation of mitigations measure NOI-1 through NOI-6 would reduce project-related noise impacts to a less than significant level.*

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

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

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

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

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

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

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

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of building/grading permits.
Party Responsible for Verification:	CDD staff
Compliance Verification:	CDD Review.

SECTION 18: TRIBAL CULTURAL RESOURCES

Potentially Significant Impacts:

Potential Impact: *Construction and grading could cause ground disturbance which may impact heretofore undocumented tribal cultural resources.*

Potential Impact: *The project could 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 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. The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.*

Mitigation Measure: *Implementation of mitigations measure CUL-1 would reduce the impact on previously undiscovered tribal cultural resources to a less than significant level.*

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
Compliance Verification:	Review of construction plans verifying that CUL-1 measures are included on plan notes printed thereon.