

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** County File #CDLP21-02004
Horse Boarding Facility
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Contact Person and Phone Number:** Everett Louie, Planner II
(925) 655-2873
4. **Project Location:** 2235 Sunset Road, Brentwood, CA 94513
Assessor's Parcel Number: 015-090-039
5. **Project Sponsor's Name and Address:** Howard Hiibel
2235 Sunset Road, Brentwood, CA 94513
6. **General Plan Designation:** The subject property is located within an Agricultural Lands (AL) General Plan land use designation.
7. **Zoning:** The subject property is located within a General Agricultural District (A-2)
8. **Description of Project:** The applicant requests approval of a Land Use Permit application to permit a horse boarding facility for up to 18 horses located at 2235 Sunset Road in the unincorporated Brentwood area of the County. The horse boarding facility will utilize an existing approximately 37,288 square foot covered agricultural stable/arena. All buildings and structures exist. There will be no development, beyond establishing unpaved parking spaces (a total of 14 9'x20' parking spaces and one Van accessible parking space). The proposed hours of operation are 8:00 AM to 10:00 PM. The business will have one employee which is the property owner. The project does not propose and events, lessons or other horse related business other than horse boarding. The business operation is by appointment only.

The project includes a Variance Permit from the Off-Street Parking requirements for: parking lot surfacing; striping, markings, and signage; and landscaping. The project also includes an exception request in accordance with Chapter 92-6 from the collect and convey requirements specific in Chapter 914-2 of the County Subdivision Ordinance.

9. **Surrounding Land Uses and Setting:** The project site is a 9.98-acre rectangular shaped lot located approximately 900 feet south of the Sunset Road and Quail Trail intersection. Directly east of the parcel is Quail Trail which is the access point and approximately 227 feet to the east is Eden Plains Road. Quail Trail is a privately maintained road in the Brentwood area of unincorporated Contra Costa County. The site gains access via Quail Trail from Sunset Road

which is a publicly maintained road. Quail Trail is an unpaved gravel road approximately 16 feet width within a 30-foot right-of-way. There is no additional road improvements or easement widths required as part of this application.

The subject property is rectangular in shape and is flat. The site is developed with an existing 4,194-square-foot residence with a detached garage, two agricultural buildings measuring 3,000-square-feet and 420-square-feet respectively, a 37,288 square foot existing arena/stable and two horse riding areas measuring 14,000 square feet and 4,072 square feet respectively. The site currently has existing gravel driveways that lead from Quail Trail to the arena/stable area. The site has trees boarding the northern property line, the southern property line and behind the existing single-family house. There are a few trees and vegetation around the existing single-family residence.

All of the parcels surrounding the project site are zoned for agricultural uses (A-2 and A-3 Zoning) and all parcels within a half-mile of the project parcel have a General Plan Designation of Agricultural Lands. Surrounding uses include single-family homes, agricultural buildings, and agricultural uses such as crop farming, nurseries, and equestrian facilities. Within a 3,000-foot radius, there is at least four horse boarding facilities and horse-riding facilities.

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

- Contra Costa County, Department of Conservation and Development, Building Inspection Division
- Contra Costa County, Public Works Department
- Contra Costa Environmental Health Department
- Contra Costa Fire Protection District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

A Notice of Opportunity to Request Consultation was sent on October 16, 2023, to the Wilton Rancheria and on September 19, 2023 to the Confederated Villages of Lisjan Nation in accordance with section 21080.3.1 of the California Resources Code. The County has not received a response from either tribe. Therefore, consultation with Native American tribes has not occurred in relation to this project. As a courtesy, the County will provide a copy of this environmental document for the Tribe's comments.

Environmental Factors Potentially Affected

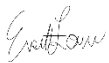
The environmental factors checked below would have been potentially affected by this project, but have been mitigated in a manner as to not result in a significant effect on the environment:

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

Environmental Determination

On the basis of this initial evaluation:

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



Everett Louie
Project 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 (Scenic Ridges & Waterways) of the Contra Costa County General Plan Open Space Element identifies the major scenic resources in the County, including major ridges and scenic waterways, which should be considered when evaluating nearby development proposals. Views of these identified scenic resources are considered scenic vistas. The subject property is not located within or adjacent to a major scenic resource nor is the project proposing any new development of buildings or structures. Therefore, the project will have no impact on scenic vistas.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact: Figure 5-4 (Scenic Routes Plan) of the Contra Costa County Transportation and Circulation Element identifies the roadways which form the Countywide scenic routes plan. The project site is located just south of the Sunset Road and Quail Trail intersection in the unincorporated Brentwood area of Contra Costa County, which is not identified as a scenic route. The nearest scenic route or highway is Byron Highway which is more than 4,400 feet east of the project site. Additionally, the project does not propose any construction that would damage trees, rocks, outcroppings or historical buildings. Therefore, the project has no impact on any scenic resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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?*

No Impact: As previously mentioned, the subject property is not located near a major scenic resource and is not visible from a state scenic highway. The project site is within an agricultural area that is largely non-urbanized and there are no public views or publicly accessible vantage points in the surrounding area. No new construction of new buildings or structures are proposed, and the visual character of the property will remain agricultural in appearance, which is compatible with the surrounding agricultural area. The surrounding area is not urbanized but characterized as rural with farms, crop growing activities and housing of livestock mixed with single-family homes spaced around. The project would match the visual character of the surrounding area. The appearance of horses on a property would be considered agricultural livestock which is consistent with the surrounding properties. Therefore, the project will have no impact on existing visual character or quality of public views of the site.

- 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: Approval of the project would allow the operation of a horse boarding facility at the project site. The maximum number of horses that can be boarded at the site is 18 horses, and no expansion is proposed at this time. Although headlamp light/glare can be expected from cars visiting the site, the proposed hours of operation for this site are daily from 8:00 AM to 10:00 PM. Thus, the amount of headlamp light/glare from cars can be expected to be reduced after operational hours. The project also proposed to include one halogen lamp to be placed around the parking area for safety and security. The nearest residence is approximately 150 feet south behind existing trees which help to block light glare from the subject parcel. Additionally, a condition of approval would require the lights to be motion sensor to reduce the amount of light pollution during the night hours. Therefore, the project will have a less than significant impact on new light or glare for the area.

Sources of Information

Contra Costa County General Plan. "Chapter 5: Transportation and Circulation Element." 2005-2020.
<http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=>

Contra Costa County General Plan. "Chapter 9: Open Space Element." 2005-2020.
<http://www.co.contra-costa.ca.us/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=>

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2. AGRICULTURAL AND FOREST RESOURCES – <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	☐	☐	☐	☒

SUMMARY:

- a) *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: As shown on the California Department of Conservation’s *California Important Farmland Finder* map, the project site is designated as other land and does not contain farmland designated “Prime”, “Unique”, or of “Statewide Importance”. The project does not propose any construction or ground disturbing activities. Therefore, the project would not result in any impacts related to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide importance to a non-agricultural use.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact: The project site is located within the A-2, General Agricultural District. Dude ranches, riding academies and stables may be allowed by issuance of a land use permit. Therefore, the project will not conflict with the existing zoning. In addition, the project site is not under a Williamson Act contract. Therefore, the project will not conflict with the existing zoning or a Williamson Act contract.

- 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*

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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: The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526. Therefore, the project will not conflict with any properties zoned as forest land.

- 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 above. Nevertheless, no trees are proposed to be removed with this proposal. Therefore, the project will not result in the loss of forest land or conversion of forest land to non-forest use.

- 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: As previously mentioned, the project site is located within the A-2, General Agricultural District. According to the California Department of Conservation Important Farmland Finder, the land surrounding the parcel is considered Other Land. Additionally, the project is not proposing any construction that would change the existing environment. Therefore, the project will have no impact on the conversion of farmland to non-agricultural use.

Sources of Information

Contra Costa County Code. "Title 8 – Zoning." Accessed in 2024.

https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

California Department of Conservation. "California Important Farmland Finder." Accessed in 2024.

<https://maps.conservation.ca.gov/DLRP/CIFF/>.

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

Less Than Significant Impact (a-b): Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (“BAAQMD”). In May 2017, BAAQMD updated its Air Quality Guidelines, which included operational and construction-related emissions screening criteria. If the project does not exceed the screening criteria, the project would not result in the generation of criteria air pollutants that exceed the thresholds of significance for the criteria air pollutants.

Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the Spare the Air, Cool the Climate Final 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. The CEQA Guidelines support lead agencies in analyzing air quality impacts. If, after analysis, the project’s air quality impacts are found to be below the significance thresholds, then the air quality impacts may be considered less than significant. The Air District developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project’s air pollutant emissions. Since all buildings and structures are existing, there is no construction proposed and the land use permit would allow the operation of the horse boarding facility, it can be assumed that the project would not be in conflict with the Clean Air Plan or obstruct its

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implementation and would not contribute substantially to any existing or projected air quality violation.

- c) *Would the project 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 (c-d): Equestrian-related odors (e.g.: manure) are anticipated to originate from the site. California Health and Safety Code Sec. 41700(a) states that “Except as otherwise provided in Section 41705, a person shall not discharge from any source whatsoever quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any of those persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property.” The proposed project is exempt from the above code section under 41705(5) of the California Health and Safety Code which classified horse boarding and riding facilities as an agricultural operation. In addition, the project site and vicinity are located within the A-2 zoning district, which allows for all types of agriculture, including general farming, wholesale horticulture and floriculture, wholesale nurseries and greenhouses, mushroom rooms, dairying, livestock production, fur farms, poultry raising, animal breeding, aviaries, apiaries, forestry, and similar agricultural uses. Many of these uses emit agricultural odors during daily operations. A horse boarding facility is similar in nature to these odor producing activities. Additionally, dude ranches, riding academies and stables may be allowed upon issuance of a land use permit. Moreover, the project site is located in an area that contains agricultural uses including similar horse-riding facilities and boarding facilities. The surrounding area is already subject to agricultural odors that the continued operation of an existing horse operation would not substantially increase pollutant concentrations. Lastly, the majority of the parcels in the surrounding area are large in size which allows for buffer space between parcels which reduces the range of odor emissions. Thus, equestrian-related odors are to be expected, and the project is not anticipated to expose sensitive receptors to substantial pollutant concentrations or result in emissions adversely affecting a substantial number of people.

Sources of Information

Bay Area Air Quality Management District. “California Environmental Quality Act, Air Quality Guidelines.” May 2017. http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en.

Bay Area Air Quality Management District. “Spare the Air, Cool the Climate Final, 2017 Clean Air Plan.” Adopted 19 April 2017. http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en.

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California Health and Safety Code. Accessed in 2024.

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=26.&title=&part=4.&chapter=3.&article=1.

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

SUMMARY:

- a) *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: It is unlikely that the project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status, due to the location of the project site (parcel that has been historically used as agricultural uses within an agricultural zoning district) and lack of suitable habitat (there are no, creeks, wetlands, or riparian habitats located on the subject parcel). According to Figure 8-1 of the Conservation Element of the General Plan, the site is not identified as an area of significant Ecological Areas. Furthermore, the project will not modify any habitat than what is

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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currently existing as there is no construction or new ground disturbing activities proposed. The operation of a horse boarding facility will not result in any habitat modifications or a substantially adverse effect on any habitat identified by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.

- 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?*

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, the project site is not located in or adjacent to a significant ecological resource area. In addition, the property contains no perennial or intermittent streams, creeks or other riparian habitat. Therefore, the project would not 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 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?*

Less Than Significant Impact: Wetlands are defined and identified under Section 404 of the Clean Water Act 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.” According to the U.S. Fish and Wildlife Service National Wetlands Inventory map, no wetlands are located at or adjacent to the project site. Therefore, no substantial adverse effects on federally protected wetlands are expected to occur as a result of this project.

- 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: There are no creeks, wetlands, or riparian habitats located on the subject parcel. As previously mentioned, the project site is disturbed by the existing horse facilities, and all improvements are existing. In addition, surrounding parcels have been developed with single-family homes, agricultural buildings, and agricultural uses, such as crop farming, nurseries, and equestrian facilities. As previously mentioned, Figure 8-1 of the County General Plan states that the site does not contain any Significant Ecological Areas, the Wetlands Inventory Map shows that there are no wetlands located at or adjacent to the project site and the site was not

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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identified as a sensitive community by the California Department of Fish and Wildlife. Therefore, the project is expected to 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 impede the use of nursery sites, based on existing site conditions and the surrounding land uses.

- 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 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 property proposed for development approval, the Ordinance requires tree alteration or removal to be considered as part of the project application. The proposed project would not require the removal of any protected trees, nor would any development take place within the dripline of a tree protected under the Contra Costa County Tree Protection and Preservation Ordinance. Therefore, no significant conflicts with local policies or ordinances protecting biological resources would occur.

- 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?*

Less Than Significant Impact: There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in eastern Contra Costa County. On February 18, 2021, the East Contra Costa County Habitat Conservancy submitted an email stating that the parcel is not subject to HCP/NCCP Ordinance No. 2007-53 and that the project is located outside of the HCP/NCCP Urban Development area. Therefore, the project would not conflict with the provisions of the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan.

Sources of Information

California Department of Fish and Wildlife (CDFW). "CDFW Public Access Lands." Interactive Map. Accessed in 2024. <https://apps.wildlife.ca.gov/lands/>.

Contra Costa County General Plan. "Chapter 8: Conservation Element." 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=>.

East Contra Costa County Habitat Conservancy. "East Contra Costa County Habitat Conservancy

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Website.” Accessed in 2024. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>.

East Contra Costa County Habitat Conservancy. Retuned Agency Comment Request Form. Date received on February 19, 2021.

United States Environmental Protection Agency (EPA). “Section 404 of the Clean Water Act.” Website. Accessed in 2024. <https://www.epa.gov/cwa-404/how-wetlands-are-defined-and-identified-under-cwa-section-404#:~:text=%22Wetlands%20are%20areas%20that%20are,life%20in%20saturated%20soil%20conditions>.

U.S. Fish & Wildlife Service. “National Wetlands Inventory.” Interactive Map. Accessed in 2024. <https://www.fws.gov/wetlands/Data/Mapper.html>.

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

SUMMARY:

- a) *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?*

No Impact: The project site has an existing area/stable structure that was originally constructed in 2010 according to County records. Therefore, the structure which the project will utilize for the horse boarding facility is not historical resources pursuant to Section 15064.5 of the CEQA Guidelines, because:

1. It is not a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources;
2. It is not a resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code; and
3. Has not been determined to be historically or culturally significant by a lead agency.

- 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?*

No Impact: According to Figure 9-2 of the Open Space Element of the County General Plan, the project site is an area of medium archaeological sensitivity. The proposed project is to utilize an existing horse arena/stable area as a horse boarding facility. There is no new ground disturbing activities that could cause a substantial adverse change in an archaeological resource. Additionally, the site is not located in the Historic Resources Inventory as designated by the Historic Landmarks Advisory Committee. Thus, the project will have no substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5.

- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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No Impact: As previously mentioned, no ground disturbance (e.g.: new construction) is proposed at this time. The project site has been used as an agricultural area for horses for over 20 years and the project site is already disturbed with the existence of the arena/stable structure. Additionally, the project site was never formally used as a cemetery. Lastly, the project was referred to the Wilton Rancheria and Confederated Villages of Lisjan Nation requesting that the Tribes contact the County if consultation was needed. The County received no response from either Tribe. Therefore, the project is not expected to result in the disturbance of any human remains, including those interred outside of formal cemeteries.

Sources of Information

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Contra Costa County. "Historic Resources Inventory." Accessed in 2024.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 California Building Standards Code (California Code of Regulations, Title 24) serves as the basis for the design and construction of buildings in California. Specifically, the California Energy Code (California Code of Regulations, Title 24, Part 6) was first adopted by the California Energy Commission in 1978 in response to a legislative mandate to reduce energy consumption in California and contains energy conservation standards applicable to all residential and non-residential buildings throughout California. These standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods.

The California Building Standards Commission adopted the California Green Building Standards Code, also known as CALGreen, (California Code of Regulations, Title 24, Part 11) to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices. Although the CALGreen Code was adopted as part of the State's efforts to reduce GHG emissions, the standards have co-benefits of reducing energy consumption from residential and nonresidential buildings subject to this standard. While the project does not propose any new buildings or structures, any future buildings or structures proposed for the horse boarding facility will be required to obtain building permits and comply with all building standards.

The project proposes a halogen lamp to illuminate the parking area. This type of lamp would not result in wasteful or inefficient energy resources. Additionally, the lamp would be conditioned to be turned off during the day and be placed on a motion sensor to reduce energy usage. Moreover, a horse boarding facility is not a use that would require substantial energy. Therefore, because all buildings and structures are existing and that no construction of new buildings or structures are proposed at this time and the operation of a horse boarding facility requires minimal energy consumption (given that activities take place outdoors and during the daytime), the project would not be expected to have a significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources, during project construction (no construction required) or operation.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Less Than Significant Impact: As previously mentioned, since all buildings and structures are existing (no construction of new buildings or structures are proposed at this time), and the operation of a horse boarding facility requires minimal energy consumption (since activities take place outdoors), the project would not be expected to have a significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources, during project operation. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Sources of Information

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

SUMMARY:

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

No Impact: The California Geological Survey (CGS) has delineated Alquist-Priolo Earthquake Fault Zones along the known active faults in California. According to the California Earthquake Hazards Zone Application, implemented by the California Department of Conservation, the project site is not within an Earthquake Fault Zone. The nearest Earthquake Fault zone (Marsh Creek Fault) is over 11 miles southwest. Because the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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site is not within an official Earthquake Fault Zone, the risk of fault rupture is generally regarded as very low.

ii) *Strong seismic ground shaking?*

Less Than Significant Impact: The risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The County has adopted the California Building Code (CBC), which requires use of seismic parameters in the design of all structures requiring building permits, including mixed use structures and most accessory structures. Seismic parameters are 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 grading regulations can be expected to keep risks within generally accepted limits. All buildings and structures exist and have obtained the proper building permits. Moreover, as stated above, the project site is over 11 miles southwest of the nearest fault. Therefore, the impacts from seismic ground shaking would be expected to be less than significant.

iii) *Seismic-related ground failure, including liquefaction?*

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

iv) *Landslides?*

No Impact: According to the California Earthquake Hazards Zone Application, implemented by the California Department of Conservation, the project site is not within a Landslide Zone. Since the site is not within a Landslide Zone, potential impacts would be considered less than significant.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact: According to the Soil Survey of Contra Costa County, the soil series mapped on the site is Brentwood clay loam and Dehli sand, 2 to 9 percent slopes. Brentwood

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

clay loam is described as well drained, and runoff is low. Dehli sand is described as somewhat excessively drained, and runoff is very low. Since clay and sandy soils are less prone to erosion, soil erosion hazards can be considered less than significant. Moreover, the project does not propose any new construction or grading activities. Given the current use of the site for equestrian activities, there will not be any substantial erosion or loss of topsoil.

- 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 previously mentioned, the site is not within a Landslide Zone and is in a liquefaction zone. In addition, the risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The County has adopted the California Building Code (CBC), which requires use of seismic parameters in the design of all structures requiring building permits, including mixed use structures and most accessory structures. Seismic parameters are 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 grading regulations can be expected to keep risks within generally accepted limits. The existing stable was approved with a building permit and were reviewed for structural requirements based on site soil types as part of the building permit process. Thus, potential impacts of expansive soil are considered to be less than significant.

- 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: According to the Soil Survey of Contra Costa County, the soil series mapped on the site is Brentwood clay loam and Dehli sand, 2 to 9 percent slopes. Clay soils are generally classified as expansive (expansive soils expand when water is added and shrink when they dry out). However, no construction of new buildings or structures are proposed as part of this project. In addition, most activity takes place outdoors (and not within an enclosed building). Therefore, because the project has already obtained the proper building permits and any future development will be required to comply with all current codes and regulations, there will be a less than significant 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?*

Less Than Significant Impact: The project site already relies on well water and a septic system that is permitted by the Contra Costa County Health Services Department, Environmental Health Department. While Staff did not receive any comments from the Environmental Health Department, the project applicant is required to contact the Environmental Health Department to see if an approval from them is needed. Moreover, the project which is a horse boarding facility will not require a new septic tank or alternative wastewater disposal system because this type of

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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use does not generate significant amount of wastewater. Additionally, the waste produced from the horses will not be disposed of in a sewer but rather will be composted on-site. Therefore, the project would have a less than significant impact on soils in relation to septic tanks or disposal systems.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less Than Significant Impact: There are no known paleontological resources located at the project site nor have any unique geological features been identified. No ground disturbance (e.g.: new construction of new buildings or structures) is proposed at this time. The project site is flat and has been used as an equestrian facility for some time. Therefore, the project is not expected to destroy a unique paleontological resource or site or unique geologic feature directly or indirectly.

Sources of Information

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

A bright-line numeric threshold of 1,100 MT CO₂/year is a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable." This 1,100 MT CO₂/year emissions rate is equivalent to a project size of approximately 60 single-family dwelling units. Thus, if a project is not equivalent to a 60 single-family dwelling unit project, it would not be seen as a high contributor to CO₂. The project will have animals that produce CO₂ and patrons using the facility will drive vehicles to the site which may increase GHG in the area. However, the project is significantly less impactful than a 60 unit single-family dwellings. However, the addition of 18 horses and a few vehicles being driven is not enough to significantly increase the GHG levels above the threshold of 60 single-family dwellings. Therefore, because the proposed project is less than the construction of 60 single-family dwellings units, it can be reasonably assumed that the project will have a less than significant impact on the environment regarding greenhouse gas emissions.

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

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Less Than Significant Impact: As discussed above in subsection-a and in accordance with the Contra Costa County Climate Action Plan, which was discussed in the Air Quality section of this study, any impacts of the proposed project would result in negligible increases to the amount of greenhouse gas emissions in the County. The 2017 Thresholds of Significance set forth in the BAAQMD CEQA Guidelines include an analysis and screening criteria for determining if a project would contribute to a significant impact to the environment due to the projected greenhouse gas (GHG) emissions. As is done with the regulated air pollutants, if the proposed project would generate GHG emissions above the identified threshold, then the project would be seen as having the potential for a significant impact. As indicated in the Air Quality CEQA Thresholds of Significance (Table 2-1) of the BAAQMD CEQA Guidelines, a project with total Operational-Related GHG emissions from other than stationary sources that are at a minimum 1,100 metric tons (MT) of CO₂e per year level or otherwise are not in compliance with a qualified GHG Reduction Strategy would have a significant impact on the environment. All buildings and structures are existing. No construction of new buildings or structures are proposed at this time. It is reasonable to anticipate that the project will not conflict with any policies or regulations in relation to greenhouse gases because the project will not exceed the 1,100 MT carbon dioxide threshold and will not result in significant levels of Greenhouse Gases. There may be some increase in greenhouse gases as a result of the project, but they would be considered less than significant due to the nature of the project. Therefore, the proposed horse facility would not substantially conflict with plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases.

Sources of Information

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

SUMMARY:

- a) *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: Project operation would involve the routine transport, use, and disposal of horse manure. According to the project proponent, the horse stalls are cleaned twice daily and the manure is subsequently spread in the designated areas within a one acre area that is tilled and mixed in with the existing soil to compost. The applicant has existing equipment to help with spreading the manure evenly into the ground which will prevent any off-site discharge of manure. The manure is turned to imitate and maintain the natural composting process and is subsequently used as an all-natural soil amendment on the subject property. The area chosen for manure spreading is located on the north side of the property and is not located near water sources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and located away from all structures that would house people and locations of where people would visit the property.

To manage the fly population, the project plans to spread the manure quickly which allows for it to dry faster which is unattractive to flies. Moreover, the project will be subject to conditions of approval that prevent standing water beyond 72 hours. By eliminating any standing water, the project will address the fly population.

Based on the management practices currently in place, long-term impacts associated with handling, storing, and dispensing of horse manure from project operation would be considered less than significant, especially since the project site is located within an agricultural zoning district and agricultural by products are a normal part of operation.

- 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: No evidence reviewed by staff suggests that the project would include foreseeable conditions involving the likely release of hazardous materials into the environment. The operation of a horse boarding facility would not involve the handling, use, or storage of substances that are acutely hazardous. In addition, prior to initiation of the use (if the project is approved), the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval of the Public Works Department. The SWPPP shall document Best Management Practices (BMPs) that will be incorporated into the project to minimize the discharge of pollutants from the project. The SWPPP shall include BMPs related to manure management, horse washing, and other activities that have the potential to result in pollutant discharges related to the horse stable and boarding facility. Therefore, a less than significant impact is expected.

- 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: As previously mentioned, no evidence reviewed by staff suggests that the project would include foreseeable conditions involving the likely release of hazardous materials into the environment. In addition, the closest school appears to be Knightsen Elementary School, which is approximately 1.14 miles to the north and an approximate 1.8 miles driving distance. Because of the distance between the project site and the school, it is reasonable to conclude that the project would not impact on the nearest school.

- 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?*

No Impact: The subject property is not identified as a hazardous materials site, according to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department

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of Toxic Substances Control. Therefore, the project will not create a significant hazard to the public or 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 subject property is not located within an area covered by the Contra Costa County Airport Land Use Compatibility Plan, nor is the project located within two miles of an airport or private airstrip. Therefore, the proposed project is not considered to be located within an area where airport operations present a potential hazard.

- 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 site gains access from Quail Trail which can be accessed from Sunset Road (publicly maintained road to the north) or Fisher Ave (privately maintained road to the south). Sunset road is a paved road while Quail Trail is an unpaved, gravel road. The project was reviewed by the Contra Costa County Public Works Department and stated “no additional road improvements or easement widths are required at this time. Since the project does not involve any roadway modifications, and work within a public right-of-way would be subject to review by the Contra Costa County Public Works Department (to ensure that such work will not disrupt vehicular travel on public roadways), the project is expected to have a less than significant impact on the implementation of an adopted emergency response plan or emergency evacuation plan.

It should also be noted that the project was referred to the Contra Costa County Fire Protection District (ECCFPD) for comments regarding compliance with applicable provisions of the California Fire Code pertaining to emergency access, fire suppression systems, and fire detection/warning systems. While the County did not receive any comments from the fire district, the applicant will be required to comply with all ECCFPD requirements, and therefore, the project is not expected to interfere with an adopted emergency response plan or emergency evacuation plan.

- 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 not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The project site is classified as Non-Wildland / Non-Urban lands, moderate, and urban unzoned. In addition, as previously mentioned, the project shall be conditioned to comply with all of the requirements set forth by the Fire District. Therefore, a less than significant impact would be expected regarding the risk of loss, injury or death involving exposure of people or structures to wildland fires.

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

SUMMARY:

- a) *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: The project is not expected to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality because the applicant will be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards Central Valley - Region IV. Compliance will include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design will incorporate wherever feasible, long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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In addition, Public Works has included a standard condition of approval that requires prior to initiation of the use (if the project is approved), the applicant will be required to submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval of the Public Works Department. The SWPPP shall document Best Management Practices (BMPs) that will be incorporated into the project to minimize the discharge of pollutants from the project. The SWPPP will include BMPs related to manure management, horse washing, and other activities that have the potential to result in pollutant discharges related to the horse stable and boarding facility. Any permanent structural BMPs must be constructed and inspected prior to final inspection for building permits.

- 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 project site is not served by public water or by public sewer and instead relies on well water and a septic system. The project does not propose any new impervious surface that would prevent groundwater recharge and does not propose a type of project that requires a substantial increase in water. A horse boarding facility use does not typically require extensive amounts of water as there will only be a maximum of 18 horses at a given time. The project will be conditioned to require the applicant to contact the Contra Costa Environmental Health (CCEH) to determine if the applicant need to obtain approval from CCEH prior to initiation of the use so that the County can ensure adequate service can be provide to the project site. Additionally, an advisory note will be added (if the project is approved) to inform the applicant to contact CCEH. During this contact stage, CCEH will provide any requirements and permits that may be required to operate a horse boarding facility. Compliance with all CCEH requirements will ensure that the potential impact of the project on groundwater supplies will be less than significant.

- c) *Would the project 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?*

Less Than Significant Impact (i-iv): Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without

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diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. The applicant is not proposing to construct any new structures and is not planning on paving the site, and will not significantly alter the existing drainage pattern onsite, therefore the applicant has requested an exception to Division 914 of the County Ordinance Code. In the Staff Report & Recommended Conditions of Approval letter from Public Works dated January 19, 2022, the Public Works Department reviewed the project and determined that the project can be allowed an exception from the collect and convey requirements because there is no existing drainage problems in the area, no concentrated runoff is being directed to adjacent parcels and the existing drainage pattern is maintained. Therefore, because the project was reviewed by the Public Works Department, the project is not expected to substantially alter the existing drainage pattern of area.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

No Impact: The project does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Maps and is located in a Flood Zone X. In addition, the project site is not located within a tsunami inundation zone, pursuant to the Contra Costa County Tsunami Inundation Maps produced collectively by tsunami modelers, geologic hazard mapping specialists, and emergency planning scientists from CGS, Cal OES, and The Tsunami Research Center at the University of Southern California. In addition, the project area is not located in close proximity to any waterbody (e.g.: no large lakes or reservoirs) capable of producing a sizable seiche. Thus, resulting in a less than significant impact from these hazards.

- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Less Than Significant Impact: The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because the applicant will be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards Central Valley - Region IV. Compliance will include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design will incorporate wherever feasible, long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage. Thus, project impacts are expected to be less than significant.

Sources of Information

California Department of Conservation. "Contra Costa County Tsunami Inundation Maps." Accessed in 2024. <https://www.conservation.ca.gov/cgs/Pages/Tsunami/Maps/ContraCosta.aspx>.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Contra Costa County Public Works Department. "Land Use Permit LP21-02025 Staff Report & Conditions of Approval - Revision." Dated January 19, 2022. Agency Comment Response Memo.

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: The project site is located south of the Sunset Road and Quail Trail intersection. As mentioned above, Quail Trail is a privately maintained road in the Brentwood area of unincorporated Contra Costa County. Surrounding properties have been developed with rural single-family homes, agricultural buildings, and agricultural uses such as crop farming, vineyards nurseries, and equestrian facilities. Due to the agricultural zoning district (A-2, General Agriculture District and A-3, Heavy Agricultural District) in the project vicinity, the proposed development would not divide an established community because it is proposing horse boarding/stable that is compatible uses with the surrounding area. Moreover, the project does not propose any development or construction of new buildings or structures. Therefore, the project would not physically divide an established community.

- 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 subject property has an Agricultural Lands General Plan land use designation. The purpose of the Agricultural Lands designation is to preserve and protect lands capable of and generally used for the production of food, fiber, and plant materials. Uses that are allowed in the Agricultural Lands designation include all land dependent and non-land dependent agricultural production and related activities. In addition, guest or dude ranches, horse training and boarding ranches may be allowed with the issuance of a land use permit. A land use permit includes conditions of approval that mitigate the impacts of the use upon nearby properties. For example, off-site parking could be restricted as a condition of approval for the project (in an attempt to address concerns regarding the use of the private road).

Horse boarding facilities are permitted in the General Agriculture District (A-2) with the approval of a land use permit. In addition, there is no development proposed with this project and approval will not intensify the use beyond that currently on the project site. The existing stable structure meets the zoning code regulations for height and setback requirements. For this particular project, the site requires variances due to the proposed parking configuration will not comply with all of the design and layout requirements in the Off-Street Parking Ordinance. Specifically, the applicant

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is requesting variances from the Off-Street Parking Ordinance requirements for: Surfacing; Striping, Markings, Signage; and landscaping. The Variance findings can be made as the site contains numerous existing constraints that would make the project infeasible if required to comply with the off-street parking requirements. Typically, dirt agricultural lots request variances as paving an agricultural area is infeasible.

Lastly, the proposed use is compatible with the surrounding area as this area is dominated by parcels containing horse use facilities. Therefore, the project is not expected to have 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.

Sources of Information

Contra Costa County Code. “Title 8 – Zoning.” Accessed in 2024. https://library.municode.com/ca/contracosta/codes/ordinance_code?nodeId=TIT8ZO.

Contra Costa County General Plan. “Chapter 3: Land Use Element.” 2005 – 2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=>.

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

SUMMARY:

- a) *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 Contra Costa County General Plan Conservation Element. According to Figure 8-4 of the Conservation Element of the County General Plan, 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

Contra Costa County General Plan. "Chapter 8: Conservation Element." 2005-2020.
[http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=.](http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=)

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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: Pursuant to Figure 11-6 in the Noise Element of the County's General Plan, the normally acceptable standard for outdoor noise levels in agricultural areas is a DNL of 75 dB. In agricultural areas, noise from farm equipment (e.g.: tractors, plows, etc.) and farm animals is expected. The project site has historically been used as an equestrian facility and surrounding uses also contain similar uses. The project will not substantially increase the noise levels from what currently is existing. The project will not have any construction, events and limits the maximum amount of horses on site to be 18. Moreover, a condition of approval will be added that restricts any amplified noise to be used for this business. This will ensure that the project will not substantially increase ambient noise levels in the vicinity. Therefore, noise levels associated with operation of the horse boarding facility on the project will be consistent with that of surrounding agricultural activities in the area.

- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

No Impact: Groundborne vibration or noise is most commonly associated with heavy construction and/or grading activities, and the operation of land uses such as railroads and airports. All buildings and structures are existing. No construction of new buildings or structures are proposed at this time. There will be no ground construction that would require the use of heavy equipment. The operation of the horse boarding would not result in the generation of excessive groundborne vibration or groundborne noise levels.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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: The subject property is not located within an area covered by the Contra Costa County Airport Land Use Compatibility Plan, nor is the project located within two miles of an airport or private airstrip. Therefore, it is not expected that the project site would be impacted by flight operations in the project area.

Sources of Information

Contra Costa County Airport Land Use Commission. "Contra Costa County Airport Land Use Compatibility Plan." 13 December 2000. <https://www.contracosta.ca.gov/DocumentCenter/View/851/Cover-Introduction-and-County-wide-Policies?bidId=>

Contra Costa County General Plan. "Chapter 11: Noise Element." 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30921/Ch11-Noise-Element?bidId=>.

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

SUMMARY:

- a) *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 project site includes an existing residence that is occupied by the property owners. The establishment of a commercial horse boarding facility is not expected to induce permanent population growth directly or indirectly through extension of roads or other infrastructure since the improvements are existing and most people who utilize or would utilize the business (e.g.: board horses) reside locally. Moreover, the project does not propose any new services (new houses, transportation infrastructure, etc) that would induce substantial population growth. Therefore, a less than significant impact is expected.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact: The project would not displace existing people or housing, nor necessitate the construction of replacement housing elsewhere because the property owners will continue to occupy the existing residence at the project site. The horse boarding operation will utilize an existing agricultural stable building that is not being used to house people. Therefore, the project will have no impact on existing housing.

Sources of Information

Project Plans, received on September 9, 2021.

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

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

SUMMARY:

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: Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa County Fire Protection District. The project site is located within a 5-mile driving distance south to Contra Costa Fire Station 99 located at 1685 Bixler Road in Brentwood, CA 94513. The anticipated response time from Station 99 to the project site would be approximately 9 minutes. No portion of the project would require the provision of new or expanded facilities to serve the site or surrounding area. The project does not propose any new construction that would alter any existing governmental facilities. Therefore, the project would have a less than significant impact on fire protection services.

b) *Police Protection?*

Less Than Significant Impact: Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Department. Pursuant to the Growth Management Element of the County General Plan, a Sheriff facility standard of 155 square feet of station area and support facilities per 1,000 members of the population shall be maintained within the unincorporated area of the County. The project would not significantly affect the provision of police services to the unincorporated Brentwood area because the project would not increase the housing stock (population) in the County.

c) *Schools?*

Less Than Significant Impact: Impacts to schools are usually caused by increases in population. The establishment of a commercial horse boarding facility is not expected to induce permanent

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population growth and therefore potential impacts to existing school facilities would be less than significant.

d) *Parks?*

Less Than Significant Impact: Pursuant to the Growth Management Element of the County General Plan, the standard is to have a minimum of 3 acres of neighborhood parks for every 1,000 members of the population. The project would not warrant the need for new parks and/or recreational facilities because the project would not increase the housing stock (population) in the County.

e) *Other public facilities?*

Libraries: **Less Than Significant Impact:** The Contra Costa County Library system operates 28 facilities in the County and is primarily funded by local property taxes, with additional revenue from intergovernmental sources. Impacts to public facilities, such as libraries, are usually caused by increases in population. Since the establishment of a commercial horse boarding facility is not expected to induce permanent population growth, potential impacts to public libraries would be less than significant.

Health Facilities: **Less Than Significant Impact:** The Contra Costa County Health Services District (CCCHSD) operates a regional medical center (hospital) and 10 health centers and clinics in the County. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes. Impacts to public facilities, such as hospitals, are usually caused by increases in population. Since the establishment of a commercial horse boarding facility with no proposed development is not expected to induce permanent population growth, potential impacts to health facilities would be less than significant.

Sources of Information

Contra Costa County General Plan. “Chapter 4: Growth Management Element.” 2005-2020.
<https://www.contracosta.ca.gov/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>.

Contra Costa County Library. “Find a Location.” Accessed in 2024.
https://ccclib.bibliocommons.com/locations/?_ga=2.246442754.746011243.1597561901-2144760675.1597561901.

Contra Costa Health Services. “Health Centers & Clinics.” Accessed in 2024.
<https://cchealth.org/centers-clinics/>.

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

SUMMARY:

- a) *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?*

No Impact: The deterioration, daily use, and demand for neighborhood parks are largely dependent on the number of people that reside in the surrounding area. Pursuant to the Growth Management Element of the County General Plan, the standard is to have a minimum of 3 acres of neighborhood parks for every 1,000 members of the population. The project would not warrant the need for a new park, or substantially accelerate the deterioration of any existing parks or other recreational facilities because the project would not increase the housing stock (population) in the County.

- 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?*

No Impact: As previously stated, the project would not warrant the need for new recreational facilities since the project would not increase the housing stock (population) in the County.

Sources of Information

Contra Costa County Department of Conservation and Development. "Park Dedication and Park Impact Fees." Accessed in 2024. <https://www.contracosta.ca.gov/DocumentCenter/View/42080/Park-Fees-Overview?bidId=>.

Contra Costa County General Plan. "Chapter 4: Growth Management Element." 2005-2020. <https://www.contracosta.ca.gov/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>.

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

SUMMARY:

- a) *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: Policy 4-c of the Growth Management Element of the County's General Plan requires a traffic impact analysis for any project that is estimated to generate 100 or more peak-hour trips based upon the trip generation rates as presented in the Institute of Traffic Engineers (ITE). The project does not include any new development and based on project documents, the present stable capacity is for 18 horses. Based on the peak trip generation rates for horse stables of one trip per five horse stables during the AM peak-hour and 0.38 trip per five horses during the PM peak-hour in the Traffic Operations Analysis for Fox Haven Ranch (TJKM, 2021) that was conducted for a horse boarding and riding facility and winery and tasting room in the Byron area of unincorporated Contra Costa County, the project would generate a maximum rate of 3.6 AM peak-hour trips and 1.36 PM peak-hour trips. This would total approximately 5 maximum peak-hour trips (3.6 AM + 1.36 PM peak-hour trips) to and from the project site which is much less than the 100 peak-hour AM or PM threshold for requiring a traffic impact analysis. Therefore, the project has a less than significant potential to conflict with a program, ordinance, or policy addressing the circulation system.

- b) *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?*

Less Than Significant Impact: The Governor's Office of Planning and Research and the California Natural Resources Agency has certified and adopted changes to the CEQA Guidelines that identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impacts. However, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact. In addition, residential, retail, office projects, or mixed-use projects proposed within ½ mile of an existing major transit stop, or an existing stop along a high-quality transit corridor, should be expected to cause a less than significant impact under CEQA and would not require further VMT analysis.

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The ITE Trip Generation Manual, which is typically referenced to calculate the estimated daily and peak-hour trips generated for different types of land use projects, does not include trip generation calculations for a horse boarding land use. Therefore, trip generation data from similar equestrian facilities (located in four different jurisdictions) were referenced, and the most conservative trip generation rates were used to calculate the estimated daily trips generated from the subject project. For the purpose of this project, the County Transportation Department referenced Sycamore Trails Stables as the most conservative trip generation data (this data was also used in another horse boarding facility CDLP19-02021). Sycamore Trails Stables, a horse boarding facility in San Juan Capistrano proposed 476 horse stalls. A traffic memo for the Sycamore Facility identifies its daily and peak-hour trip generation rates. The daily AM/PM peak hour trip generation for the 476-horse stall facility was calculated to be 77.35. Therefore, we can assume that because the proposed project would house up to 18 horses in 18 stalls, which is much less than the 476 horse stalls of the Sycamore Facility, the daily AM/PM peak hour trip generation would not exceed 77.35 vehicle trips generated from 476 horse stalls. Conservatively, the project would have an estimated daily trip generation of 5 maximum AM and PM new trips (the project would generate a maximum rate of 3.6 AM peak-hour trips and 1.36 PM peak-hour trips.). Thus, the project is assumed to have a less than significant impact on traffic and does not conflict with CEQA guidelines section 15064.3(b).

- 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: The site gains access from Quail Trail which is a private road that is connected to the publicly maintained Sunset Road. The existing access road is gravel and is flat without any existing roadway hazards. The project which is to run a horse boarding facility within an existing agricultural stable structure will not propose any new geometric design features or require new curves in the road. Additionally, there will be no equipment placed in any right-of-way that would create a hazard. The project was reviewed by the Contra Costa County Public Works Department who determined that additional roadway widening was unnecessary. Therefore, the project will not increase any transportation hazard due to design or incompatible use.

- d) *Would the project result in inadequate emergency access?*

Less Than Significant Impact: The applicant is required to comply with the requirements and standards of the Contra Costa County Fire Protection District. The project was referred to CCCFPD staff for comments. Staff has not received any comments regarding the potential for inadequate emergency access. Moreover, the project is not proposing any construction of new buildings or structures that could impair existing emergency access. The site access meets the off-street parking ordinance for access requirements with a 21'-2" driveway (where 20' is required). Therefore, because the project will comply with all applicable fire safety measures, this ensures that the potential to result in inadequate access or services is less than significant impact.

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Sources of Information

Contra Costa County General Plan. “Chapter 4: Growth Management Element.” 2005-2020.
<http://www.co.contra-costa.ca.us/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>.

Contra Costa County General Plan. “Chapter 5: “Transportation and Circulation Element.” 2005-2020.
<http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=>.

Contra Costa County Public Works Department. “Land Use Permit CDLP21-02005 Staff Report & Conditions of Approval.” Dated January 19, 2022. Agency Comment Response Memo.

Contra Costa County Code. “Title 8 – Zoning.” Accessed in 2024.
https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

Institute of Transportation Engineers (ITE). “Trip Generation Manual, 11th Edition.” September 2021. Book.

Project Plans, date received on September 9, 2021.

Sycamore Trails Stable Traffic Memo with trip generation rates

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

- 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?*

Less Than Significant Impact (a-b): As discussed in Section 5 (Cultural Resources), there are no buildings or structures at the project site listed on Contra Costa County’s Historic Resources Inventory, on California’s Register of Historical Resources, or the National Register of Historic places, nor is there any building or structure that qualifies to be listed. The scope of the project does not require any ground disturbing activities that could damage cultural landscapes. Moreover, the project is not going to alter any existing buildings or landscape. A Notice of Opportunity to Request Consultation was sent to the Wilton Rancheria on October 16, 2023, and to the Confederated Villages of Lisjan nation on September 18, 2023, for comments. Neither Native American tribe has requested consultation on the project. Therefore, it can be assumed that the scope of the project is not of concern to California Native American tribes.

Sources of Information

Contra Costa County. “Historic Resources Inventory.” Accessed in 2024.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 not served by public water or by public sewer and instead relies on well water and a septic system. Since well water and septic service is already available, and based on the project's size and scope, the project would not require or result in the relocation or construction of new or expanded water or wastewater treatment facilities.

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. The applicant is not proposing to construct any new structures and will not significantly alter the existing drainage pattern onsite, therefore the applicant has requested an exception to Division 914 of the County Ordinance Code. Since the Public Works Department has no objection to the granting of an exception from this requirement, provided there are no existing drainage problems in the area, no concentrated runoff is being directed to adjacent

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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parcels, and the existing drainage pattern is maintained, the project is not expected to substantially alter the existing drainage pattern of area and the project would not result in the relocation or construction of storm water drainage facilities.

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

- b) *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 applicant will work with Contra Costa Environmental Health (CCEH) to determine if there are additional requirements prior to the initiation of the use. This request will be added as an advisory note within the finding and conditions of approval of this project. Additionally, the project does not propose any new development that would require an increase in water supply to the parcel. Therefore, the project is expected to have a less than significant impact on the existing water supplies.

- 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 project site is in an agricultural area that is not served by any municipal water or wastewater system, and therefore, the project would have no effect on water or wastewater treatment facilities. As previously mentioned, the applicant will need to contact CCEH prior to initiation of the use (if the project is approved) to ensure adequate service (water and wastewater) can be provided to the project site. Any new wastewater service the applicant will need will be regulated by CCEH. The applicant will comply with CCEH requirements.

- 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: Project operation would involve the routine transport, use, and disposal of horse manure. Pursuant to the project proponent, the horse stalls are cleaned twice a day, and the manure is subsequently stored on the north side of the property, away from locations that people could be at. Weekly, the manure is turned to initiate and maintain the natural composting process and is subsequently used as an all-natural soil amendment on the subject property. Moreover, the manure does not drain to neighbors or drain to any bodies of water. The applicant plans to store all manure on-site as there is adequate space for composting of the manure. The project is not expected to be a source of significant additional solid-waste generation that would impact any landfills that serve the area.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

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

Sources of Information

Contra Costa County Public Works Department. "Land Use Permit CDLP21-02005 Staff Report & Conditions of Approval." Dated January 19, 2022. Agency Comment Response Memo.

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

SUMMARY:

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?*

No Impact (a-d): The project site has multiple designations of Fire Hazard Zone. The majority of the parcel (northern and eastern portion) are Non-Wildland / Non-Urban Fire Hazard Severity Zone. A small southwestern portion of the parcel is Urban Unzoned while a small portion to the west is Moderate. The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones pursuant to the California Fire Hazard Severity Zone Viewer. Therefore, the project will have no impact on emergency response or evacuation plans or project occupants due to wildfire. The project is located on a parcel that is very flat and does not have any slope that would exacerbate wildfire risks. Likewise, the project does not

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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include any construction and will not require the installation or maintenance of additional infrastructure such as roads or fuel breaks that may exacerbate fire risk or expose people or structures to significant risks as a result of post fire slope instability or runoff. Lastly, the project does not propose any construction or ground disturbing activities or create any drainage changes to the site. Therefore, the project will not expose project occupants to uncontrolled spread of a wildfire.

Sources of Information

California State Geoportal. "California Fire Hazard Severity Zone Viewer." Accessed in 2024. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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21. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

SUMMARY:

- a) *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: It is unlikely that the project would have a substantial adverse effect on the environment, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status, due to the location of the project site (parcel not located near any known habitat containing fish or wildlife species) and lack of suitable habitat (there are no, creeks, wetlands, or riparian habitats located on the subject parcel). Furthermore, all buildings and structures are existing. No construction of new buildings or structures are proposed at this time and approval of the land use permit would allow for a horse boarding facility on a site that has been historically used for farm animals. Furthermore, no demolition of any building or structure is proposed. A horse boarding facility is not a use that would have the potential to substantially degrade the quality of the environment. Thus, approval of the project would not result in the elimination of important examples of the major periods of California history or prehistory.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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: No long-term adverse impacts are anticipated to occur, and as such, the incremental effects of the project would not be considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. The surrounding area is zoned for agricultural uses which includes housing of livestock. The proposed project will establish a use (horse boarding) that is consistent with the entire surrounding community and is consistent with the County General Plan and Zoning District. Based on the analysis provided throughout the initial study, approval of a land use permit to allow a commercial horse boarding facility with no new construction would not result in impacts that would be cumulatively considerable.

- c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less Than Significant Impact: Based on the analysis provided throughout the initial study, approval of a land use permit to allow a commercial horse boarding facility with no new construction will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. The horse boarding facility will serve up to 18 horses within an existing structure. There is no construction involved and no changes to the existing environment are proposed with this application. Furthermore, the proposed use is consistent with the zoning and general plan designation of this area of the County which is generally agricultural related. The project will be conditioned to reduce any off-site effects and will be required to obtain the necessary approvals from the appropriate agencies (i.e. Fire, Environmental Health, Public Works, etc.) Furthermore, no evidence has been found in the record that would indicate that the project would have a potential to cause substantial adverse effects on human beings, whether directly or indirectly, so there will be a less than significant impact.

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

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

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

1. Vicinity Map
2. Project Plans



Legend

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- Board of Supervisors' Districts
- County Boundary
- Bay Area Counties
- Building Outlines
- 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

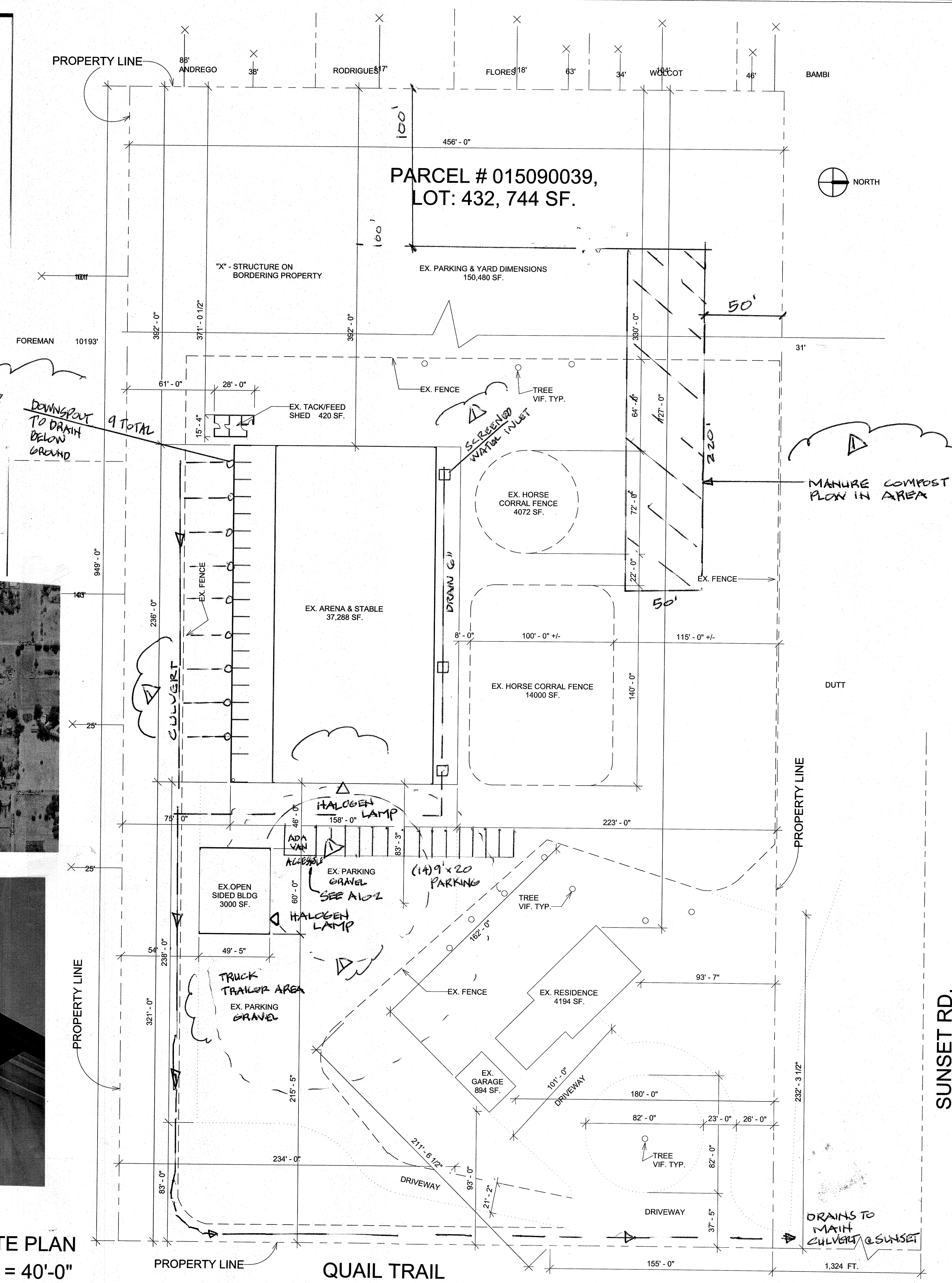
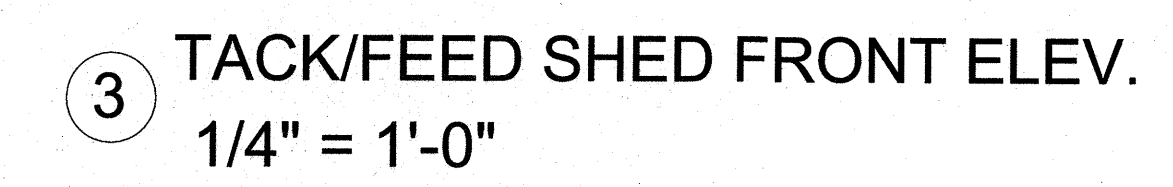
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Notes

Contra Costa County -DOIT GIS

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



SUNSET RD.

Record Drawing

Howard Hiibel
2235 Sunset Rd
Brentwood CA

ARCHITECT:

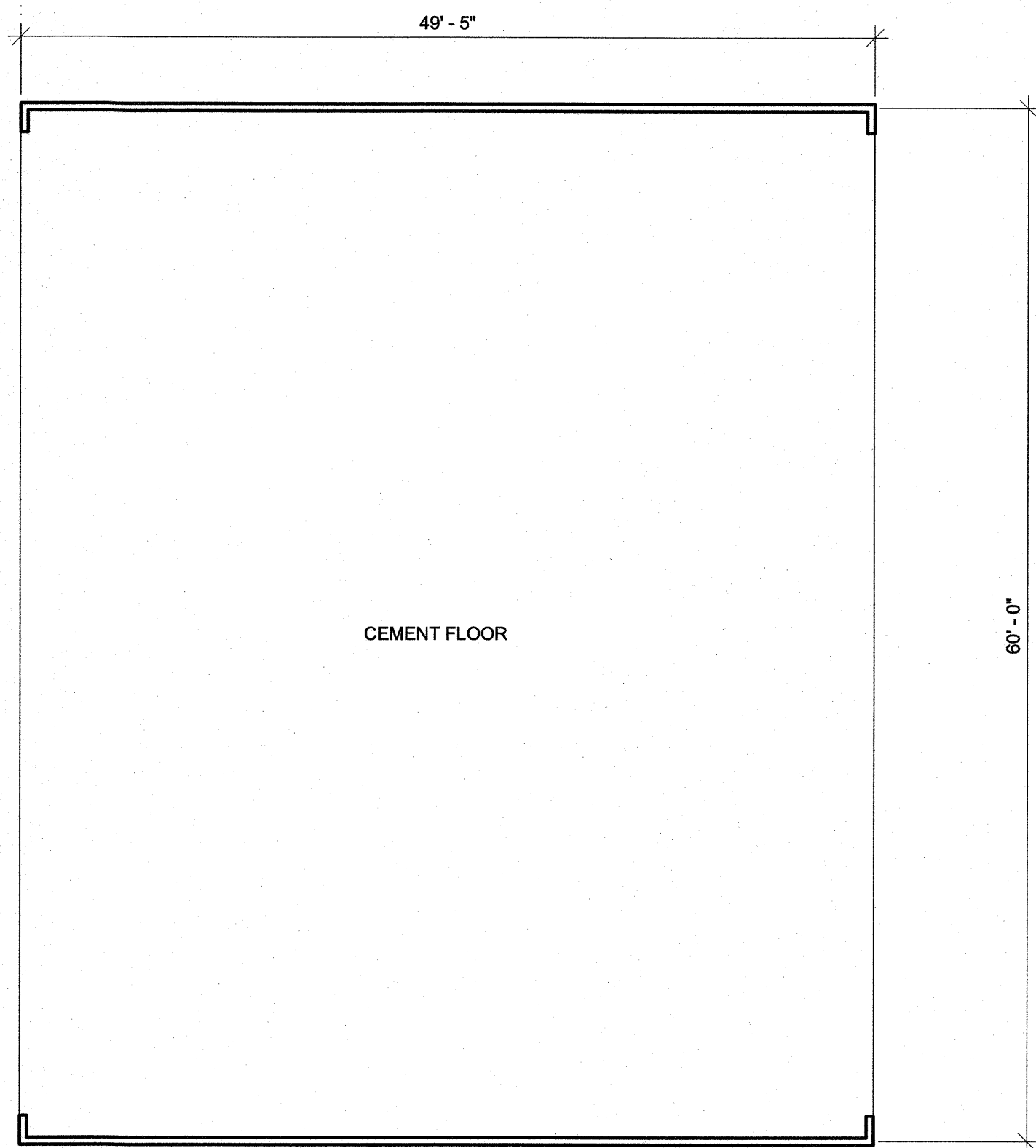
PROJECT ARCHITECT: Zev Lazar RA
973.883.7027

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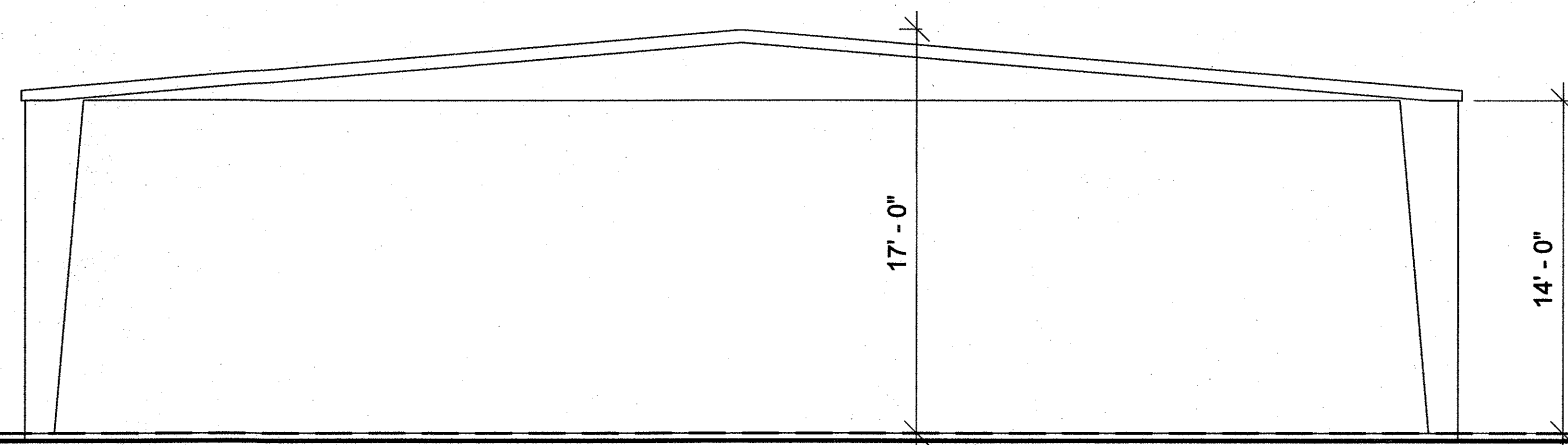
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Project number	20011
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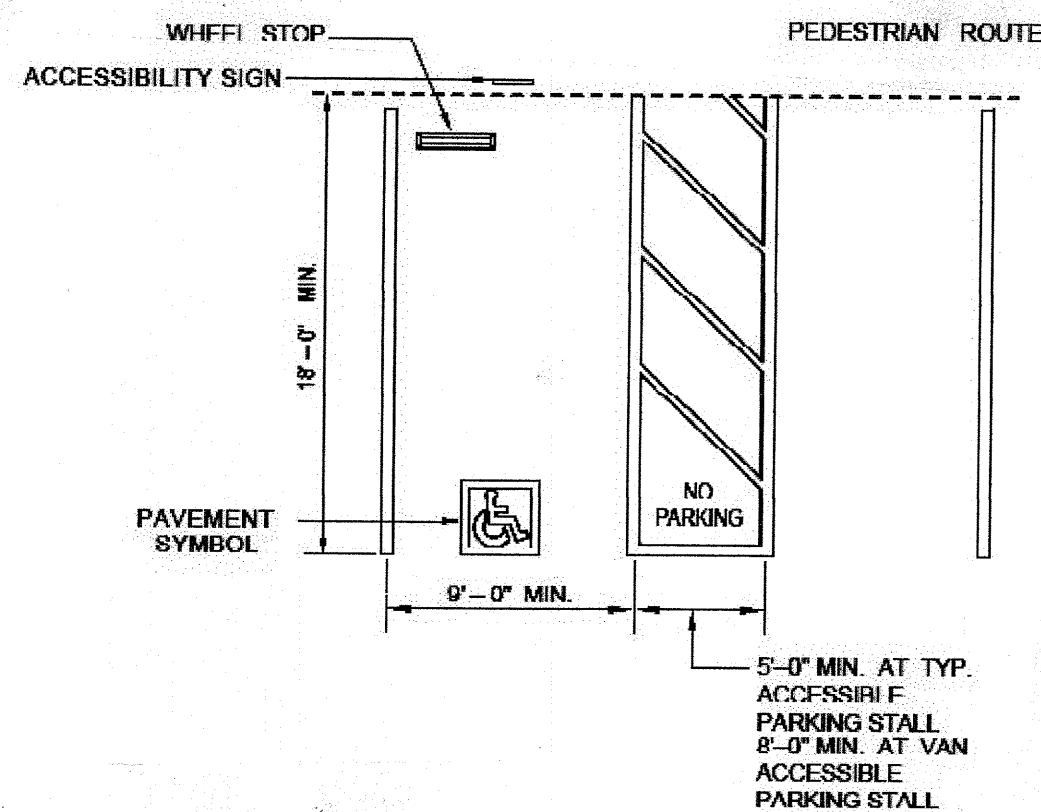
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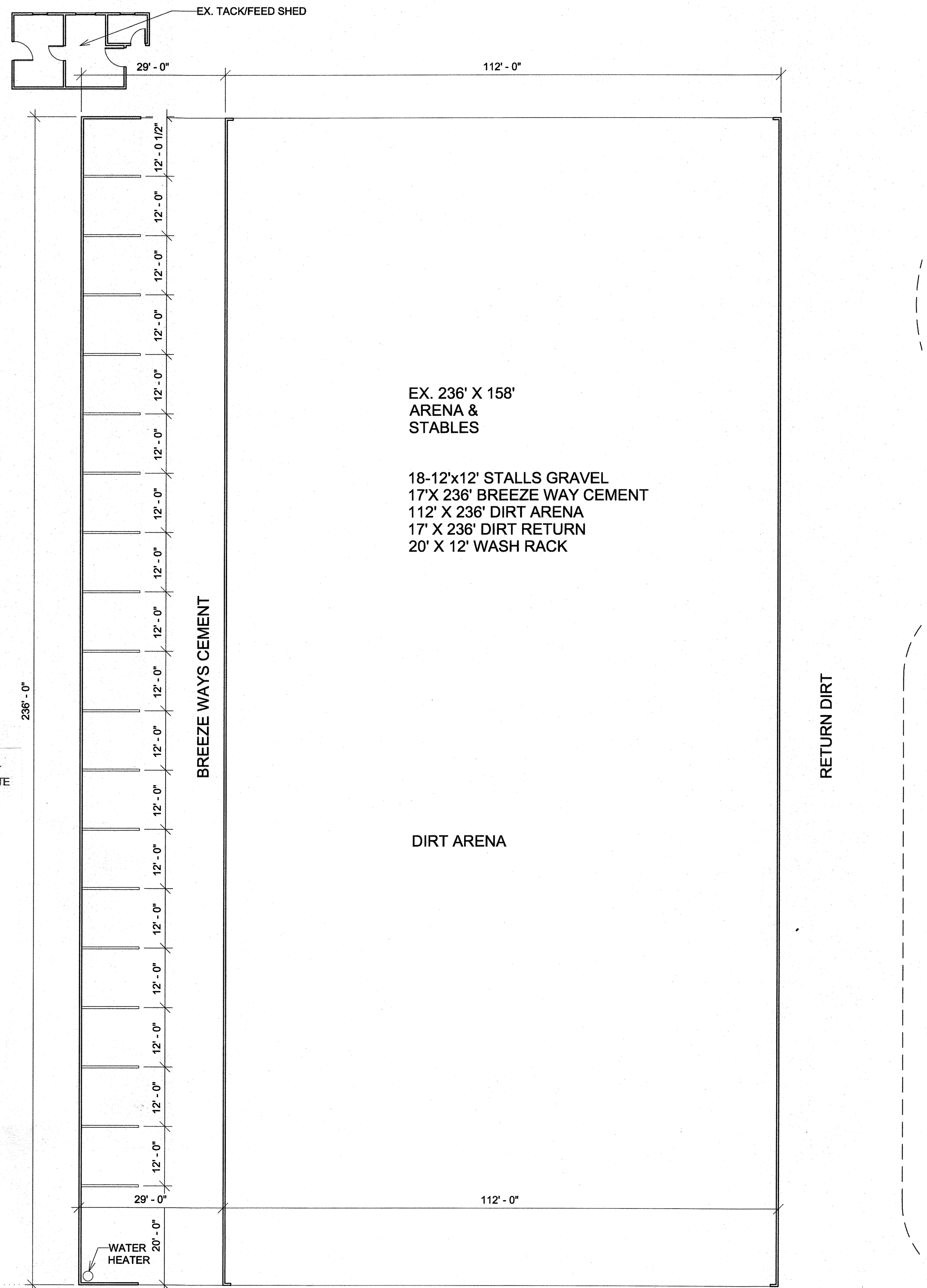
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1/8" = 1'-0"



4 OPEN SIDED BLDG RIGHT SIDE ELEV.
1/8" = 1'-0"



ADA VAN ACCESSIBLE



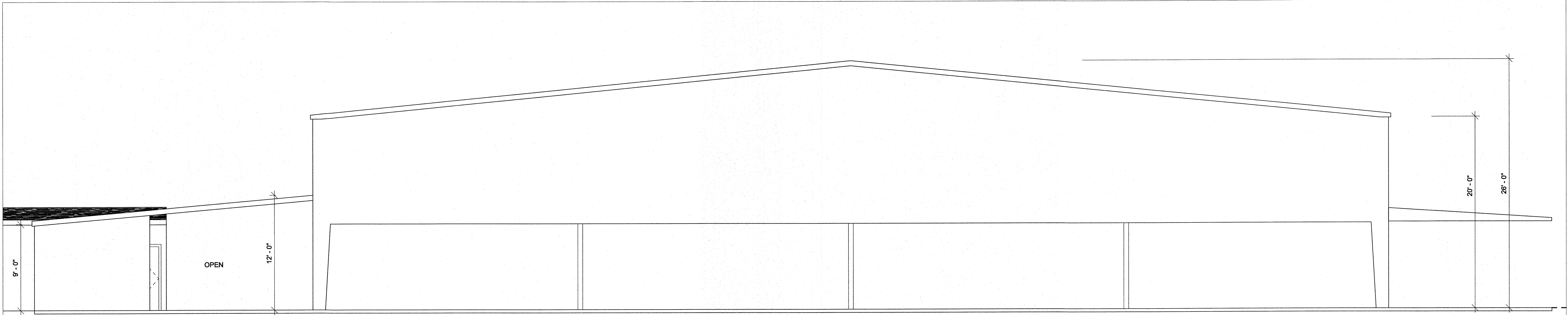
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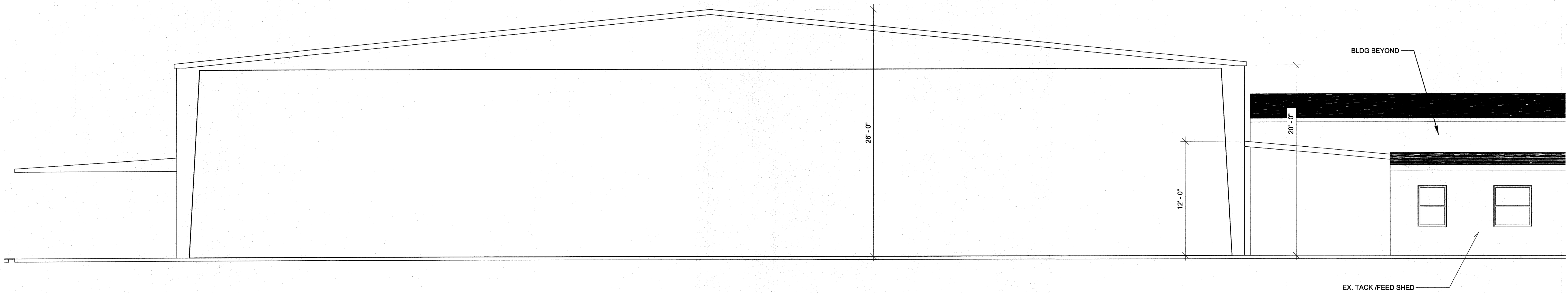
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JOB NO. .
SHEET A102



1 ARENA & STABLES FRONT ELEV.
3/16" = 1'-0"



2 ARENA & STABLES REAR ELEV.
3/16" = 1'-0"

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