CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	Rodeo Second Street Minor Subdivision and Residential Development Plan County File #CDMS23-00003, CDDP23-03046
2.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development 30 Muir Rd. Martinez, CA 94553
3.	**Contact Person and Phone Number:**	Adrian Veliz, Senior Planner – (925) 655-2879 adrian.veliz@dcd.cccounty.us
4.	**Project Location:**	0 2nd Street (between Sharon Ave. and Harrison Ave.), Rodeo, CA 94549 APN: 357-371-005, -006, -007, -008, -013, -014, -015
5.	**Project Sponsor's Name and Address:**	Michael McGhee 507 Parker Ave Rodeo, CA 94572
6.	**General Plan Designation:**	Residential Medium Density (RM)
7.	**Zoning:**	Planned Unit District (P-1)

8. **Description of Project:** The applicant requests approval of a Vesting Tentative Map to subdivide an approximately 28,800 square-foot project site into four (4) parcels ("Parcel A", "Parcel B", "Parcel C" and "Parcel D"). The proposed vesting tentative map shows Parcels A and B each having 5,175 square feet in area, while Parcel C and Parcel D have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor's parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes development plans for the construction of a single-family residence on each of the four resultant lots. The subdivision and residential development project includes the following elements:

- Private Access Improvements: The subject property is bounded to the south by 2nd Street, which is a publicly maintained roadway. The vesting tentative map includes a proposed paved private roadway, providing vehicular access to each resultant parcel within a proposed 25-foot-wide private access and utility easement. The private roadway would extend northward from 2nd Street for approximately 150 linear feet, ending at the southern boundary of proposed Parcel D.

- Site grading: The project requires grading on the subject property involving approximately 1,430 cubic yards of combined earthwork (720 Cut / 710 C.Y. Fill) for the proposed roadway and for preparation of the individual building pads

identified on each proposed parcel. Grading activities would disturb approximately 20,000 square feet of the project site.

- Site Drainage: The project is proposed on a moderate east to west slope, with storm water presently draining down an unimproved hillside towards parcels lower in elevation to the east. The stormwater control plan includes on site storm drain improvements directing run off from residential down spouts, driveways, and private roadway into one of four (4) proposed basin retention areas. Each retention area has minimum 1,500-gallon capacity and sump pump system regulating discharge. Ultimately, stormwaters collected on site would be discharged near property boundaries into an existing gutter along the 2nd Street right of way. The proposed system is designed to meter flow from the system such that post project conditions are substantially similar to pre-project conditions.

- Service Connections for Utilities: All utility connections serving the subdivision would be located underground. The subject property is presently served by existing water and sanitary sewer mains located within the 2nd Street right-of-way. The project includes connection to these existing mains and extension northward within a 25-foot private access and utility easement to provide sanitary sewer and water service to the subdivision. Electrical distribution lines exist above-ground within the 2nd Street right-of-way, however, all electrical connections within the subdivision will be underground. The proposed access and utility easement includes a joint trench, where underground electrical and communication lines would be extended from the public right-of-way to establish service connections within the subdivision.

- Tree Impacts: Tree permit approval is requested for the prior removal of two code protected trees shown on prior surveys of the subject property. Although the removal occurred under prior ownership of the property and the species of the trees are not known, survey data indicates that they were both of sufficient diameter (9 inches and 18 inches) to be considered code-protected, as a tree of any species exceed 6.5 inches in diameter is considered protected on vacant lots in unincorporated Contra Costa County. Additionally, site grading activities would encroach within the driplines of two Coast Live Oak trees located off-site near the northern property boundaries. Therefore, the project also includes a tree permit to legalize the prior tree removal activity, as well as for the proposed construction activities within the driplines of two Coast Live Oak trees.

9. **Surrounding Land Uses and Setting:** The subject property is located in an established residential neighborhood in the Old Town area of Rodeo, just south of the waterfront. The immediate vicinity consists of high density single-family residential development on parcels generally between 3,000 to 6,000 square feet in area, with some larger parcels between ½-to-1 acre also in the vicinity. The high-density residential neighborhoods extend east and south from the project site. Lands immediately north and west of the project are publicly accessible lands, including the San Francisco Bay Trail, subject

neighborhood has a semi-rural character defined by rolling hillsides connecting to open space areas in the greater project vicinity. The project vicinity generally lacks sidewalk and curb/gutter improvements along public and private roadways serving the area. Parker Avenue, located approximately 0.3 miles east of the site, is the main throughfare providing ingress/egress for the Rodeo community. Highway 4 and Interstate 80 are located 1.75-miles and 1-mile south of the project site respectively.

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

    County Building Inspection Division
    Rodeo Hercules Fire Protection District
    Rodeo Sanitary District
    County Department of Public Works
    East Bay Municipal Utility District
    East Bay Regional Park District

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

    In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on August 12, 2024 to the Villages of Lisjan Nation and to the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria and/or the Villages of Lisjan Nation to either request or decline consultation in writing for this project. Staff did not receive a request for consultation in response to these notices.

Environmental Factors Potentially Affected

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

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

Environmental Determination

On the basis of this initial evaluation:

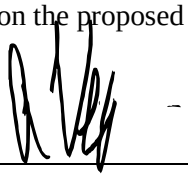
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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



01/08/2025

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

Date

ENVIRONMENTAL CHECKLIST

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

***SUMMARY**:*

a) **No Impact**: The subject property is located at an urbanized area of the County. Surrounding high density residential development exists to east and south of the project site. The 28,800 square-foot project site is located atop a mildly sloped hillside and offers views of the San Francisco Bay and surrounding shorelines. There are no provisions in the Contra Costa County zoning ordinance which protect views in this area of the County. The project proposes the development of a two-story single-family residence on each resultant parcel. Since the site is presently vacant, the future construction activities could potentially obstruct existing views of the bay enjoyed by neighboring parcels. However, considering the prevailing topography of the area, such obstructions would expectedly be limited to the corner parcel immediately south of the project site, opposite Second Street. Lands east of the site are at a lower elevation and westerly views across the project site are presently obstructed by dense vegetation as well as the eastern facing hillside on the project site.

Although the project would obstruct northerly views when viewed from south of the site, this impact would not be considered substantial given that the development is consistent and compatible with the established residential neighborhood. The southern adjacent parcel that would experience the highest degree of view obstruction would expectedly maintain their views through the open space lands immediately west of the site, partially preserving existing bay views. Therefore, the project would have less than significant impacts resulting in substantial adverse impacts on a scenic vista.

b) **Less Than Significant Impact**: The project will not alter any existing buildings, and there are no rock outcroppings existing on the subject property. The project does not require the removal of any code-protected trees, however, it would legalize the prior removal of two trees as well as dripline encroachment of an two code-protected trees that are located offsite, but have limbs

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

overhanging the area of work. The project proponent has consulted with ISA Certified Arborist Sherri McEllistrim (WE-12441AT), who evaluated the project plans and opined that the trees will not present any significant problems in developing the site. There are no scenic ridgeways or scenic routes in the project vicinity that could be affected by the project, however, the project may be partially visible when viewed from the San Francisco Bay – which the County General Plan designates as a scenic waterway. However, given that views from the Bay would be from over 400 feet distant and from a substantially lower elevation, the project would not be prominently visible from the waterway given its surrounding amongst the surrounding residential neighborhood. Therefore, in cumulative consideration of the above, the project would have less than significant impact on scenic resources in the County.

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

d) **Less Than Significant Impact**: The project involves the creation of four new parcels, each of which (Parcels A, B, C, & D) would be developed with a new single-family residence. Typically, the construction of a single-family residence is not associated with the creation of substantial light or glare. Single-family homes generally include exterior light fixtures near garage, patio, and other outdoor yard areas. The use of such lighting for the proposed project would be consistent with the surrounding neighborhood and would not significantly affect nighttime views. Therefore, considering the nature and scale of the proposed project, it is not expected to have a significant adverse effect on daytime or nighttime views in the area.

Sources of Information:

- Contra Costa County General Plan 2005-2020
- Contra Costa County Ordinance Code
- Civil Plans by Upright Engineering, stamped received by CDD December 4, 2024
- Vesting Tentative Map by Bay area Land Surveying Inc., received by CDD December 4, 2024
- Architectural Plans by Nick Sowers, stamped received by CDD November 10, 2023

2. *AGRICULTURAL AND FOREST RESOURCES – Would the project:*				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	☐	☐	☐	☒

***SUMMARY**:*

a-e) **No Impact**: According to the California Department of Conservations 2020 *Contra Costa County Important Farmland* map, the subject property and its immediate surroundings consist of "Urbanized and Built-Up Land". Neither the subject property, nor its surroundings, are within an agricultural zoning district. No Williamson Act contract exists for the subject property. There are no Forestlands, Timberlands, or Timberland Production zones which could be affected by the proposed project. Therefore, there is no reasonable expectation that the project would have any impact to Agricultural or Forest Resources.

Sources of Information:

- Contra Costa County Important Farmland Map (2020)

3. ***AIR QUALITY – Would the project:***				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

***SUMMARY**:*

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

a) **Less Than Significant Impact**: Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Bay Area 2017 Clean Air Plan*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and to protect the climate through the reduction of criteria pollutants and greenhouse gases. The potential air quality impacts for this project were evaluated using the BAAQMD 2022 CEQA guidelines screening criteria. Pursuant to these guidelines, if a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts relating to criteria air pollutants and precursors. The BAAQMD screening criteria for the proposed use (single-family residential) are presented in the table below:

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

As demonstrated in the table above, the project proposal represents a marginal percentage of the screening threshold. Therefore, the project, resulting in four new single-family dwellings, is not expected to produce criteria pollutants in significant quantities. Since the 2017 Clean Air Plan generally involves a multi-pollutant strategy to reduce ozone, particulate matter and toxic air contaminants, and BAAQMD screening criteria indicate that a development of this scale would not produce significant quantities of such criteria pollutants, the project would not conflict with BAAQMD's implementation of the Clean Air Plan.

b) **Less Than Significant Impact**: As discussed above, pursuant to BAAQMD screening criteria, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation (i.e., occupancy of the single-family dwellings). Although the proposed project would contribute incrementally to the level of criteria air pollutants in the atmosphere, the scale of the project, involving the construction and eventual habitation of four residential dwellings, the project would expectedly have a less than significant adverse environmental impact on the level of any criteria pollutant.

c-d) **Less Than Significant Impact**: The type and scale of the project proposal is not typically associated with the generation of criteria pollutants in any significant quantity. If approved, the expected activities would include the construction and occupancy of four additional dwelling units within an established single-family residential neighborhood. Land uses that involve processes, which could potentially result in the substantial concentration of air pollutants and/or malodors, are generally not allowed in the single-family residential designated areas within the Rodeo Planned Unit (P-1) zoning district, in which the subject property is located. Therefore, if approved, the project is not expected to cause significant localized emissions that could expose sensitive receptors to substantial pollutant concentrations or malodors.

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

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

Sources of Information:

- Bay Area Air Quality Management District 2022 CEQA Guidelines CEQA Thresholds and Guidelines Update (baaqmd.gov) accessed October 1, 2024

- Bay Area Air Quality Management District 2017 Clean Air Plan (baaqmd.gov), accessed October 1, 2024

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-b) **Less Than Significant with Mitigation**: The project site consists of an approximately 28,800 square vacant lot. The project site is essentially surrounded by dense urban development and residential communities. According located at the periphery of an existing high density residential

neighborhood. According to the 2005-2020 Contra Costa County General Plan, the site is not within an identified "Significant Ecological Resource Area", however, public open space lands immediately north/west of the site, known as Lone Tree Point, are identified in General Plan Figure 8-1 as a significant ecological resource area. A Biological Resources Assessment (BRA) was conducted Coast Ridge Ecology, LLC, to evaluate potential project impacts. The June 2024, Coast Ridge Ecology (CRE) BRA included an assessment of special status plant and animal species with the potential to occur and field reconnaissance visits to observe flora and fauna on the project site and its immediate surroundings. The BRA characterizes the dominant plant community of the project area as *Avena* spp. – *Bromus* spp. Herbaceous Semi-Natural Alliance, wild oats and annual borne grassland.

The project site is adjacent to contiguous open space along the shoreline of the San Francisco Bay. Most of the surrounding habitat is ruderal, dominated by slender oat and invasive mustards, and little tree cover exists in the area. The contiguous open space adjacent to open water likely provides a corridor for common wildlife species such as black-tailed deer and racoon, amongst others. The project would not convert any existing open space designated lands for residential use, thus minimizing potential project impacts on this existing wildlife corridor adjacent to the site. A freshwater wetland exists off-site, approximately 150-feet northeast of the project site, comprised of arroyo willow and emergent wetland that provide suitable habitat for amphibians such as Pacific treefrog (*Pseudacris regilla*), and birds such as green heron (*Butorides virescens*), Wilson's warbler (*Cardellina pussilla*), song sparrow (*Melospiza melodia*), and mallard (*Anas platyrhynchos*), amongst others.

Special Status Species

The project site is not located within any United States Fish and Wildlife Service (USFWS) designated Critical Habitat (CH). The closest CH, designated for Contra Costa goldfields (*Lasthenia conjugens*) is located 1.8 miles to the southeast, and CH for Delta Smelt (*Hypomesus transpacificus*) is located 2.9 miles to the north. Special status species were evaluated for potential occurrence on site based on habitat requirements and known occurrences that have been documented in the project vicinity. Up to 14 endangered species are known to occur in this general region, all of which were determined to have little potential to occur on site by CRE.

<u>Special Status Plant Species</u>

No special status plant species were observed on site. Special status plant species that grow in the region are mostly found in habitat types that are not present on the property, such as native grassland habitats, chapparal, and vernal pools. The biological survey conducted for the project occurred in late April, a suitable time of year to detect most special status species based on their bloom period.

Contra Costa goldfields (*Lasthenia conjugens*) is a federally Endangered species which is currently known to occur in 22 extant populations, one of which is approximately 2.3 miles from

the site (CNDDB 2024). This species is found in grassland and open woodland habitats, within vernal pools, swales, and other depressions in these habitats, typically on alkaline soil. This species typically blooms between March and July and was not observed during the late April biological site survey. The lack of depressions on the project site and thick weedy vegetation likely precludes this species, and it is not expected to occur in the project area.

Carquinez goldenbush (*Isocoma arguta*) is a range-limited endemic species found on both sides of the Carquinez Strait and is a CNPS Rank 1B.1 species. The project site is located approximately 0.1 miles from the known range of this species (CNDDB 2024). Carquinez goldenbush occurs primarily in subalkaline grasslands and is generally associated with alkaline swales and ephemeral streams and is currently known to be restricted to nine extant populations. This conspicuous subshrub was not seen during the site survey and is not expected to occur in the project area due to soil conditions and lack of known observations in the immediate vicinity.

Special Status Animal Species

According to the Biological Resources Analysis prepared for the project by CRE, five special status animal species with potential to occur on site, as presented in the table below:

Common Name	Scientific Name	Status	Potential of Occurrence
Western Bumblebee	*Bombus occidentalis*	CA candidate endangered	Low
Crotch Bumblebee	*Bombus crotchii*	CA candidate endangered	Low
Obscure Bumblebee	*Bombus calignosus*	CDFW special animals list	Low
Hoary Bat	*Lasiurus cinerus*	CDFW special animals list	Low
Saltmarsh common yellowthroat	*Geothlypis trichas sinuosa*	CA species of statewide concern	Low

Bumblebee Species

The three special status bumblebee species having potential to occur in the area (Crotch bumblebee, Obscure bumblebee, and Western Bumblebee) are known to nest underground, in structures, or in decaying wood. Widespread use of pesticides and habitat fragmentation has led to severe declines in the populations of all three species, and due to the difficulty of identifying these species, verified sightings are infrequent. In addition to CNDDB, citizen scientist data repository iNaturalist was searched for any sightings near the project site, as well as Bumble Bee

Watch, a collaborative project between several universities and non-profit entities that vets bumble bee sightings submitted by the public.

While the western bumble bee was historically found in California throughout the Coast Ranges and the Sierra Nevada, the extant range appears to be restricted to high elevations in the Sierra Nevada and scattered coastal sites. All CNDDB observations within three miles of the site are from 1965 or earlier, and one observation approximately 9 miles away was recorded in Richmond in 1991 (CNDDB 2024). No observations were recorded close to the site on iNaturalist or Bumble Bee Watch.

Crotch's bumble bee was previously found throughout southern California and the Central Valley, but is now nearly absent from the Central Valley. No extant sightings have been recorded within 15 miles on the databases searched since a 1964 observation in Martinez (CNDDB 2024), and the closest recent observations were in Berkeley (Bumble Bee Watch 2024).

The obscure bumble bee occurs along the Pacific Coast from southern California to southern British Columbia. No recent records were found within 15 miles of the project site, and the closest scattered observations in iNaturalist were from sites near Fairfield, 14 miles northeast of the site (iNaturalist 2024).

All three of these species have a low potential to be present at the project site due to the broad range of the species potential habitat, and the presence of flowering species. However, no potential nesting habitat was observed as vegetative cover is likely too dense and rodent burrows were not observed on site.

Salt Marsh Species

Given the proximity of the project site to the San Francisco Bay, four special status species that are salt marsh specialists have been recorded within three miles of the project site. These species are Alameda song sparrow (*Melospiza melodia pusillula*), salt-marsh harvest mouse (*Reithrodontomys raviventris*), California Ridgway's rail (*Rallus obsoletus obsoletus*) and salt-marsh wandering shrew (*Sorex vagrans halicoetes*). All of these species are non-migratory residents of salt marshes in the San Francisco Bay. These species are threatened by urban development, which has led to substantial loss and fragmentation of salt marsh habitat in the San Francisco Bay, and they are all limited by a lack of suitable dispersal corridors between remnant salt marshes. The project site lacks the tidal influence and stands of native marsh vegetation such as cordgrass (*Spartina*) and pickleweed (*Salicornia*) that are consistent with salt marsh habitat. The nearby freshwater wetland lacks tidal influence and associated plant species to provide habitat for these salt marsh specialists. Saltwater marsh habitat was not found within ¼ mile of the project site.

Saltmarsh common yellowthroat

The saltmarsh common yellowthroat is a California Species of Special Concern. This species is a wetland specialist that is endemic to the San Francisco Bay Area. Unlike the salt marsh specialists discussed above, the species has much broader habitat tolerances, and will utilize small, isolated patches of habitat where groundwater is close enough to the surface to encourage the establishment of dense stands of rushes or other emergent vegetation. Saltmarsh common yellowthroats construct open-nest cups that are hidden in tall grasses, tule patches, and willow thickets, and nesting sites generally have thick, continuous vegetative cover from the nest down to the water surface. This species will occasionally nest in drier environments (Hobson et al. 1986).

The documented breeding range for the saltmarsh common yellowthroat in Contra Costa County includes the coastline from Crockett southwest to Point Pinole, which includes the project area (Shuford and Garaldi 2008). Although the project site does not provide suitable nesting habitat, the nearby freshwater wetland could provide suitable nesting habitat. This wetland is over 150 feet from the project site, and CDFW typically recommends a 100-foot buffer for songbird nests. Therefore, no impact to this species is expected.

Special Status Heron and Egret Species with Potential for Occurrence

Three heron and egret species known to use freshwater wetlands have potential to utilize freshwater wetlands, the San Francisco Bay shoreline, and adjacent grasslands. These include black crowned-night heron (Nycitocorax nycitocorax), snowy egret (Egretta thula), and great blue heron (Ardea herodias). All of these species nest in trees, either solitary or in colonies (rookeries). Federal and state protections for these species extend only to nesting and rookery habitat. The project site does not provide any suitable nesting/rookery habitat for these species. Furthermore, the thick herbaceous cover on the project site would provide only very marginal potential foraging habitat for these generalist species.

Special Status Raptor Species with Potential for Occurrence

The Cooper's hawk is a CDFG watch list species. Cooper's hawks inhabit dense stands of oak woodlands, riparian deciduous forests, or other forest habitats often near water and suburban areas. This woodland raptor hunts in open woodlands, along forest edges and suburban areas for medium-sized birds and mammals. Typical nest site selection is characterized by mature trees with significant canopy cover, although the species will nest in suburban areas in a variety of trees. The trees that are adjacent to the project site do not have adequate structure to support a nest, but there is a low potential for foraging in the project site.

The San Francisco Bay shoreline provides foraging and nesting habitat for primarily piscivorous raptors such as bald eagle (Haliaetus leucocephalus) and osprey (Pandeon haliaetus). These species may forage over the surrounding area, however the project site does not provide any

suitable nesting or foraging habitat due to the lack of trees suitable for nesting and lack of aquatic features. The northern harrier (Circus hudsonius) has some potential for foraging and nesting in the surrounding area, but the dense tall non-native grasses and weeds, lack of significant rodent activity observed, and human activity (trail users) near the project site likely precludes this species from nesting.

Hoary Bat (Lasiurus cinereus)

The hoary bat appears on the CDFW special animals list, and is categorized as a moderate-priority species by the Western Bat Working Group. The hoary bat is the most widespread North American bat species, and is found in a variety of habitats throughout California, most often in association with forested habitats near water. They are foliage-roosters, generally roosting in medium to large trees, often in edge habitat with access to open habitat mosaics.

Hoary bats do not breed in the San Francisco Bay Area, but have been recorded in the East Bay during the non-breeding season, and are known to use coastlines for navigation during migration (Craig et al. 2005). The small, 10-15 foot tall coast live oaks just outside the project area on the northern border of the site do not likely provide suitable roosting habitat, as this species prefers medium to large-sized coniferous and deciduous trees. This species could potentially use larger trees in the surrounding area such as Eucalyptus or pine trees when migrating through during the non-breeding season.

Nesting Birds

Almost all nesting birds are protected by the Migratory Bird Treaty Act1, with the exception of non-native birds such as European starling (*Sturnus vulgaris*) and rock pigeon (*Columba livia*).The dense ruderal herbaceous vegetation and lack of tree cover on the project site precludes many bird species from nesting, however certain species that have broad nesting habitat requirements and utilize dense ruderal vegetation, (such as red-winged blackbird (*Agelaius phoeniceus*) or song sparrow (*Melospiza melodia*), may nest within the project area.

The USFWS Information for Planning and Consultation (IPaC) report for the site includes 43 migratory birds with ranges that include the project area (USFWS 2024c). Of these, most are not likely to occur onsite due to lack of substantial woodland, wetland, or aquatic habitat. Three species from the report have a low likelihood of occurrence: Allen's hummingbird (*Selasphorus sasin*), Bullock's oriole (*Icterus bullockii*), and saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*). The report also includes gulls, shorebirds, and waterbirds that may be observed in the area but are not likely to utilize the project site due to lack of aquatic features or rocky or sandy shoreline, as well as raptors such as bald eagle and northern harrier that may be observed in the surrounding area, discussed above. No suitable habitat for nesting for any of these species is present in the project site due to lack of suitable trees and shrubs, or rocky or sandy shoreline.

Based on the analysis above, the consulting biologist concluded that the project has minimal potential to impact special status plant and animal species, primarily due to a lack of suitable habitat on the project site. Thus, no species-specific mitigation measures were recommended for the project. However, the BRA does note the presence of several trees along the northern property boundary with branches overhanging into the area of work. Ground disturbance associated with the project during bird nesting season could result in a ***potentially significant impact*** on nesting passerine birds or raptors if they are present in the nearby tree line. The implementation of the below mitigation measure **BIO-1** will ensure that such impacts are reduced to less than significant levels.

Potential Impact BIO-1: *Development activities occurring during the nesting period for birds (approximately February 1 – August 31), including site grading, soil excavation, and/or tree removal and vegetation pruning/removal poses potential risk to nesting passerine and raptor bird species.*

***Mitigation Measure BIO-1*:** *No more than seven (7) days prior to ground disturbing activities occurring during the nesting period for birds (approximately February 1 – August 31), a nesting bird survey shall be performed by a CDFW qualified biologist to ensure that the project avoids impacting any active nests. If active bird nests are detected, a suitable nest buffer should be installed (typically 100 feet for passerines, and up to 500 feet for raptors, depending on species). Preconstruction surveys are not necessary prior to project activities occurring outside of nesting bird season.*

c) **No Impact:** There are no areas on the project site that would be subject to the Corps jurisdiction. No wetlands, vernal pools or waters of the United States or State of California have been observed on the project site. Therefore, no impacts to wetlands are expected.

d) **Less Than Significant Impact**: There are no waterways, wildlife corridors, or wildlife nursery sites on the subject property or the immediate vicinity. Additionally, the fact that the project site is surrounded by existing residential development in all directions isolates the site from migratory wildlife corridors. Thus, the project would have little potential for adverse impacts on wildlife species or native residents. When also considering the urbanized nature of the surrounding area, the project would result in less than significant impacts to wildlife.

e) **Less Than Significant Impact**: The project site does not involve tree removal activities as the project site and surrounding area generally lack significant tree cover, with the exception of two Oak trees located in open space lands just north of the project site. Dripline encroachment resulting from the project is being considered as part of this residential development project consistent with the provisions of the County's Tree Ordinance (County Code Chapter 816-6). There are no additional ordinances or policies pertaining to biological resources applicable to the proposed subdivision in this urbanized area of the County. Therefore, the project will have no impact in this respect.

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

f) **No Impact**: The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) was adopted by the County in October of 2006. The purpose of this plan is to provide a framework to protect natural resources while streamlining the environmental permitting process for impacts to covered special status species within the rapidly expanding region of Eastern Contra Costa. The proposed project site is not located within an area of Contra Costa County that is covered by the ECCC HCP/NCCP. Therefore, the project is exempt from HCP/NCCP Ordinance No. 2007-53.

Sources of Information:

- Contra Costa County General Plan 2005-2020
- Contra Costa County Ordinance Code
- *Bioglogical Resource Assessment for 2nd and Sharon, Rodeo, CA*; June, 2024, Coast Ridge Ecology, LLC

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

SUMMARY:

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

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

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

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

The is not within the boundaries of any designated historical district. The project site is not listed on the Contra Costa County Historic Resources Inventory, or the California Department of Conservation's list of historical resources, the California Register of Historic Places, or in the

Contra Costa County Historical Resources Inventory. Additionally, no buildings or structural development exists on site, so the project has no potential to result in the demolition and/or alteration of historic buildings. Therefore, the project is not expected to significantly impact any known historical resources.

The archaeological sensitivity map of the County's General Plan (Figure 9-2), identifies the project area as "Largely Urbanized Area," excluded from the archaeological sensitivity survey, but which may still contain significant archeological resources. While unlikely since the subject property and surrounding area have been substantially disturbed by residential development activity, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources, or to uncover human remains. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damage previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measures (CUL-1 through CUL-4) would reduce the potential impact of ground-disturbance related to future construction activities to a less than significant level.

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

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

***Mitigation Measure CUL-2*: If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 100 feet of the find, the Community Development Division (CDD) shall be notified within 24 hours, and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, and historic features such as privies or walls and other structural remains.**

***Mitigation Measure CUL-3*: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human**

remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may be those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

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

Sources of Information:

- Contra Costa County General Plan 2005-2020
- California Register of Historical Resources (Accessed October 1, 2024)
- Contra Costa County Historic Resources Inventory (Accessed October 1, 2024)

6. ***ENERGY – Would the project:***				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

SUMMARY:

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

In December 2015, a Climate Action Plan (CAP) was adopted by the Contra Costa County Board of Supervisors in order to identify and achieve a reduction in greenhouse gas (GHG) emissions by the year 2020 as mandated by the State under AB32. The design and operation strategies set

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

forth in the CAP for reducing GHG emissions include measures such as installing energy efficient finishing materials, insulation, roofing and lighting that would reduce the project's consumption of energy resources. The CAP is considered a long-range planning document consisting of macro-level policy recommendations more so than guidelines for individual development projects. Thus, the minor residential project has little potential to conflict with the CAP. The project will be required to comply with all California Code Title 24 (CalGreen) building energy efficiency standards that are in effect at the time that building permit applications to develop Parcels A-D are submitted, including standards requiring the provision of solar energy and battery storage systems. If approved, the project will be reviewed under all current energy standards as part of the plan check process. Compliance with all applicable regulations will ensure this development will not have a significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy.

Sources of Information

- 2015 Climate Action Plan | Contra Costa County, CA Official Website, (Accessed October, 1 2024)

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?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

***SUMMARY**:*

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

i) **Less Than Significant Impact:** The project is not within an Alquist-Priolo (A-P) fault zone. The nearest recognized earthquake faults are the Hayward Fault and Concord Fault, located 5.5, 10.1 away respectively. Although, the lack of nearby active faults limits the project potential for adverse impacts resulting from a fault rupture, the project is still likely to experience some degree of ground movement within its lifetime as a result of seismic activity on one or more nearby faults. It is expected that soundly engineered building foundations and compliance with applicable seismic building design parameters within the California Building Code and/or the California Residential Code will ensure that the project is resilient to seismic activity on nearby faults based on site specific soil characteristics and maximum probable earthquake magnitude expected from the nearby faults. Consequently, the project would have less than significant adverse impacts resulting from fault rupture.

ii) **Less Than Significant Impact**: As discussed above, there are no known active faults in the immediate project vicinity. The nearest known active faults include the Hayward fault ±5.5 miles west of the project, and the Concord Fault, located ±10.1 miles east of the project. According to the General Plan Safety Element (Table 10-4), the nearest active fault (the Hayward Fault) has a "likely" approximate probability to produce an earthquake having a magnitude between 6.0 – 7.0 over a 50-year period, and an intermediate probability for a magnitude 7.0 to 7.5 earthquake. Such earthquake events would be associated with severe to violent intensity (VIII – IX on the Modified Mercalli Intensity Scale). Generally, earthquakes of this intensity can result in substantial damage even in specially designed structures. Construction plans for the single-family residences on Parcels A, B, C & D will be subject to review and approval by County Building and Grading officials under then-current code requirements. It is expected that the adherence to the California Residential Code for construction-level plans for future development on the new parcels will ensure that the buildings are designed with appropriate site-specific seismic considerations, thereby minimizing future risks associated with ground shaking. Therefore, less than significant impacts are expected in this regard.

iii) **Less Than Significant Impact**: The project site is not within a Liquefaction Hazard Zone, as mapped by the California Department of Conservation. According to the County General Plan Safety Element (Figure 10-5 – Estimated Liquefaction Potential), the project vicinity has "generally low" liquefaction potential. Future residential development on site for

building and/or grading permits will require subsurface investigation to provide site-specific engineering recommendations to ensure that building and foundations are designed with appropriate consideration of the site's soil characteristics. With sound foundation design and adherence to current Residential Building Code requirements, the project will have less than significant impacts relating to liquefaction.

iv) **Less Than Significant Impact**: The subject property is not mapped within a Landslide hazard area no landslides have previously occurred on the subject property. The site is on a small hilltop having a moderate downslope to the east. Given the developed nature of the surrounding high-density residential area, and the lack of steep hillsides, the project has little to no risk of being adversely affected by an uphill landslide. Sound engineering for the residential foundations will ensure that the project is Accordingly, the project will result in less than significant impacts with respect to landslides.

b) **Less Than Significant Impact*:*** The project involves the division of a lot in a developed residential neighborhood. Site preparation for the proposed subdivision consists of approximately 1,430 cubic yards of combined earth quantities (720 C.Y. Cut / 710 C.Y. Fill), primarily in the easterly area of the project site where the slope is steepest. The applicant has provided a preliminary grading and drainage plan, including a hydrology & hydraulics report analyzing onsite and offsite analysis for pre- and post-construction conditions. Based on the preliminary grading and drainage plan, the subdivision is expected to detain stormwaters originating or passing through the site in an on-site detention system with a manifold/dissipation to mitigate runoff in a manner that mimics pre-construction flow. The plan has been reviewed and deemed adequate for planning purposes by County Public Works officials, with more detailed scrutiny deferred to such a time when final improvement plans are submitted for the individual lot. Since the project drainage plan is designed to maintain the existing drainage pattern, the project has relatively low potential to result in substantial erosion or loss of topsoil. Final site improvement plans will be subject to review by County Building Inspection Division and Department of Public Works officials for compliance with all applicable provisions of County Building and Grading Ordinances. The review of these plans by these County officials, prior to the issuance of building and/or grading permits will ensure the project's compliance with applicable erosion control standards. Therefore, the potential for the project resulting in significant erosion or loss of topsoil is less than significant.

c) **Less Than Significant Impact**: As previously mentioned, the subject property is not located within an area with known geologic hazards. The surrounding area has been extensively developed with single family residential dwellings and associated access and utility infrastructure. There is no evidence in the record indicating that the project site or vicinity consist of an unstable geologic unit, or that the project could result in unstable conditions resulting in landslide, lateral spreading, subsidence, liquefaction or collapse. With appropriate foundation design, and adherence to requirements of applicable residential building codes in effect at the time when

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

building permit applications are submitted, the project would have less than significant impacts in this regard.

d) **Less Than Significant Impact**: The subject property is plotted on the Soil Conservation Service Web Soil Survey as type Tierra Loma (TaE). The LhF is characterized as moderately well drained, very-high runoff class lands consisting of slopes between 15 to 30 percent. These soils are considered to have a moderate shrink-swell potential. The fact that the subject soils are consistent with those mapped within the developed residential neighborhood immediately adjacent to the project suggests that the soil composition of the subject property can feasibly support the residential development project. Thus, it is expected that with appropriate foundation design, and adherence to recommendations from consulting geotechnical and structural engineers as well as with applicable provisions of California residential building codes, the underlying soil conditions would not result in significant adverse effects relating to expansive soil.

e) **No Impact**: The project does not propose the use of a septic system, or any other means of private wastewater disposal. The project site is within the service boundaries of the Rodeo Sanitary District (RSD), and RSD staff indicate no comment on the proposed project. Thus, it is assumed that capacity exists within the system to accommodate the project. Thus, the project would have no impacts arising from the use of a private wastewater disposal system.

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

Sources of Information:

- Contra Costa County General Plan 2005-2020
- Contra Costa County Ordinance Code
- Civil Plans by Upright Engineering, stamped received by CDD June 28, 2023
- Architectural Plans by Nick Sowers, stamped received by CDD November 10, 2023
- USDA Web Soil Survey - ***Web Soil Survey (usda.gov)*** accessed October 1, 2024

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?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

***SUMMARY**:*

a) **Less Than Significant Impact**: As discussed in the Air Quality section of this study, the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2017 Clean Air Plan* that addresses Greenhouse Gas (GHG) emissions at a regional scale. The construction and habitation of four additional single-family residences is likely to generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the 2022 BAAQMD CEQA Guidelines. The 2022 BAAQMD CEQA Guidelines state that projects that are consistent with a local GHG reduction strategy meeting the criteria under State CEQA Guidelines section15183.5(b). The 2015 Contra Costa County Climate Action Plan (CAP) has been adopted at the local level in compliance with State CEQA Guidelines section 15183.5(b). The GHG reduction strategies incorporated therein include measures designed to increase energy efficiency, promote alternative modes of transportation, reduce vehicle miles traveled, and reducing reliance on fossil fuel energy sources. Future development of a single-family residence on resultant Parcels A-D will be subject to Title 24 Energy Efficiency standards as well as the County's all electric ordinance prohibiting the use of natural gas in household appliances. The existing County Ordinance also requires the provision of solar energy and the installation of outlets suitable for electric vehicle charging within new single-family residences. Therefore, considering the type and scale of the project, the County's implementation of Title 24 energy efficiency standards and other ordinances discouraging the use of natural gas and requiring the installation of solar panels in new residential development, the future construction and habitation of four new dwellings would have a less than significant impact with respect to the generation of GHG.

b) **Less Than Significant Impact**: Within the *2017 Clean Air Plan* is an ambitious GHG reduction target to reduce Bay Area GHG emissions to 80% below 1990 levels by the year 2050. The 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO_x) – and reduce transport of ozone and its precursors to neighboring air basins. In addition, the plan builds upon and enhances the BAAQMD's efforts to reduce emissions of fine particulate matter and toxic air contaminants. The BAAQMD's approach to assessing the climate impact thresholds of significance at the project level consist of an analysis of project design elements or the project's consistency with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

In 2015, the County adopted a Climate Action Plan (CAP), which identifies strategies and policies to reduce GHG levels in Contra Costa County and is consistent with State CEQA Guidelines Section 15183.5(b). The CAP is a broad document, with macro policies for the County in general, more so than at the individual project level. However, the project will be consistent with such

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

county wide strategies due to ordinances requiring provision of solar energy and energy efficient construction materials, as required under current residential building code. Additionally, the use of best management practices during project construction would ensure the project is consistent with the *2017 Clean Air Plan* as well as the CAP. The project will be conditioned to print best management practices on all building and grading plans associated with building permits applications for the project. Therefore, the project does not conflict with local plans designed to reduce emissions of greenhouse gases.

Sources of Information:

- Bay Area Air Quality Management District 2022 CEQA Guidelines CEQA Thresholds and Guidelines Update (baaqmd.gov) accessed October 1, 2024
- Bay Area Air Quality Management District 2017 Clean Air Plan (baaqmd.gov), accessed October 1, 2024
- 2015 Climate Action Plan | Contra Costa County, CA Official Website, (Accessed October, 1 2024)

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

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

***SUMMARY**:*

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

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

c) **Less Than Significant Impact**: There are no schools located within a quarter mile of the project site. The nearest school is Rodeo Hills Elementary, which is located at 545 Garretson Avenue in Rodeo, approximately 0.27 miles southeast of the site. Additionally, the project does not involve the use of significant quantities of hazardous materials either during the construction or eventual habitation of the residential project. Therefore, the project will have no significant impact in this respect.

d) **No Impact**: The California Department of Toxic Substances Control maintains an updated list of Hazardous Waste and Substance Sites (Cortese List). The subject property is not listed on the Cortese List and is not categorized as a hazardous materials site. Therefore, the project will have no impact in this respect.

e) **No Impact**: There are no airports in the vicinity of the project site, therefore, no impact.

f) **Less Than Significant Impact**: The proposed project is a minor subdivision within a residential area in the Rodeo community in unincorporated Contra Costa County. The subject property is located north of the intersection of Second Street and Sharon Avenue, both of which are public roadways. Second street provides access to Parker Avenue, which is the route likely to be used in the event of an emergency requiring evacuation of the local neighborhood as it is the nearest arterial roadway providing vehicular access from the subject neighborhood to nearby Interstate 80 and State Route 4. The project involves predominantly onsite improvements and would not involve the construction of substantial improvements within public rights-of-way. Any activities within the public right of way, such as for driveway connections or the installation of service connections to existing water or sanitary sewer infrastructure are subject to the prior approval of

an encroachment permit by the County's Department of Public Works. The project's compliance with all encroachment permit requirements will ensure that no project elements substantially interfere (if at all) with vehicular ingress or egress in the subject neighborhood. Additionally, the proposed project will not affect any existing communication/utility structures such as power poles or telecommunications towers, which may be necessary for an existing emergency response or evacuation plan. Accordingly, the project would have a less than significant impact on emergency response and emergency evacuation plans.

g) **Less Than Significant Impact**: The project site and immediate surroundings are classified as "Urban Unzoned", according to local responsibility area (LRA) fire hazard severity zone mapping by CALFire. The surrounding neighborhood also consists of lands having the urban unzoned designation. Considering that the project is located in a developed residential neighborhood and is outside of mapped high and very high fire hazard severity zones, the proposed subdivision possesses relatively low potential to result in impacts exposing people or structures to substantial wildfire risk relative to present conditions. Any future construction activity on the resultant parcels would be subject to then-current building code and fire code, including those requiring the installation of automatic fire sprinklers, fire hydrants, or other fire suppressive improvements. Therefore, the project will not result in a significant direct or indirect risk of exposing people to loss, injury, or death involving wildland fire.

Sources of Information:

- Contra Costa County GIS Data layers
- Cortest List EnviroStor (ca.gov) (Accessed October 1, 2024)
- CALFire Wildfire Hazard Severity Zone Mapping, Local Responsibility Area (LRA)

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

***SUMMARY**:*

a, e) **Less Than Significant Impact**: In the San Francisco Bay Region, the Regional Water Quality Control Board (RWQCB) includes permit requirements for stormwater runoff under the National Pollution Discharge Elimination System (NPDES) program. The RWQCB regulates stormwater runoff from construction activities under the NPDES permit from the State Water Resources Control Board (SWRCB). The applicant has provided a preliminary Stormwater Control Plan (SWCP) for review by Engineering Services Division staff with the County Department of Public Works, which has been deemed adequate for purposes of processing the planning application. The project is required to comply with all rules and regulations of the NPDES. If approved, the applicant will be required as a condition of approval to submit a final SWCP to the County Department of Public Works which shall be reviewed for compliance with the NPDES Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance. Thus, project compliance with applicable water quality standards and/or discharge standards, as verified during the plan check process prior to project construction, ensures that the project will not significantly degrade water quality.

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

b) **Less Than Significant Impact**: The project is located within the service boundaries the East Bay Municipal Utility District, and the project would utilize this municipal water supply for the new residences on each of the resultant parcels (Parcels A-D). EBMUD staff have reviewed the project and provided comments indicating that additional water service is available to the subdivision, with the installation of new water meters and associated service connections to each lot to be performed at the expense of the developer. Additionally, the project drainage plans incorporates on site detention and manifold/dissipation designed to allow stormwaters to percolate into the subject property before discharging off site, thus increasing the opportunity for groundwater recharge. Given the fact that the project will not draw groundwater to serve the subdivision, it would not substantially interfere with groundwater recharge and will have less than significant impacts on groundwater management.

c) **Less Than Significant Impact**:

i-iv) The subject property fronts the northern side of Second Street near its western terminus at the Sharon Avenue intersection. Presently, stormwaters drain downhill on unimproved hillsides towards open space waterfront lands immediately north of the project site, towards the existing residential neighborhood east of the project site. The project will not substantially alter the established drainage pattern in the area with the implementation of the onsite detention facility dissipation incorporated into the preliminary grading and drainage plan designed for the project. Additionally, there are no streams, rivers, or waterways on or near the project site, the course which could be altered or impeded by the grading activities associated with the subdivision.

The subdivision, including access improvements and anticipated future single-family residential development, would result in approximately 14,783 square feet of new impervious surface. Runoff from downspouts and paved roadway/driveway areas within the subdivision would be directed into one of four onsite bio filtration areas (one on each resultant parcel). A basin retention area is proposed immediately adjacent to each bio filtration area, each having a minimum 1,500-gallon capacity to capture overflow from the filtration areas to prevent uncontrolled discharge of high volumes of stormwaters during heavy rain storm events. The project drainage plan and preliminary stormwater control plan (SWCP) have been forwarded to the Engineering Services Division staff with the County Department of Public Works for preliminary review and approval. Staff has received no indication that downstream storm drain system has insufficient capacity to accommodate the project. Given that the project drainage is designed to maximize on site detention and to discharge stormwaters at a rate substantially similar to that under present conditions, the project will not substantially alter the existing drainage pattern on site. Final site development plans will be subject to additional review to ensure that the project is in compliance with applicable County drainage ordinances. Based on the forgoing, the nature and scale of the project are such that the project is unlikely to alter the project

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

site/surroundings resulting in substantial erosion, siltation, increased runoff exceeding existing infrastructure capacity, or otherwise impede or redirect flood flows. Therefore, the project will have less than significant impact in this regard.

d) **Less Than Significant Impact**: The project is not located within a special flood hazard zone mapped by the Federal Emergency Management Agency (FEMA). Additionally, the project site is not located within a tsunami hazard zone, as mapped by the California Department of Conservation. As such, the project would have less than significant impacts resulting from flood hazards, including tsunami and/or seiche wave hazards.

Sources of Information:

- Contra Costa County GIS Data layers
- Contra Costa County Tsunami Hazard Areas (ca.gov)
- Civil Plans by Upright Engineering, stamped received by CDD December 4, 2024

11. *LAND USE AND PLANNING – Would the project:*				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

SUMMARY:

a) **No Impact**: The project site consists of vacant unimproved hillside located at the periphery of an established single-family residential neighborhood in the unincorporated Rodeo community. The surrounding neighborhood is generally characterized by high-density single-family residential development and associated improvements amongst rolling hillsides. The eventual construction of four additional residences would be a continuation of the established development pattern in the area, and therefore, would not physically divide an established community.

b) **No Impact:** At the time when this application was submitted, the subject property was within a Single Family Residential High Density (SH) General Plan land use designation, and within the Rodeo area-wide Planned Unit Zoning District (P-1). As of November 5, 2024, after the application had already been deemed complete, the General Plan land use designation was changed to Residential Medium Density (RM). Thus, the project shall be evaluated for consistency with the land use policies of the 2005-2020 General Plan, including the former SH designation. The proposed subdivision, and the eventual construction of four new single-family residences, is consistent with the allowed land uses for the P-1 district and SH General Plan designation. All proposed parcels comply with minimum the 4,500 square-foot minimum parcel area and 45-foot minimum average width development standards. The subdivision also building sites on each of the resultant parcels meeting all setback requirements for the Old Town area of the Rodeo P-1

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

district, in which the project is located. Thus, the subdivision and associated residential development is consistent with development standards for the P-1 district and with the underlying general plan land use designation. There are no other land use policies applicable to this area of the County which conflict with the project. Therefore, the project will have no impact causing significant environmental impacts due to conflict with applicable land use polices for the Rodeo area.

12. *MINERAL RESOURCES – Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

***SUMMARY**:*

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

Sources of Information

- Contra Costa County General Plan 2005-2020

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**:*

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

a-b) **Less Than Significant with Mitigation:** The project consists of a subdivision resulting in four new developable parcels, identified on the VTM as Parcels A, B, C & D. The noise element of the County General Plan specifies noise exposure levels between 55-70 dB as conditionally acceptable in single-family residential settings. Additionally, the residential building code prohibits interior noise levels above L_{DN}45 dB within residential units. Thus, the project will be required to utilize construction materials and techniques designed to reduce interior noise levels to 45 dB or below as required by the residential building code. The applicant has provided a noise study prepared by Resonance Acoustics, which analyzes existing noise levels in the project vicinity and evaluates potential noise impacts resulting from the project. The noise study includes long-term noise measurements taken from the project site and immediate vicinity, and which measures noise throughout a 48-hour period occurring between May 7 – May 9, 2024. The results of the long-term noise measurements found noise levels consistently below 60 dB and within the acceptable noise levels specified in the noise element of the General Plan (55-70 db). Therefore, the projects compliance with building code design requirements for reducing interior noise levels will be sufficient to ensure that future occupants are not exposed to unacceptable noise levels within interior areas of the homes. The future habitation of four new single-family residences would not expectedly increase ambient noise levels in the area to a significant degree. However, potentially significant temporary noise impacts could arise during construction activities associated with the development of new residences on the resultant parcels. Such noise-related impacts are typical of routine residential construction, and impacts arising therefrom can be substantially mitigated with standard measures such as limiting construction hours, traffic flow, and the usage of certain heavy equipment. Incorporation of the following mitigation measures will ensure that the project, including anticipated future construction activity, will have less than significant noise-related impacts:

Potential Impacts – Temporary noise levels due to construction

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

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

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

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

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

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

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

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

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

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

Sources of Information

- Contra Costa County General Plan 2005-2020
- *Second Street Waterfront Houses – Environmental Noise Study*, by Resonance Acoustics, June 3, 2024

14. *POPULATION AND HOUSING – Would the project:*				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUMMARY:

a) **Less Than Significant Impact**: The project would potentially increase the housing stock in Contra Costa County by four dwelling units, a change that would not amount to substantial population growth. The project proposes the provision of access and utilities to the subdivision via a private access and utility easement extending from Second Street northward through the interior of the subject property. No public infrastructure improvements are proposed for the subdivision project, as the subdivision would connect to existing public roadway and utility infrastructure existing along the southern boundary of the project site within the Second Street right of way. Therefore, the project would not have impacts inducing significant population growth in the County, either directly or indirectly.

b) **No Impact**: The project site is completely devoid of buildings and structural improvements. Thus, there is no potential for the project to displace people by demolishing existing housing. The project would in fact create additional housing in Contra Costa County with the development of a single-family residence on each of the resultant parcels. Therefore, the project will have no impact resulting in displacement of existing housing necessitating the construction of replacement housing elsewhere.

Sources of Information

- Civil Plans by Upright Engineering, stamped received by CDD December 4, 2024
- Architectural Plans by Nick Sowers, stamped received by CDD November 10, 2023

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

SUMMARY*:*

a) **Less Than Significant Impact**: The Public Facilities/Services Element of the County General Plan requires fire stations to be located within 1.5 miles of developments in urban areas. The subject property is located approximately 0.2 miles northwest of Rodeo Hercules Fire Protection District Station #75, located at 326 Third Street in Rodeo. The project was referred to the Rodeo Hercules Fire Protection District for comment and staff did not receive a response indicating that the project would adversely impact fire protection services. Construction plans for the residential development associated with the subdivision will be subject to Fire District review for compliance with applicable fire codes that are in effect at the time when building permit applications are submitted. Thus, the projects compliance with the applicable fire codes in final development plans for the subdivision, the project will have a less than significant impact in this regard.

b) **Less Than Significant Impact**: Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sheriff's office. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. The proposed project, resulting in four new parcels which would each be developed with a new single-family residence, would not substantially increase the population within this area of the County. The subdivision is subject to a per-parcel fee in the amount of $1,000 for police services, which will be collected prior to the issuance of building permits for the establishment of a single-family residence on any resultant parcel. Therefore, with the payment of the per-parcel police services fee, the project would not impact the County's ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. Thus, the proposed project will have less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.

c) **Less Than Significant Impact**: Since the project would not significantly increase the population in the Rodeo area, it would have a less than significant impact on enrollment at existing local schools.

d) **Less Than Significant Impact**: The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of three acres of neighborhood parks

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

per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population increase in the Rodeo area. Thus, the project would not result in a significant increase in the use of existing recreational public resources in the area. Since the project would only marginally increase population in the area, and has ample access to existing park and open space lands, including Lone Tree Point and Rodeo Beach located immediately north of the site, the project will not necessitate the provision of new park facilities.

e) **Less Than Significant Impact**: The project would not significantly affect existing public facilities (e.g. Hospital, Library, etc.) because it is not expected to substantially induce population growth in the area.

Sources of Information

- Contra Costa County General Plan 2005-2020

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

SUMMARY:

a) **Less Than Significant Impact**: Given the relatively minor scale of the project, resulting in the creation of four new parcels, and the construction of a new single-family dwelling on each, within an established neighborhood, the project would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity of the project site. Building permit fees for new residences on proposed Parcels A, B, C, & D will be subject to park impact and park dedication fees, which fund the acquisition and maintenance of parks and recreational facilities in Contra Costa County. Given the minor scale of the project and its contribution of the aforementioned park fees, it is not expected to result in substantial physical deterioration of nearby public facilities, nor would the project accelerate such deterioration. Therefore, less than significant impacts are expected in this regard.

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

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

***SUMMARY**:*

a) **Less Than Significant Impact**: The subject site is located along the northern side of Second Street, approximately 1 mile northwest of Interstate 80. According to General Plan Figure 5-3 (Transit Network Plan), the project site and surrounding areas are outside of the major north/south transit corridor along Interstate 80, which traverses western Contra Costa County. The project does not include any substantial alterations to any public roadway. Considering that the project would result in four new single-family residences, and the lack of development within a major transit corridor, the potential for the project to substantially conflict with the regional circulation system is relatively low. Vehicular access to the project site is existing from Second Street. The site has convenient access to Parker Avenue, a local arterial connecting the subject neighborhood to nearby transit corridors within Contra Costa County. The subdivision project, including the future construction/habitation of four new residences, will have minimal effect on public rights-of-way and would not affect circulation on surrounding public roadways. Therefore, the project will have less than significant impacts in this respect.

b) **Less Than Significant Impact**: The applicable CEQA Guidelines provide a framework for analyzing transportation impacts relating to vehicle miles travelled (VMT) resulting from the project. Contra Costa County Transportation Analysis guidelines provide VMT screening criteria to assess an individual projects potential transportation impacts. These guidelines state that certain project types, including a residential project consisting of 20 units or less, should be expected to cause a less than significant impact under CEQA, and would not require further VMT analysis. Since the project is well under 20 residential units, the project will assumed to have a less than significant impact on traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

c) **Less Than Significant Impact**: The project involves the creation of four new residential parcels within an established residential neighborhood, and the development of a new single-family residence on each. The proposed land use is identical to that on privately held land immediately east and south of the site. North of the site consists of public open space lands along the waterfront, which is accessible to the public for recreational enjoyment. Thus, hazards from incompatible land

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

uses are not expected given that the project is consistent and compatible with the existing developed neighborhood. The project is accessed via Second Street and does not involve any substantial construction activity within a public right-of-way. The project does not require the alteration of any roadway in a manner that might result in a public hazard from a geometric design. The intersection of the proposed private roadway serving the subdivision connections with public roadways will be subject to the requirements of County Department of Public Works design specifications in order to ensure it meets all applicable safety standards. Thus, no significant transportation impacts, whether due to a design feature or incompatible land uses, are expected to result from the project.

c) **Less Than Significant Impact**: The project has adequate access for fire safety via Second Street, which bounds the site to the east. The project was referred to the Rodeo Hercules Fire Protection District (RHFPD) for agency comments their response indicates that the proposed roadway design is sufficient for emergency vehicle access. Prior to occupancy of a new residence, construction plans will be subject to the RHFPD review for consistency with applicable Fire Codes that are in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that final development plans for the resultant parcels will not result in a condition with inadequate emergency vehicle access.

Sources of Information

- Contra Costa County General Plan 2005-2020

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

***SUMMARY**:*

a-b) **Less Than Significant Impact**: As discussed in the Cultural Resources section of this study, there are no known existing structures located at the project site that would be listed or eligible to be designated as historical resources. Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site. On August 12, 2024, the County mailed a *Notice of Opportunity to Request Consultation*, pursuant to

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

section 21080.3.1 of the California Public Resources Code, to Wilton Rancheria and Confederated Villages of Lisjan Nation for their review of the project proposal. County staff did not receive a request for consultation in response to these notices.

Nevertheless, the possibility remains that buried archaeological resources and/or human remains could be present on the project site, and accidental discovery could occur during grading and other earthwork on the project site resulting in potentially significant impacts. However, with the implementation of mitigation measures CUL-1 through CUL-4 (identified previously within the Cultural Resources section of this report), would reduce potential impacts from accidental discovery to less than significant levels.

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

***SUMMARY**:*

a) **Less Than Significant Impact**: The project does not involve the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage infrastructure. Water, gas, electrical, and sanitary sewer service would be extended into each resultant parcel via the proposed private access/utility easement from existing underground infrastructure within the Second Street public right-of-way. Thus, the project does not involve the relocation or construction of new or expanded facilities to provide such utilities to the subdivision. Therefore, less than significant impacts relating to the extension of utility services to the subdivision are expected to result from the project.

b) **Less Than Significant Impact**: The project has been referred to the East Bay Municipal Utility District (EBMUD) for comment. In a memo dated May 15, 2023, EBMUD staff advised that the project site is located within EMBUD's service district boundaries, and that service is available to the project site via an existing water distribution pipeline within Second Street. The EBMUD memo further notes that the applicant will be required to install a main extension and water meters for the resultant lots at their own expense. If the subdivision is approved, an application to establish new water service to the subdivision is required and is subject to review/approval by EBMUD. It is the applicant's responsibility to contact EBMUD's New Business Office to establish new water service for the subdivision. Thus, the applicant's compliance with applicable EBMUD requirements for establishing new water service will ensure a sufficient supply of water is available to the project now and for the foreseeable future.

c) **Less Than Significant Impact**: The project site is located within the Rodeo Sanitary District's (RSD) service boundaries. County staff has forwarded the application to RSD staff for comment and received no indication that the system lacks adequate capacity to accommodate the project in response. Therefore, the project would expectedly have less than significant impact in this regard.

d) **Less Than Significant Impact**: The proposed project would generate construction solid waste and post-construction commercial solid waste. Construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. Thus, although the construction of a single-family residence on each of the four resultant parcels would incrementally increase construction waste in Contra Costa County, the administration of the CalGreen program ensures that the impact of the project-related increase would be less than significant.

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

e) **Less Than Significant Impact**: The project would establish four new parcels, each of which may be developed with a new single-family residence within an established residential neighborhood. The project site and surrounding area receive residential waste disposal service from Republic Services. Republic Services provides weekly pickup service for solid waste, including containers for recyclables and green waste at no additional cost to the customer. The project does not conflict

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

with any federal, state, or local regulations relating to solid waste. Therefore, no significant impacts are expected in this regard.

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

SUMMARY*:*

a-d) **No Impact:** The project site and the surrounding vicinity are designated "Urban Unzoned" according to Fire Hazard Severity Maps published by CAL Fire. The nearest "High" or "Very High" fire hazard severity zones are located at least 1.5 miles south/southwest of the site. Therefore, the project would have no impacts that expose people or property to elevated wildfire hazard relative to present conditions.

21. *MANDATORY FINDINGS OF SIGNIFICANCE*				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

***SUMMARY**:*

a) **Less Than Significant Impact**: The project would not substantially degrade the quality of the natural environment due to the infill nature of the project within a developed residential neighborhood. There are no known endangered plants or animals occurring on the project site. Additionally, the fact that subject property and its surroundings have been extensively disturbed by development activity limits the potential for such occurrences on or around the project site. This study identifies potentially significant impacts in the areas of biological resources, noise, cultural resources, and tribal resources – with mitigations proposed to ensure that such impacts occur at less than significant levels, if at all.

b) **Less Than Significant Impact**: The environmental impacts anticipated to result from the project, including biological resources, cultural resources, and noise impacts, are all related to the construction phase of the proposed project. Considering the built-out nature of the surrounding residential neighborhood, there is little potential for overlapping major construction projects in the vicinity. A recently approved development project of note in the Rodeo area of the County includes a Development Plan for a 67-unit Senior Housing complex at 700 Willow Avenue (County File #CDDP21-03019). That development plan was approved by the Zoning Administrator on May 16, 2022, but construction has yet to begin for that project. Although the senior housing project also included potential noise and cultural resources impacts during the construction phase of that project, these impacts wouldn't necessarily become cumulatively considerable in connection with the proposed project due to the fact that they are separated by approximately 0.75 miles distance, and dense residential development existing in between sites ensures that noise impacts and cultural resource impacts prevents noise from traveling between sites. Additionally, the respective vacant lots are in two distinct areas of Rodeo (old town vs highlands areas) and the distance separating the sites makes it unlikely that a biological resource or cultural resource impact on one site does not necessarily portend a similar impact on the other site. Thus, the proposed residential development project would not result in cumulatively considerable noise, biological resource or cultural resource impact, beyond those considered in this report even if construction periods overlapped between this project and the nearby Senior Housing complex. Additionally, the project would not result in a significant increase in population for the Rodeo area with the introduction of four new dwellings to the local housing stock.

Considering the above and the fact that project results in a negligible increase in housing stock and population in Rodeo, its potential for cumulative impacts in connection with past, current, or future projects are considered less than significant.

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

REFERENCES

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

- Contra Costa County Geographic Information System Data
- Contra Costa County Zoning Ordinance (Title 8)
- Contra Costa County 2005-2020 General Plan
  Figure 5-3 (*Transit Network Plan)*
  Figure 5-4 (*Scenic Routes Plan*)
  Figure 8-1 (*Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species)*
  Figure 8-4 (*Mineral Resource Areas)*
  Figure 9-1 (*Scenic Ridges and Waterways*)
  Figure 9-2 (*Archaeological Sensitivity Map)*
- California Government Resources Code
- Architectural Plans by Nick Sowers, stamped received by CDD November 10, 2023
- Civil Plans by Upright Engineering, stamped received by CDD December 4, 2024
- Revised Vesting Tentative Map, stamped received by CDD December 4, 2024
- California Register of Historical Resources (Accessed October 1, 2024)
- Contra Costa County Historic Resources Inventory (Accessed October 1, 2024)
- *Bioglogical Resource Assessment for 2nd and Sharon, Rodeo, CA*; June, 2024, Coast Ridge Ecology, LLC
- 2015 Climate Action Plan | Contra Costa County, CA Official Website, (Accessed October, 1 2024)
- California Department of Conservation *Contra Costa County Important Farmland Map* (2020)
- BAAQMD 2022 CEQA Guidelines (CEQA Thresholds and Guidelines Update (baaqmd.gov))
- BAAQMD Bay Area 2017 Clean Air Plan (2017) (BAAQMD.GOV - 2017 Clean Air Plan)

- United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey (usda.gov)

- CA Dept. of Forestry Web Resource - California Fire Hazard Severity Zones (FHSZ) | California State Geoportal

- California Department of Toxic Substances Control list of Hazardous Waste and Substance Sites (Cortese List) EnviroStor (ca.gov)

- USDA Web Soil Survey - ***Web Soil Survey (usda.gov)*** accessed October 1, 2024

ATTACHMENTS

1. **Vicinity Map**
2. **Project Plans**
3. **Mitigation Monitoring and Reporting Program**

CDMS23-00003/CDDP23-03046 Vicinity Map



Map Legend

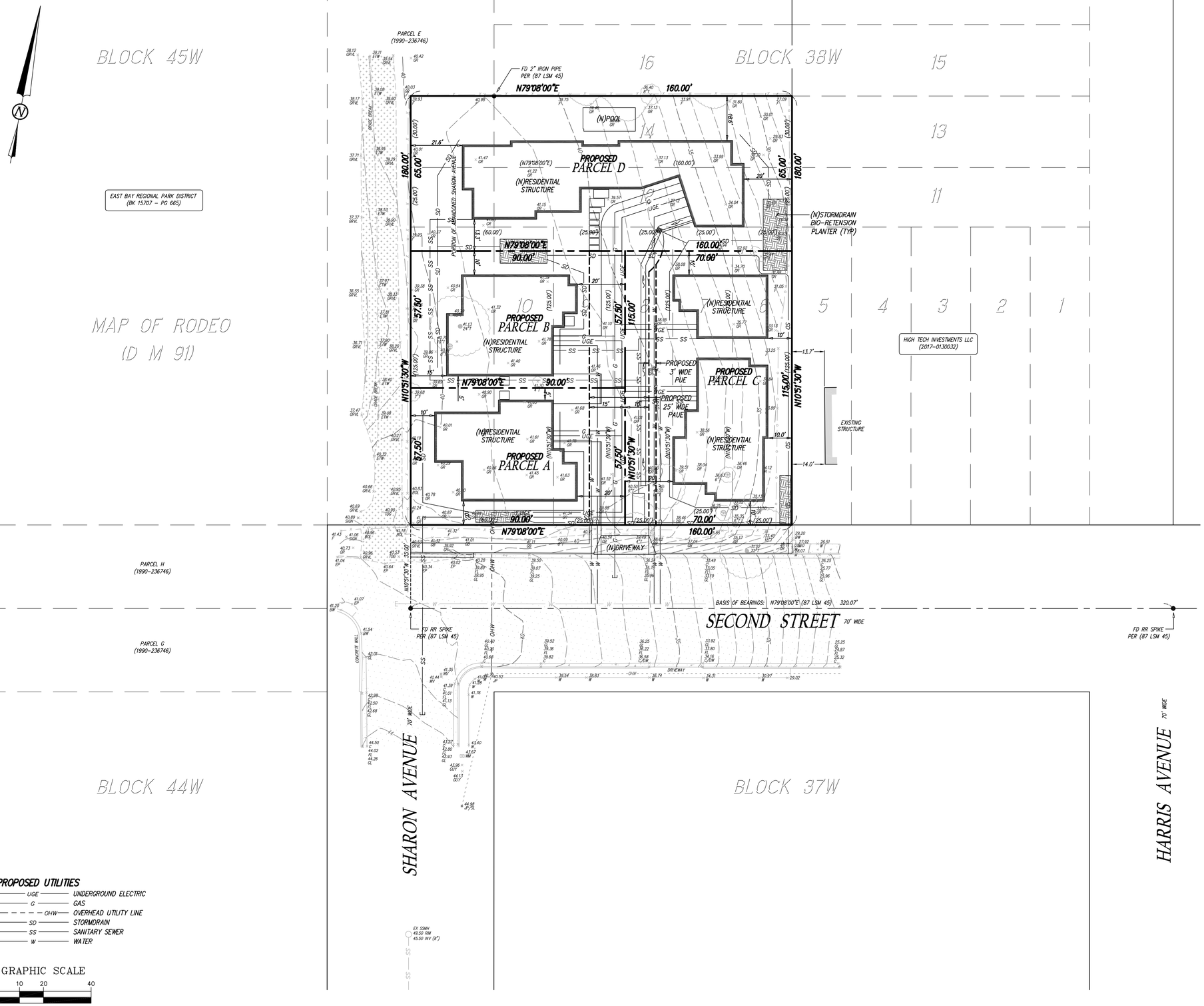
- Assessment Parcels
- Planning Layers (DCD)
- Unincorporated
- City Limits
- Board of Supervisors' Districts

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

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

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

RECEIVED on 12/04/2024 CDMS23-00003
By Contra Costa County
Department of Conservation and Development



LEGEND

●	FOUND MONUMENT (AS NOTED)
( )	RECORD DATA
	BUILDING EDGE
	ASPHALT
	CONCRETE
	GRAVEL
#T	DIAMETER OF TREE (INCHES)
BOL	BOLLARD
BW	BOTTOM OF WALL
C	TOP OF CURB
DW	DRIVEWAY
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
F	FENCE
FL	FLOW LINE
GB	GRADE BREAK
GL	GUTTER LIP
GR	GROUND SHOT
GRVL	GRAVEL
GUY	GUY WIRE
INV	INVERT
JP	JOINT POLE
JP/SL	JOINT POLE W/STREET LAMP
OHW	OVERHEAD WIRE
SSMH	SANITARY SEWER MANHOLE
TOG	TOP OF GRAVEL
WM	WATER METER
WV	WATER VALVE

SUBJECT PROPERTY
PROPOSED LOT LINE
RIGHT OF WAY/ADJACENT LOT LINE
PROPOSED EASEMENT
CENTERLINE
HISTORIC PARCEL/LOT LINE
TIE LINE
CHAINLINK FENCE
WIRE FENCE
WATERLINE

PROPOSED UTILITIES

UGE — UNDERGROUND ELECTRIC
G — GAS
OHW — OVERHEAD UTILITY LINE
SD — STORMDRAIN
SS — SANITARY SEWER
W — WATER

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

OWNERS:

MICHAEL MCGHEE AND DEBRA MCGHEE

BASIS OF BEARINGS:

MONUMENT LINE WITHIN SECOND STREET PER RECORD OF SURVEY (87 LSM 45)
BEARING: N79°08'00"E

NGS BENCHMARK:

DESIGNATION: Y 129
PID: JT0547
NAVD88 ELEV: 14.8 FEET

PARCEL AREA:

EXISTING:

APN: 357–071–005	3,125± SQ FT
APN: 357–071–006	3,125± SQ FT
APN: 357–071–007	3,125± SQ FT
APN: 357–071–008	3,125± SQ FT
APN: 357–071–013	7,500± SQ FT
APN: 357–071–014	4,000± SQ FT
APN: 357–071–015	4,800± SQ FT
TOTAL AREA:	28,800± SQ FT

PROPOSED(GROSS):

PARCEL A:	5,175± SQ FT
PARCEL B:	5,175± SQ FT
PARCEL C:	8,050± SQ FT
PARCEL D:	10,400± SQ FT

NOTE:

NEAREST FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER, INTERSECTION OF SHARON AVENUE AND THIRD STREET (APPROX. 461' FROM SITE).

PROPOSED IMPROVEMENTS SHOWN PER DESIGN BY OTHERS.
–SEE ARCHITECTURAL/CIVIL PLANS FOR DETAILS.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF MIKE MCGHEE IN MARCH, 2022.

LICENSED LAND SURVEYOR
RYAN C. ENGEL
No. 9022
STATE OF CALIFORNIA

RYAN C. ENGEL, PLS 9022
DATE: 12/02/2024

TENTATIVE PARCEL MAP SUBDIVISION MS 23-___

A 4 LOT SUBDIVISION

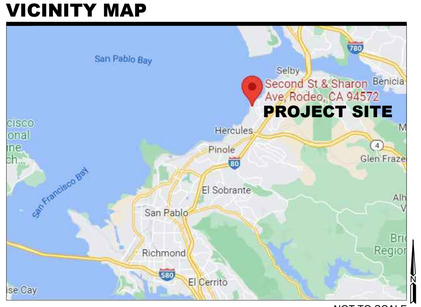
THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN
CORRECTION GRANT DEED RECORDED
MARCH 29, 2023
DOC–2023–0029250
CONTRA COSTA COUNTY RECORDS
UNINCORPORATED CONTRA COSTA COUNTY, CALIFORNIA
DECEMBER, 2024 SCALE: 1" = 20'

BAY AREA LAND SURVEYING INC
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA
CIVIL PLANS (AS-BUILT)

RECEIVED on 12/04/2024 CDMS23-00003
By Contra Costa County
Department of Conservation and Development

VICINITY MAP



NOT TO SCALE

SURVEY DATUM

Boundary & Topographic Survey provided by Bay Area Land Surveying Inc., dated April 2022.

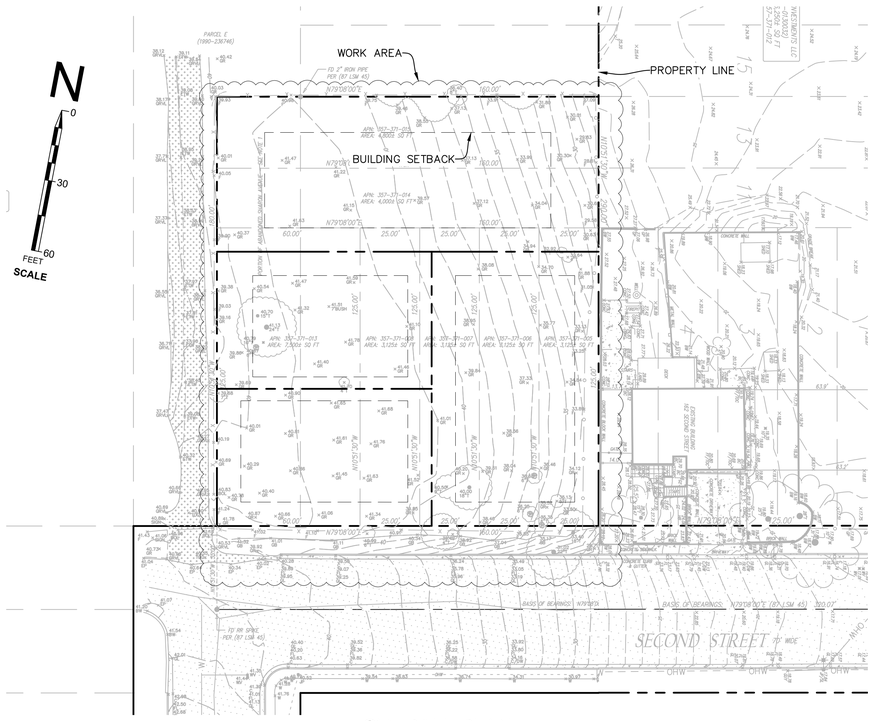
MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

SHEET INDEX

1	COVER SHEET
2	GRADING & EROSION CONTROL PLAN
3,4	STORMWATER CONTROL PLAN
5	UTILITY PLAN
6,7	DETAILS
8	SECTIONS



OVERALL PLAN
SCALE: 1" = 30'

GENERAL NOTES

1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.
2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

GENERAL STORMWATER NOTES

1. STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
2. DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
3. INTERIM EROSION AND SEDIMENT CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION, EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
4. PERMANENT EROSION AND SEDIMENT CONTROL: PERMENANT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR AL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED. DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE STORMWATER CONTROL PLAN OR AWAY FROM STRUCTURES.
5. PROJECT SHALL CONFORM TO THE COUNTY OF CONTRA COSTA "STORMWATER C.3 GUIDEBOOK, 8th EDITION" DATED DECEMBER 23, 2022.
6. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
7. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.
8. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.

REGISTERED PROFESSIONAL ENGINEER
AUSTIN C. PANNELL
No. C71212
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
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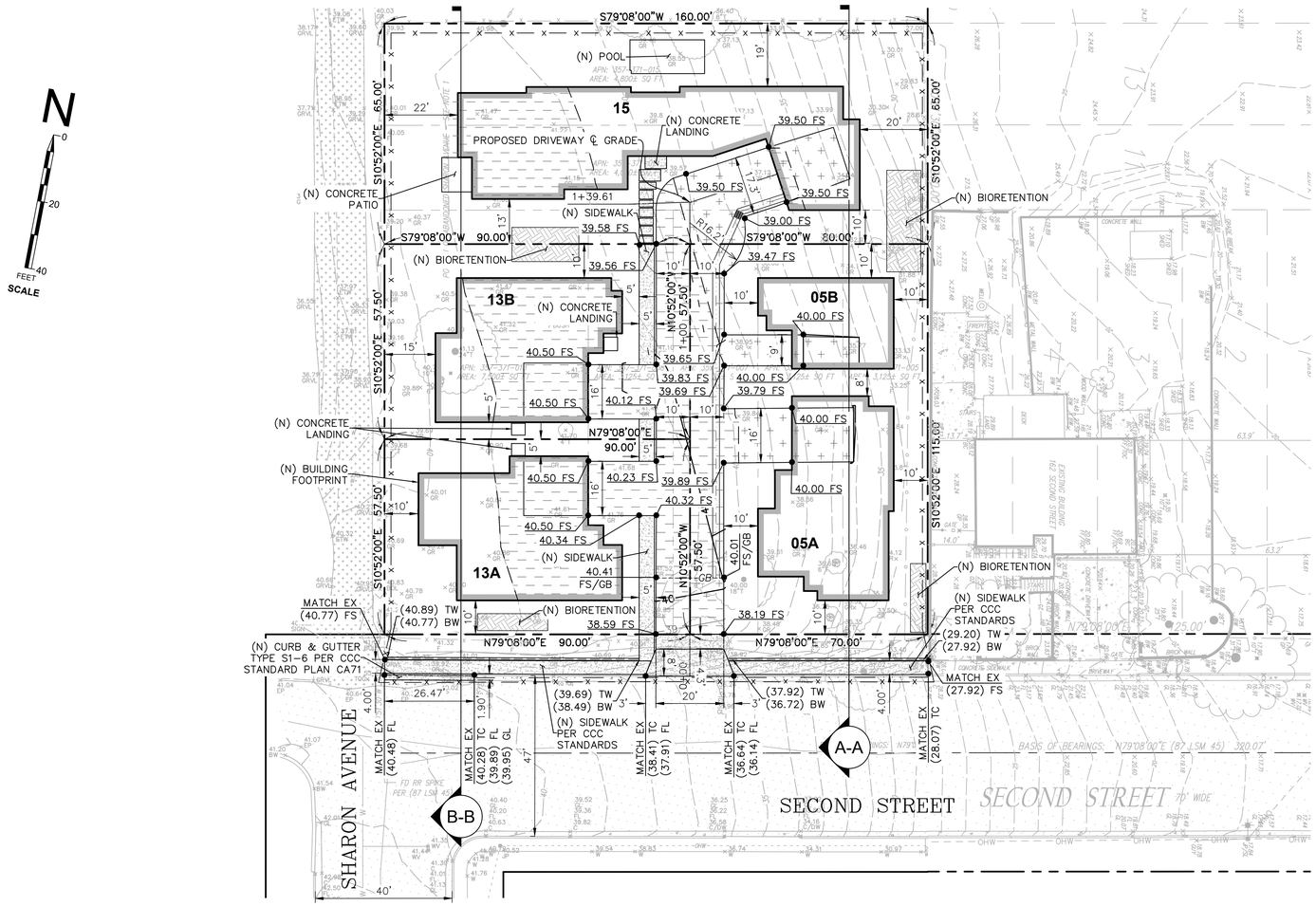
3			
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 11/22/2024
NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA
COVER SHEET

DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	BALS
CHECKED BY:	AP
SHEET NO.	1 OF 8



GRADING PLAN

SCALE: 1" = 20'

LEGEND

x169.2	EXISTING MINOR CONTOUR EXISTING MAJOR CONTOUR EXISTING TOPO POINTS
	PROPOSED CUT
	CUT/FILL LINE
	PROPOSED FILL
	PROPERTY LINE
—x—x—	PROPOSED STRAW WATTLE PER DETAIL 1 ON SHEET 6
	BUILDING SETBACK
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE SWALE (SEE STORMWATER CONTROL PLAN)
(E)	EXISTING
(N)	PROPOSED
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
GL	GUTTER LINE
GB	GRADE BREAK
TW	TOP OF WALL
BW	BOTTOM OF WALL

CUT/FILL TABLE			
ELEMENT	FILL (CY)	CUT (CY)	NET (CY)
GRADING	145	(240)	(95)
TOTAL DISTURBED AREA: 21,500 SQFT			

GRADING NOTES

1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
4. MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZ:VERT)
5. MAXIMUM CUT SLOPE SHALL BE 1.5:1 (HORIZ:VERTICAL)
6. FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM, AND COMPACTED USING SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 95% RELATIVE COMPACTION AS MEASURED USING THE MODIFIED PROCTOR METHOD.

REGISTERED PROFESSIONAL ENGINEER
ANDREW PRIGHT
No. C71212
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
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3			
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

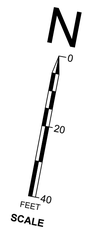
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

GRADING PLAN & EROSION CONTROL

DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	BALS
CHECKED BY:	AP
SHEET NO.	2 OF 8

SAVE DATE: 11/22/2024 ~ PLOT DATE: 11/22/2024 ~ FILE NAME: G:\shortcut-targets-by-id\0BxHT2CYior-Cdkcte2JBNXlqYmc_Upright___PROJECTS_COMPLETED\2nd-Sharon Rodeo\CAD\2nd & Sharon - Grading Plan - R2 (revised).dwg





EXISTING IMPERVIOUS AREAS

SCALE: 1" = 20'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- x169.2 EXISTING TOPO POINTS
- PROPERTY LINE

REGISTERED PROFESSIONAL ENGINEER
ANDREW G. PAPE
No. C71212
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4			
3			
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1	ADDED STORMWATER DISCHARGE	10/13/23	

UPRIGHT ENGINEERING
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LAFAYETTE, CA 94549
925-275-5304 info@uprightengineeringinc.com

DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

STORMWATER CONTROL PLAN

DESIGNED BY: AP
DRAWN BY: WZ
SURVEYED BY: BALS
CHECKED BY: AP
SHEET NO. **3 OF 8**

SAVE_DATE: 11/22/2024 ~ PLOT_DATE: 11/22/2024 ~ FILE_NAME: G:\shortcut-targets-by-id\0BxHT2CYior-Cdkcte2JBNXlqYmc_Upright__PROJECTS_COMPLETED\2nd-Sharon Rodeo\CAD\2nd & Sharon - Grading Plan - R2 (revised).dwg

BIORETENTION AREA SUMMARY TABLE								
IMP AREA NAME	DMA NAME	DMA AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING FACTOR	MINIMUM AREA (SF)	REQUIRED IMP AREA (SF)	PROPOSED IMP AREA (SF)
BR 1	R1 (DMA 1)	1608	1.0	1608	0.04	64.32	144.32	200
	R3 (DMA 3)	2000	1.0	2000	0.04	80		
BR 2	R2 (DMA 2)	1540	1.0	1540	0.04	61.6	258.88	300
	R5 (DMA 5)	908	1.0	908	0.04	36.32		
	C1 (DMA 7)	4024	1.0	4024	0.04	160.96		
BR 3	R4 (DMA 4)	2000	1.0	2000	0.04	80	80	100
BR 4	R6 (DMA 6)	1964	1.0	1964	0.04	78.56	78.56	100

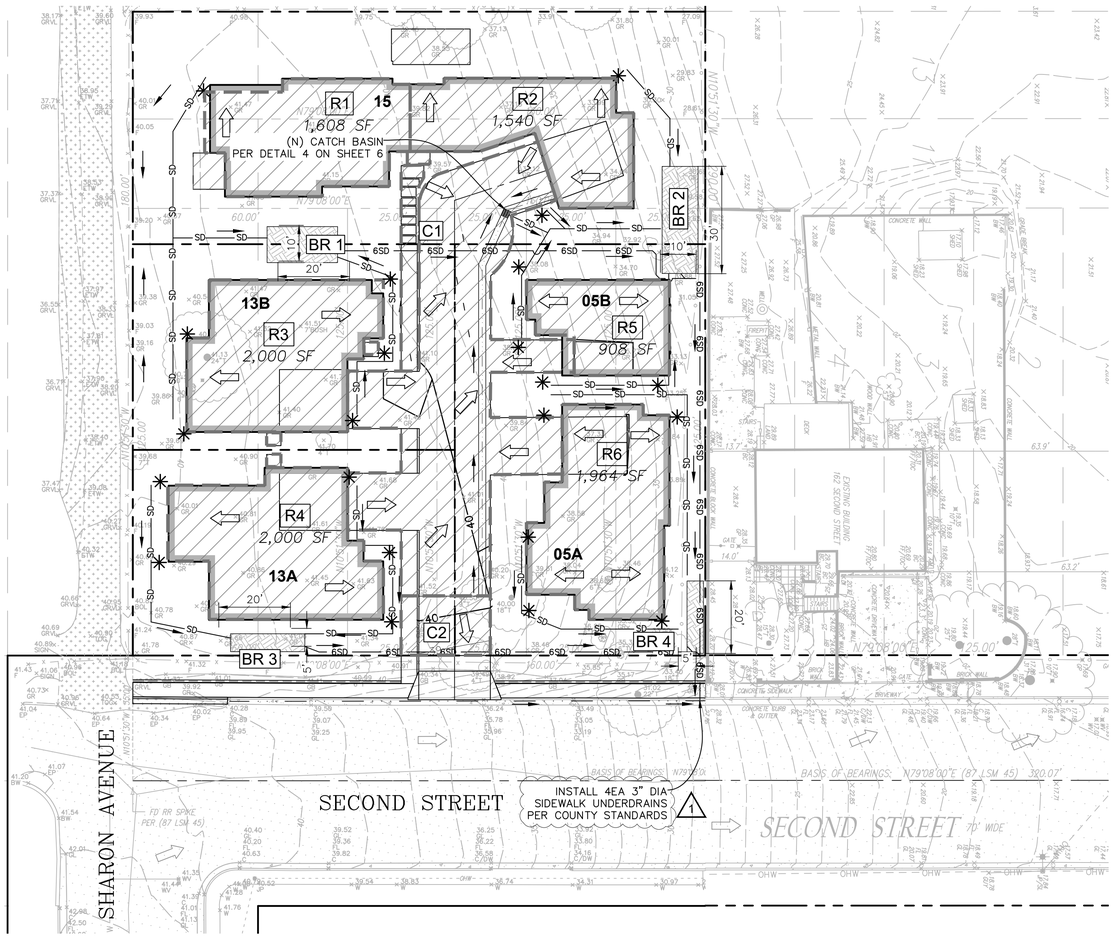
NOTE: C2 (DMA 8) IS DISPERSED OFFSITE DUE TO THE PROPOSED ROADWAY ENTRANCE. THE REMAINING IMP'S HAVE BEEN ENLARGED TO MITIGATE THIS UNRETAINED RUNOFF.

IMPERVIOUS AREAS TABLE	
ELEMENT	PROPOSED AREA (SF)
PROPOSED STRUCTURES	10,020
PROPOSED EXTERIOR HARDSCAPE	5,050
TOTAL NEW IMPERVIOUS AREA	15,070

N

0 20 40 FEET

SCALE



1 PROPOSED IMPERVIOUS AREAS

SCALE: 1" = 20'

LEGEND

- EXISTING MINOR CONTOUR
  EXISTING MAJOR CONTOUR
  x169.2 EXISTING TOPO POINTS
- PROPOSED MINOR CONTOUR
  PROPOSED MAJOR CONTOUR
- PROPERTY LINE
- SD SD — PROPOSED GRAVITY STORM DRAIN 4" SDR35 PVC PIPE, MIN 2% SLOPE, MIN 18" BURIAL DEPTH. CLEANOUTS SHALL BE PROVIDED AT ALL PIPE BENDS AND INTERSECTIONS. (ARROW INDICATES FLOW)
- 1 6SD — PROPOSED GRAVITY STORM DRAIN 6" SDR35 PVC PIPE, MIN 2% SLOPE, MIN 18" BURIAL DEPTH. CLEANOUTS SHALL BE PROVIDED AT ALL PIPE BENDS AND INTERSECTIONS. (ARROW INDICATES FLOW)
- PROPOSED CONCRETE SWALE PER DETAIL 3, SHEET 5
- PROPOSED DOWNSPOUT TIE INTO STORM DRAIN PIPE PER DETAIL 2 ON SHEET 6
- PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- EXISTING IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- BIOFILTRATION AREA PER DETAIL 7 ON SHEET 6
- BMP TRIBUTARY BOUNDARY
- R1 IMPERVIOUS ROOF AREA
- C1 IMPERVIOUS CONCRETE AREA
- BR 1 BASIN RETENTION AREA

REGISTERED PROFESSIONAL ENGINEER AUSTIN G. PAYNE No. C71212 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4			
3			
2			
1	ADDED STORMWATER DISCHARGE	10/13/23	

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

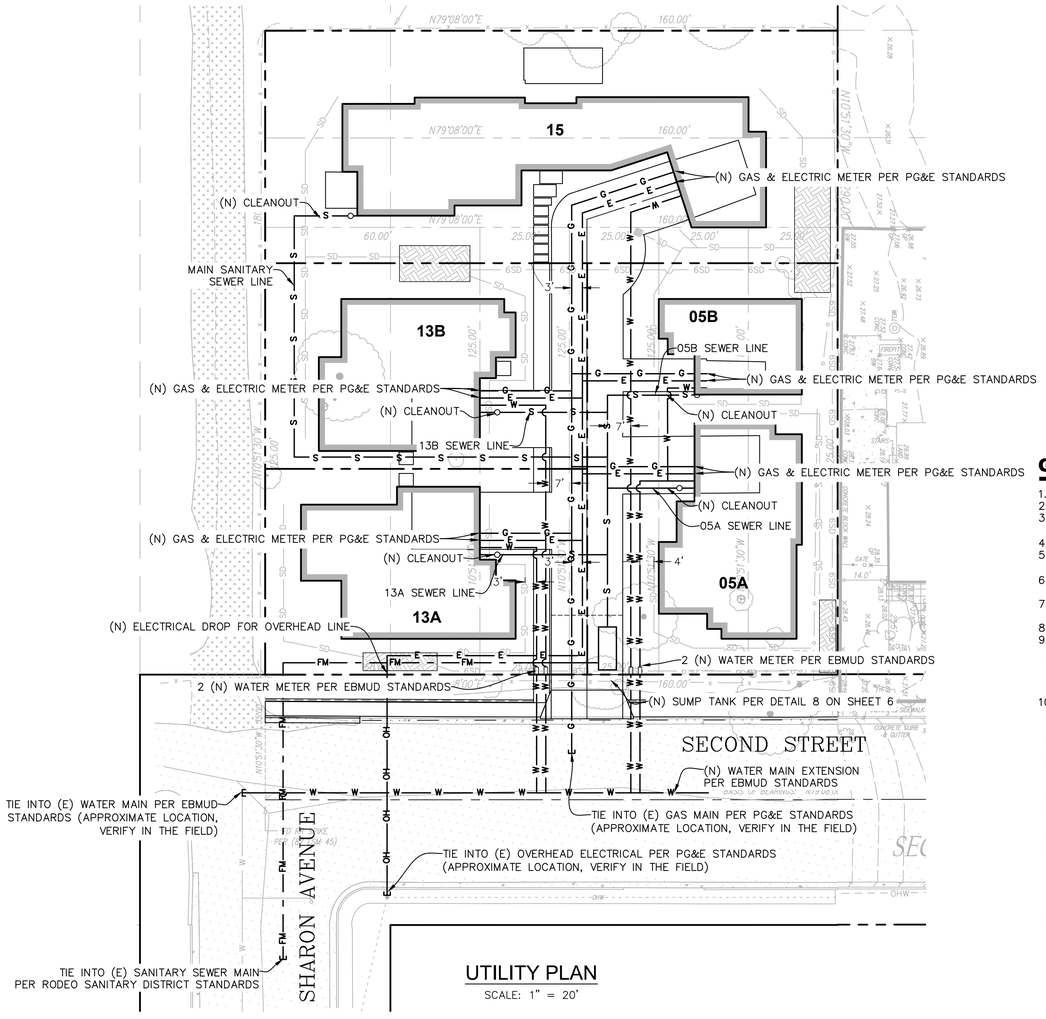
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

STORMWATER CONTROL PLAN

DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	BALS
CHECKED BY:	AP
SHEET NO.	4 OF 8

SAVE DATE: 11/22/2024 ~ PLOT DATE: 11/22/2024 ~ FILE NAME: G:\shortcut-targets-by-id\0BxHT2CYior-Cdkctc2JBNXlqYmc_Upright___PROJECTS_COMPLETED\2nd-Sharon Rodeo\CAD\2nd & Sharon - Grading Plan - R2 (revised).dwg



UTILITY PLAN
SCALE: 1" = 20'

N

0 20 40 FEET
SCALE

MINIMUM UTILITY SEPARATION REQUIREMENTS

UTILITY	POTABLE WATER*	STORM WATER	SANITARY SEWER	GAS	ELECTRIC	COMM
POTABLE WATER	-	12"	12"	0"	12"	12"
STORM WATER	12"	-	12"	0"	24"	12"
SANITARY SEWER	12"	12"	-	0"	24"	12"
GAS	0"	0"	0"	-	24"	12"
ELECTRIC	12"	24"	24"	24"	-	12"
COMM	12"	12"	12"	12"	12"	-

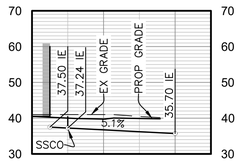
* WHEN POTABLE WATER SHARES A JOINT TRENCH OR CROSSES SEWER AND/OR STORMWATER, POTABLE WATER SHALL ALWAYS BE ABOVE.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FINALIZED BY THE CONTRACTOR IN THE FIELD.
3. ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, REGIONAL, AND LOCAL CODES AND REQUIREMENTS.
4. MINIMUM BURIAL DEPTH SHALL BE 18" FOR ALL UTILITIES.
5. ALL UTILITIES SHALL BE BURIED WITH DETECTABLE UNDERGROUND MARKING TAPE MEETING APWA STANDARDS. TAPE SHALL BE BURIED 12" ABOVE TOP OF UTILITY.
6. PULL BOXES FOR ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE SIZED AND SPACED PER CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
7. ELECTRICAL AND COMMUNICATION UTILITIES SHALL UTILIZE RACEWAYS WITH BENDS CONFORMING TO CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
8. UTILITIES SHALL MAINTAIN 3FT MIN CLEARANCE FROM ALL CONCRETE FOOTINGS, SLABS, AND BUILDING FOUNDATIONS.
9. UTILITY TRENCH BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION, THE UTILITY COMPANY, AND AS FOLLOWS:
   - 9.1. UTILITY TRENCH BACKFILL SHALL BE CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION AT NEAR OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE PLACED IN 6" LIFTS, WETTED, AND COMPACTED USING A VIBRATING PLATE OR JUMPING JACK. CARE SHOULD BE TAKEN NOT TO HARM UTILITIES DURING PRELIMINARY BACKFILL.
10. THE FOLLOWING APPLIES TO THE PROPOSED PRIVATE SEWER LATERAL (PSL):
    - 10.1. ALL SEWER LINES AND ASSOCIATED STRUCTURES, CLEANOUTS, BACKFLOW DEVICES, OVERFLOW PROTECTION DEVICES AND POINT OF CONNECTION TO THE CITY MAIN SHALL COMPLY WITH CITY STANDARDS.
    - 10.2. THE PSL SHALL BE KEPT FREE FROM ROOTS, GREASE DEPOSITS, AND OTHER SOLIDS WHICH MAY IMPEDE OR OBSTRUCT THE FLOW.
    - 10.3. ALL JOINTS SHALL BE TIGHT AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION BY WASTE OR INFILTRATION BY GROUND WATER OR STORM WATER.
    - 10.4. THE GRADE OF EVERY PSL SHALL BE UNIFORM WITHOUT SAGS OR OFFSETS.
    - 10.5. THE PSL SHALL HAVE A TWO-WAY CLEANOUT LOCATED AT OR NEAR THE STRUCTURE. ALL CLEANOUTS SHALL BE SECURELY CAPPED AT ALL TIMES.
    - 10.6. THE PSL SHALL BE EQUIPPED WITH A BACKFLOW DEVICE/OVERFLOW DEVICE.
    - 10.7. IN CONJUNCTION WITH A PSL SERVING A STRUCTURE IN WHICH THERE ARE PLUMBING FIXTURES AT AN ELEVATION TOO LOW TO PERMIT DRAINAGE BY GRAVITY FROMTHE FIXTURES TO THE SEWER MAIN, THE PROPERTY OWNER SHALL INSTALL AND MAINTAIN A PUMP OR OTHER APPROPRIATE DEVICE OR DEVICES TO LIFT THE CONTENTS OF THE PSL TO THE CITY'S SANITARY SEWER SYSTEM. SUCH DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UNIFORM BUILDING AND PLUMBING CODES AND ALL APPLICABLE PROVISIONS OF THE CITY MUNICIPAL CODE, AND SHALL BE SUBJECT TO TESTING, REPAIR AND REPLACEMENT UNDER THE PROVISIONS OF THE CITY.
    - 10.8. THERE SHALL BE NO NON-SANITARY SEWER CONNECTIONS TO THE PSL PLUMBING THAT CONNECTS THERETO.

LEGEND

- PROPERTY LINE
- W W — PROPOSED UNDERGROUND POTABLE WATER LINE (EBMUD)
- S S — PROPOSED GRAVITY SEWER LINE 4" ABS SCH40, 2% MIN SLOPE (EBMUD)
- E E — PROPOSED UNDERGROUND ELECTRICAL CONNECTION (PG&E)
- G G — PROPOSED GAS LINE (PG&E)
- FM — PROPOSED SEWER FORCE MAIN (PG&E)
- OH OH — PROPOSED OVERHEAD ELECTRICAL CONNECTION (PG&E)



SEWER PROFILE: 13B
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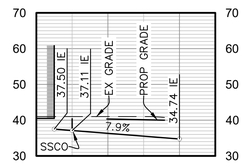

SEWER PROFILE: 13A
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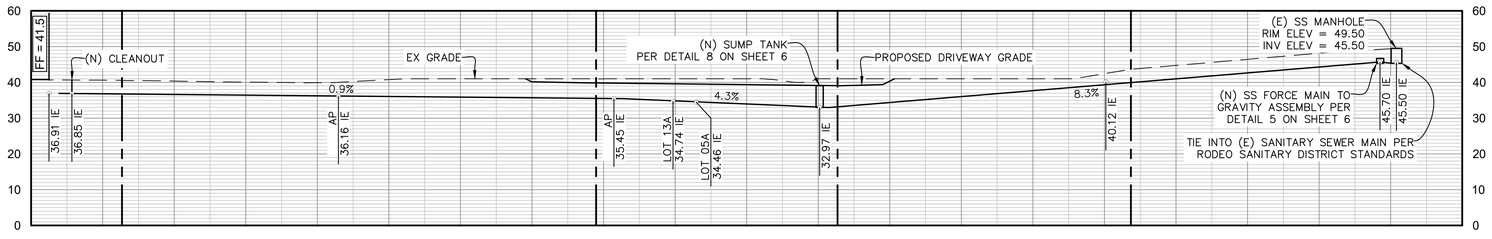
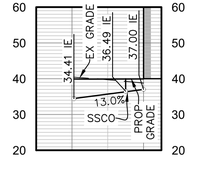


MAIN SANITARY SEWER PROFILE
SCALE: 1" = 20'



SEWER PROFILE: 05A
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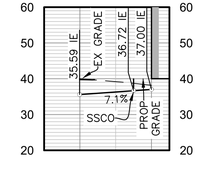

SEWER PROFILE: 05B
SCALE: 1" = 20'



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REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
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3			
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304. info@uprightengineeringinc.com

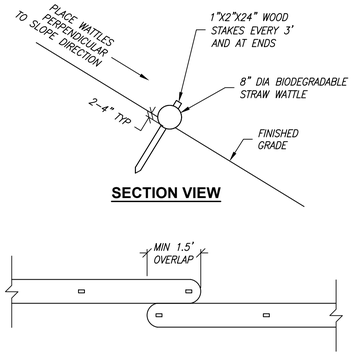
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

UTILITY PLAN

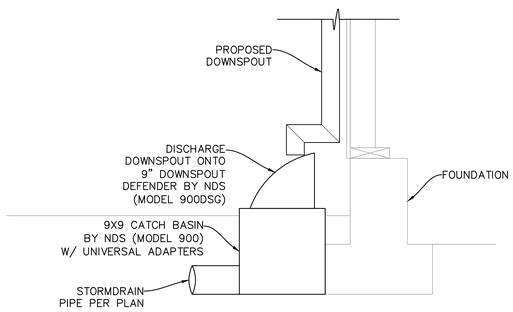
DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	BALS
CHECKED BY:	AP
SHEET NO.	5 OF 8

SAVE DATE: 11/22/2024 ~ PLOT DATE: 11/22/2024 ~ FILE NAME: G:\shortcut-targets-by-id\0BxHT2CYior-Cdkctc2JBNXlqYmc_Upright___PROJECTS_COMPLETED\2nd-Sharon Rodeo\CAD\2nd & Sharon - Grading Plan - R2 (revised).dwg



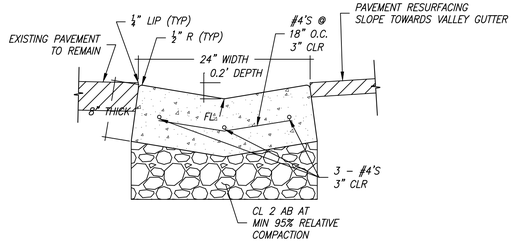
1 / 4 6 STRAW WATTLE DETAILS

NOT TO SCALE



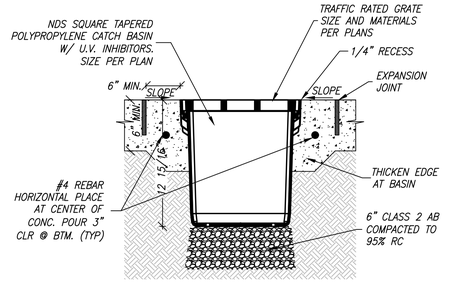
2 / 4 6 DOWNSPOUT DETAIL

NOT TO SCALE



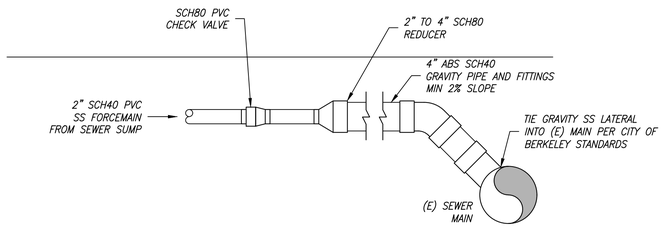
3 / 4 6 CONCRETE SWALE DETAIL

NOT TO SCALE



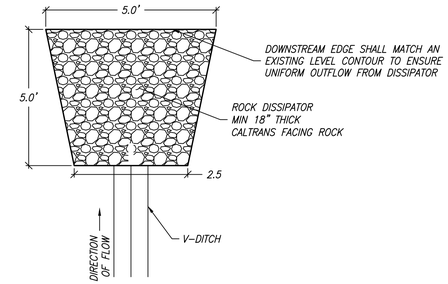
6 / 4 6 CATCH BASIN DETAIL

NOT TO SCALE



5 / 5 6 PRESSURE TO GRAVITY SS DETAIL

NOT TO SCALE

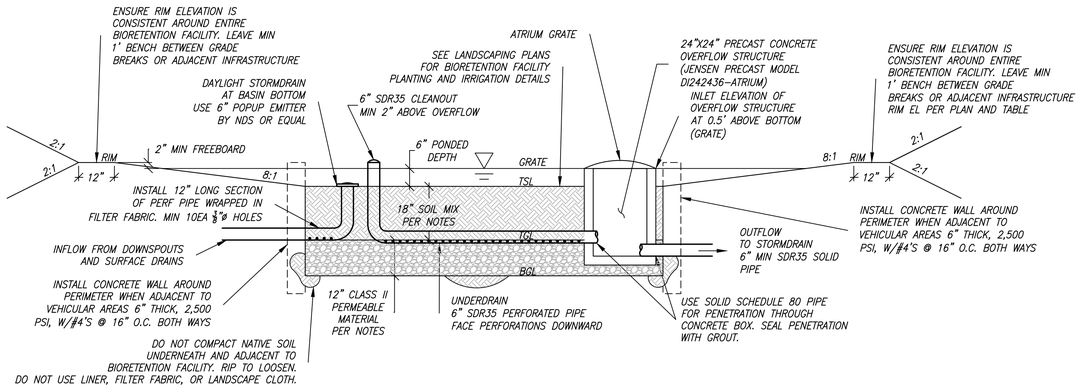


6 / 4 6 VELOCITY DISSIPATOR

NOT TO SCALE

NOTES:

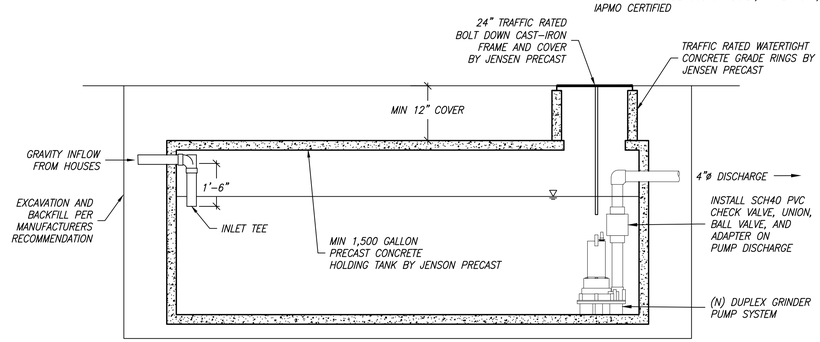
1. SOIL FOR THE BIORETENTION FACILITY SHALL BE THE STANDARD SOIL MIX AS SET FORTH IN THE MOST CURRENT CONTRA COSTA COUNTY STORMWATER C.3 GUIDEBOOK.
2. SOIL FOR THE BIORETENTION FACILITY SHALL BE PROVIDED BY AN APPROVED SUPPLIER FROM THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM C.3. WEB PAGE. THIS LIST INCLUDES THE FOLLOWING SUPPLIERS:
   - 2.1. L.H. VOSS, 925-560-9920
   - 2.2. CONTRA COSTA TOPSOIL, 925-228-4007
   - 2.3. AMERICAN SOIL PRODUCTS, 510-292-3000
   - 2.4. REDI-GRO, 916-381-6063
   - 2.5. PLEASANTON TRUCKING, 925-449-5400
   - 2.6. MARSHALL BROTHERS, 925-449-4020
3. SOIL FOR THE BIORETENTION FACILITY SHALL BE PLACED IN 8"-12" LIFTS AND SHALL NOT BE COMPACTED. ADEQUATE TIME FOR NATURAL COMPACTION AND SETTLEMENT SHALL BE ALLOWED TO OCCUR PRIOR TO PLANTING.
4. PLANTS AND IRRIGATION SHALL MEET THE REQUIREMENTS SET FORTH IN APPENDIX B OF THE STORMWATER C.3. GUIDEBOOK.
5. CLASS II PERMEABLE MATERIAL SHALL MEET THE REQUIREMENTS OF THE CALTRANS STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL ACQUIRE ALL NECESSARY APPROVALS FOR CONNECTIONS TO EXISTING MUNICIPAL STORM DRAIN FACILITIES.



7 / 4 6 BIORETENTION FACILITY DETAIL

NOT TO SCALE

HOLDING TANK NOTES:
1. TANK SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURERS RECOMMENDATIONS FOR H-20 LOADING CONDITIONS.
2. TANK SHALL BE CUSTOM BUILT, WATERTIGHT, & IAPMO CERTIFIED



8 / 5 6 SUMP TANK DETAIL

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER ANDREW GRANT PAPE No. C71212 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
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UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

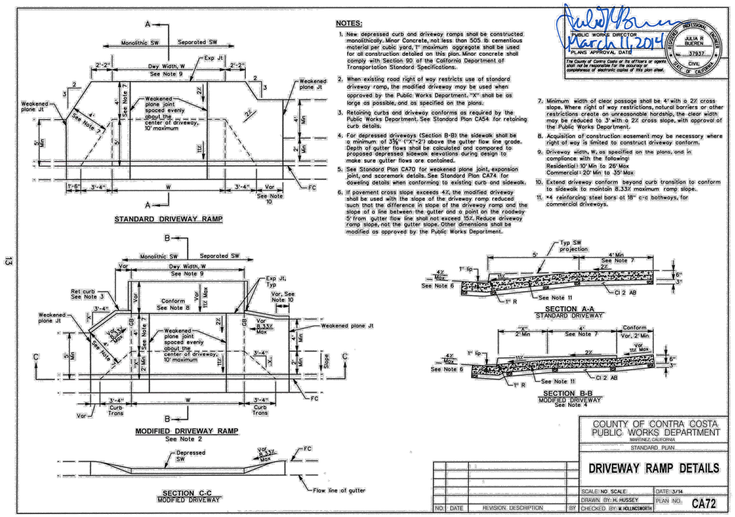
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

DETAILS

DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	BALS
CHECKED BY:	AP
SHEET NO.	**6 OF 8**

SAVE DATE: 11/22/2024 ~ PLOT DATE: 11/22/2024 ~ FILE NAME: G:\.shortcut-targets-by-id\0BxHT2CYlor-Cdkctc2JBNXlqYmc_Upright___PROJECTS_COMPLETED\2nd-Sharon Rodeo\CAD\2nd & Sharon - Grading Plan - R2 (revised).dwg



NOTES:

1. New depressed curb and driveway ramps shall be constructed monolithically. Minor Concrete, not less than 505 lb cementious material per cubic yard, 1" maximum aggregate shall be used for all construction detailed on this plan. Minor concrete shall comply with Section 90 of the California Department of Transportation Standard Specifications.
2. When existing road right of way restricts use of standard driveway ramp, the modified driveway may be used when approved by the Public Works Department. "I" shall be as large as possible, and as specified on the plans.
3. Retaining curbs and driveway conforms as required by the Public Works Department. See Standard Plan D654 for retaining curb details.
4. For depressed driveways (Section B-B) the sidewalk shall be a minimum of 3⅞" (7"X"-2") above the gutter flow line grade. Depth of gutter flows shall be calculated and compared to proposed depressed sidewalk elevations during design to make sure gutter flows are contained.
5. See Standard Plan CA70 for weakened plane joint, expansion joint, and scoremark details. See Standard Plan CA74 for doweling details when conforming to existing curb and sidewalk.
6. If pavement cross slope exceeds 4%, the modified driveway shall be used with the slope of the driveway ramp reduced such that the difference in slope of the driveway ramp and the slope of a line between the gutter and a point on the roadway 12' from gutter flow line shall not exceed 15%. Reduce driveway ramp slope, not the gutter slope. Other dimensions shall be modified as approved by the Public Works Department.
7. Minimum width of clear passage shall be 4' with a 2% cross slope. Where right of way restrictions, natural barriers or other restrictions create an unreasonable hardship, the clear width may be reduced to 3' with a 2% cross slope, with approval of the Public Works Department.
8. Acquisition of construction easement may be necessary where right of way is limited to construct driveway conform.
9. Driveway slope, as specified on the plans, and in compliance with the following:
   Residential - 10' Min to 20' Max
   Commercial - 20' Min to 45' Max
10. Extend driveway conform beyond curb transition to conform to sidewalk to maintain 8.33% maximum ramp slope.
11. #4 reinforcing steel bars at 18" o/c both ways, for commercial driveways.

PUBLIC WORKS DIRECTOR
March 11, 2014
PLANS APPROVAL DATE
JULIA R. BUREN No. 37937 CIVIL STATE OF CALIFORNIA
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COUNTY OF CONTRA COSTA
PUBLIC WORKS DEPARTMENT
MARTINEZ, CALIFORNIA
STANDARD PLAN

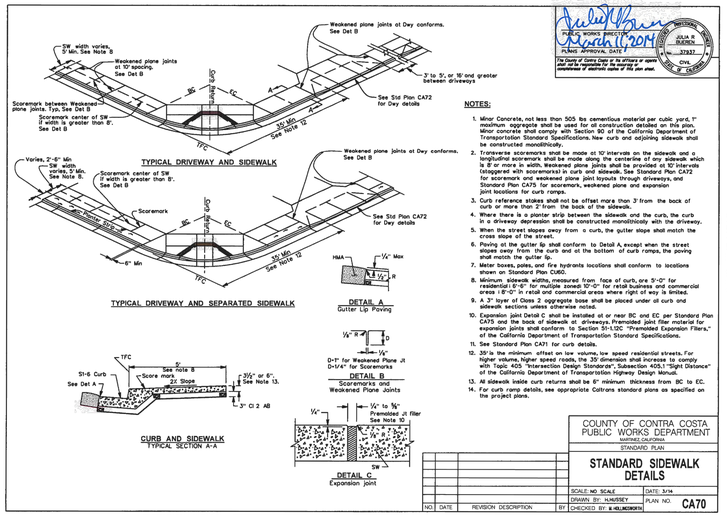
DRIVEWAY RAMP DETAILS

NO.	DATE	REVISION DESCRIPTION	BY

SCALE: NO SCALE | DATE: 3/14
DRAWN BY: M. HUSSEY | PLAN NO. CA72
CHECKED BY: B. HOLLINGSWORTH

STD. PLAN CA72

13



NOTES:

1. Minor Concrete, not less than 505 lbs cementious material per cubic yard, 1" maximum aggregate shall be used for all construction detailed on this plan. Minor concrete shall comply with Section 90 of the California Department of Transportation Standard Specifications. New curb and adjoining sidewalk shall be constructed monolithically.
2. Transverse scoremarks shall be made at 10' intervals on the sidewalk and a longitudinal scoremark, shall be made along the centerline of any sidewalk which is 8' or more in width. Weakened plane joints shall be provided at 10' intervals on all curbs, gutters, curb and gutter, and sidewalk. See Standard Plan CA72 for scoremark and weakened plane joint layouts through driveways, and Standard Plan CA75 for scoremark, weakened plane and expansion joint locations for curb ramps.
3. Curb reference stakes shall not be offset more than 3' from the back of curb or more than 2' from the back of the sidewalk.
4. Where there is a planter strip between the sidewalk and the curb, the curb in a driveway depression shall be constructed monolithically with the driveway.
5. When the street slopes away from a curb, the gutter slope shall match the cross slope of the street.
6. Paving at the gutter lip shall conform to Detail A, except when the street slopes away from the curb and at the bottom of curb ramps, the paving shall match the gutter lip.
7. Meter boxes, pates, and fire hydrants locations shall conform to locations shown on Standard Plan CU6O.
8. Minimum sidewalk widths, measured from face of curb, are 5'-0" for residential | 6'-8" for multiple zoned 10'-0" for retail business and commercial areas | 8'-0" in retail and commercial areas where right of way is limited.
9. A 3" layer of Class 2 aggregate base shall be placed under all curb and sidewalk sections unless otherwise noted.
10. Expansion joint Detail C shall be installed at or near BC and EC per Standard Plan CA75 and the back of sidewalk at driveways. Premolded joint filler material for expansion joints shall conform to Section 51-1.12C "Premolded Expansion Fillers," of the California Department of Transportation Standard Specifications.
11. See Standard Plan CA71 for curb details.
12. 35' is the minimum offset on low volume, low speed residential streets. For higher volume, higher speed roads, the 35' dimension shall increase to comply with Topic 405 "Intersection Design Standards", Subsection 405.1 "Sight Distance" of the California Department of Transportation Highway Design Manual.
13. All sidewalk inside curb returns shall be 6" minimum thickness from BC to EC.
14. For curb ramp details, see appropriate Caltrans standard plans as specified on the project plans.

PUBLIC WORKS DIRECTOR
March 11, 2014
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JULIA R. BUREN No. 37937 CIVIL STATE OF CALIFORNIA
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COUNTY OF CONTRA COSTA
PUBLIC WORKS DEPARTMENT
MARTINEZ, CALIFORNIA
STANDARD PLAN

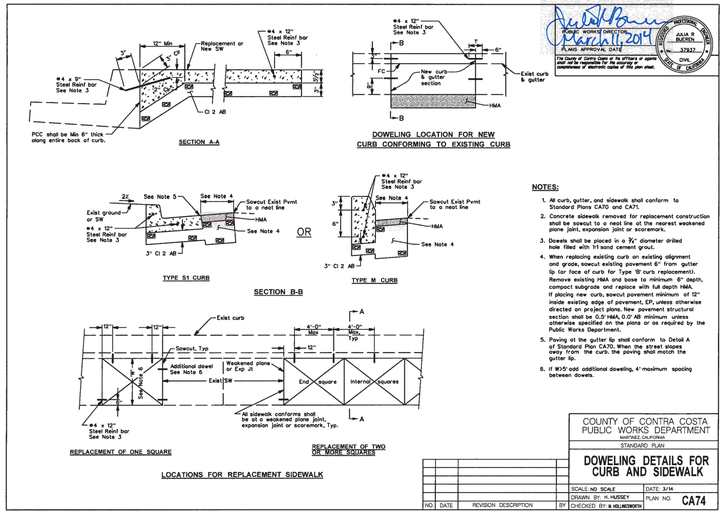
STANDARD SIDEWALK DETAILS

NO.	DATE	REVISION DESCRIPTION	BY

SCALE: NO SCALE | DATE: 3/14
DRAWN BY: M. HUSSEY | PLAN NO. CA70
CHECKED BY: B. HOLLINGSWORTH

STD. PLAN CA70

11



NOTES:

1. All curb, gutter, and sidewalk shall conform to Standard Plans CA70 and CA71.
2. Concrete sidewalk removed for replacement construction shall be sawcut to a neat line at the nearest weakened plane joint, expansion joint or scoremark.
3. Dowels shall be placed in a ⅝" diameter drilled hole filled with 1:1 sand cement grout.
4. When replacing existing curb on existing alignment and grade, sawcut existing pavement 6" from gutter lip (or face of curb for Type "S" curb replacement). Remove existing HMA and base to minimum 6" depth, compact subgrade and replace with full depth HMA. If placing new curb, sawcut pavement minimum of 12" inside existing edge of pavement, EP, unless otherwise directed on project plans. New pavement structural section shall be 0.3' HMA, 0.0' AB minimum unless otherwise specified on the plans or as required by the Public Works Department.
5. Paving at the gutter lip shall conform to Detail A of Standard Plan CA70. When the street slopes away from the curb, the paving shall match the gutter lip.
6. If W>5' add additional doweling, 4' maximum spacing between dowels.

PUBLIC WORKS DIRECTOR
March 11, 2014
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COUNTY OF CONTRA COSTA
PUBLIC WORKS DEPARTMENT
MARTINEZ, CALIFORNIA
STANDARD PLAN

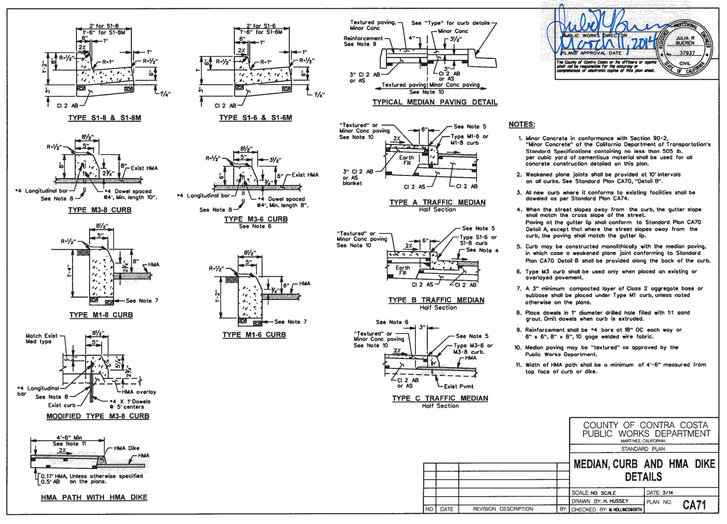
DOWELING DETAILS FOR CURB AND SIDEWALK

NO.	DATE	REVISION DESCRIPTION	BY

SCALE: NO SCALE | DATE: 3/14
DRAWN BY: M. HUSSEY | PLAN NO. CA74
CHECKED BY: B. HOLLINGSWORTH

STD. PLAN CA74

15



NOTES:

1. Minor Concrete in conformance with Section 90-2, "Minor Concrete" of the California Department of Transportation's Standard Specifications containing no less than 505 lb. per cubic yard of cementious material shall be used for all concrete construction detailed on this plan.
2. Weakened plane joints shall be provided at 10' intervals on all curbs. See Standard Plan CA70, "Detail B".
3. All new curb where it conforms to existing facilities shall be doweled as per Standard Plan CA74.
4. When the street slopes away from the curb, the gutter slope shall match the cross slope of the street. Paving at the gutter lip shall conform to Standard Plan CA70 Detail A, except that where the street slopes away from the curb, the paving shall match the gutter lip.
5. Curb may be constructed monolithically with the median paving, in which case a weakened plane joint conforming to Standard Plan CA70 Detail B shall be provided along the back of the curb.
6. Type M3 curb shall be used only when placed on existing or overlayed pavement.
7. A 3" minimum compacted layer of Class 2 aggregate base or subbase shall be placed under Type M1 curb, unless noted otherwise on the plans.
8. Place dowels in 1" diameter drilled hole filled with 1:1 sand grout. Omit dowels when curb is extruded.
9. Reinforcement shall be *4 bars at 18" OC each way or 6" x 6", 8" x 8", 10 gage welded wire fabric.
10. Median paving may be "textured" as approved by the Public Works Department.
11. Width of HMA path shall be a minimum of 4'-6" measured from top face of curb or dike.

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COUNTY OF CONTRA COSTA
PUBLIC WORKS DEPARTMENT
MARTINEZ, CALIFORNIA
STANDARD PLAN

MEDIAN, CURB AND HMA DIKE DETAILS

NO.	DATE	REVISION DESCRIPTION	BY

SCALE: NO SCALE | DATE: 3/14
DRAWN BY: M. HUSSEY | PLAN NO. CA71
CHECKED BY: B. HOLLINGSWORTH

STD. PLAN CA71

12

REGISTERED PROFESSIONAL ENGINEER
ALAN G. PAK
No. C71212
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REV. NO.	DESCRIPTION	DATE	APPROVED
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UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

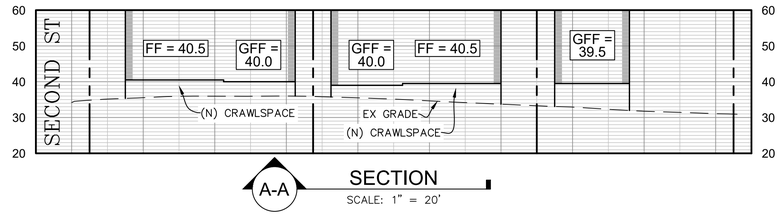
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

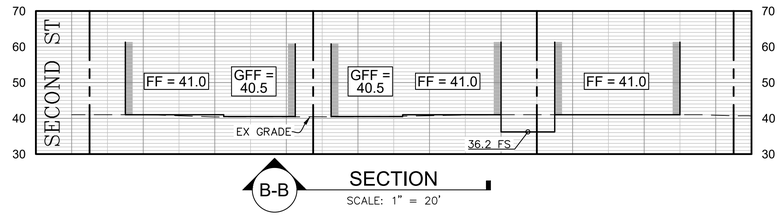
DETAILS

DESIGNED BY: AP
DRAWN BY: WZ
SURVEYED BY: BALS
CHECKED BY: AP
SHEET NO. **7 OF 8**

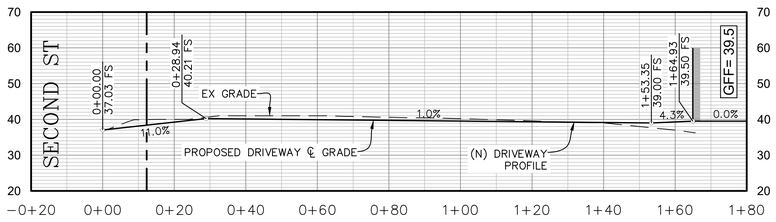
SAVE DATE: 11/22/2024 ~ PLOT DATE: 11/22/2024 ~ FILE NAME: G:\shortcut-targets-by-id\0BxHT2CYlor-Cdkcte2JBNXlqYmc_Upright___PROJECTS_COMPLETED\2nd-Sharon Rodeo\CAD\2nd & Sharon - Grading Plan - R2 (revised).dwg



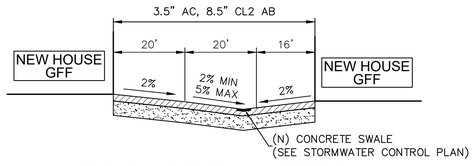
A-A SECTION
SCALE: 1" = 20'



B-B SECTION
SCALE: 1" = 20'



C-C ROAD PROFILE
SCALE: 1" = 20'



TYPICAL ROADWAY SECTION
SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
ANDREW C. PAYNE
No. C71212
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4			
3			
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

SECTIONS

DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	BALS
CHECKED BY:	AP
SHEET NO.	**8 OF 8**

SAVE DATE: 11/22/2024 ~ PLOT DATE: 11/22/2024 ~ FILE NAME: G:\.shortcut-targets-by-id\0BxHT2CYior-Cdkctc2JBNXlqYmc_Upright___PROJECTS__COMPLETED\2nd-Sharon Rodeo\CAD\2nd & Sharon - Grading Plan - R2 (revised).dwg

RECEIVED on 11/10/2023 CDMS23-00003
By Contra Costa County
Department of Conservation and Development

SECOND STREET HOUSES

NOVEMBER 10, 2023

NICKSOWERS ARCHITECTURE
NICK SOWERS, **ARCHITECT**
NICK@VESSEL.FM
510.542.7906

ABBREVIATIONS

#	Pound OR Number	EQ	Equal	OH	Opposite Hand
&	And	ES	Each Side	OZ	Ounce
@	At	EXIST	Existing	PCC	Pre-Cast Concrete
ACT	Acoustic Ceiling Tile	EXP JT	Expansion Joint	PLAM	Plastic Laminate
AD	Area Drain	EXT	Exterior	PLUMB	Plumbing
AFF	Above Finished Floor	FBO	Furnished by Owner	PLYWD	Plywood
ALUM	Aluminum	FD	Floor Drain or Fire Department	PT	Pressure Treated
ANOD	Anodized			PNT	Paint or Painted
BSMT	Basement	FEC	Fire Extinguisher Cabinet	PVC	Polyvinyl Chloride
BYND	Beyond	FIXT	Fixture	RBR	Rubber
BOT	Bottom	FLR	Floor	RCP	Reflected Ceiling Plan
B/T	Between	FM	Filled Metal	RD	Roof Drain
CIP	Cast In Place	FO	Face Of	REQD	Required
CHNL	Channel	FND	Foundation	RM	Room
CJ	Control Joint	GA	Gauge	SIM	Similar
CLG	Ceiling	GALV	Galvanized	SPEC	Specified OR Specification
CLR	Clear	GWB	Gypsum Wall Board	SPK	Sprinkler or Speaker
CMU	Concrete Masonry Unit	HC	Hollow Core	SSTL	Stainless Steel
COL	Column	HI	High	STC	Sound Transmission Coefficient
COMPR	Compressible	HM	Hollow Metal		
CONC	Concrete	HP	High Point	STL	Steel
CONT	Continuous	HR	Hour	T&G	Tongue And Groove
CPT	Carpet	HVAC	Heating, Ventilating, And Air Conditioning	TELE	Telephone
CT	Ceramic Tile			TLT	Toilet
CTYD	Courtyard	ILO	In Lieu Of	TO	Top Of
DBL	Double	INSUL	Insulated or Insulation	TOC	Top Of Concrete
DEMO	Demolish or Demolition	INT	Interior	TOS	Top Of Steel
DIA	Diameter	LO	Low	TPD	Toilet Paper Dispenser
DIM	Dimension	MAX	Maximum	T/D	Telephone/Data
DIMS	Dimensions	MO	Masonry Opening	TYP	Typical
DN	Down	MECH	Mechanical	UON	Unless Otherwise Noted
DR	Door	MEMBR	Membrane	U/S	Underside
DWG	Drawing	MIN	Minimum	VIF	Verify In Field
EA	Each	MTL	Metal	VP	Vision Panel
EJ	Expansion Joint	NIC	Not In Contract	W/	With
EL	Elevation	NO	Number	WD	Wood
ELEC	Electrical	NOM	Nominal		
ELEV	Elevator or Elevation	OC	On Center		

GENERAL NOTES

1. CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION.

3. CONSTRUCTION WASTE SHALL BE DIRECTED TO THE APPROPRIATE RECYCLING CENTERS.

4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.

5. COORDINATE EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH ARCHITECTURAL DRAWINGS.

6. INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER, UNLESS OTHERWISE INSTRUCTED.

7. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR: LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.

8. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

9. COORDINATE EXACT LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS WITH ARCHITECT IN THE FIELD.

10. ANY DISCREPENCY BETWEEN SPECIFICATIONS AND DRAWINGS WILL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCING WORK.

SCOPE OF WORK

CONSTRUCTION OF FOUR NEW SINGLE FAMILY HOMES ON NEW LOTS.
INCLUDES ONE ADU ON ONE OF THE LOTS.

PROJECT DATA

REFER TO SHEET A102 SITE PLAN FOR AREA CALCULATIONS

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE WITH CONTRA COSTA AMENDMENTS.
2022 CALIFORNIA ELECTRICAL CODE WITH CONTRA COSTA AMENDMENTS.
2022 CALIFORNIA ENERGY CODE.
2022 CALIFORNIA FIRE CODE.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
2022 CALIFORNIA MECHANICAL CODE WITH CONTRA COSTA AMENDMENTS.
2022 CALIFORNIA PLUMBING CODE WITH CONTRA COSTA AMENDMENTS.
CONTRA COSTA COUNTY PLANNING CODE WITH ALL UPDATES TO PRESENT
2022 CALIFORNIA RESIDENTIAL CODE

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A002	PROJECT RENDERINGS
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A102	PROPOSED SITE PLAN
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A202	05A - SECOND LEVEL
A204	05B - FLOOR PLANS
A207	13A - GROUND FLOOR
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A209	13B - GROUND FLOOR
A210	13B - SECOND FLOOR
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A213	15 - GARAGE PLAN
A301	05A - ELEVATIONS
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A305	13A - ELEVATIONS
A306	13A - ELEVATIONS
A307	13B - ELEVATIONS
A308	13B - ELEVATIONS
A309	15 - ELEVATIONS
A310	15 - ELEVATIONS

PROJECT DIRECTORY

OWNER:

MICHAEL AND DEBRA MCGHEE

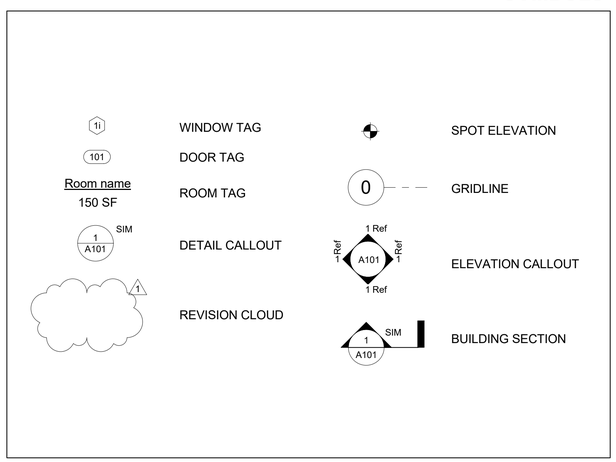
ARCHITECT:

NICK SOWERS
1922 16TH AVE S
SEATTLE, WA 98144
(510) 542-7906

CONTRACTOR:

TBD

SYMBOLS





Second Street Waterfront

PROJECT INFORMATION

Revision Number	
Project Number	22-01
Date	11/10/23

A001

Scale 1/4" = 1'-0"

11/10/2023 12:25:23 PM



VIEW FROM STREET LOOKING NORTH



VIEW FROM STREET LOOKING NORTHEAST

NICKSOWERS
ARCHITECTURE

NICK SOWERS, **ARCHITECT**
NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

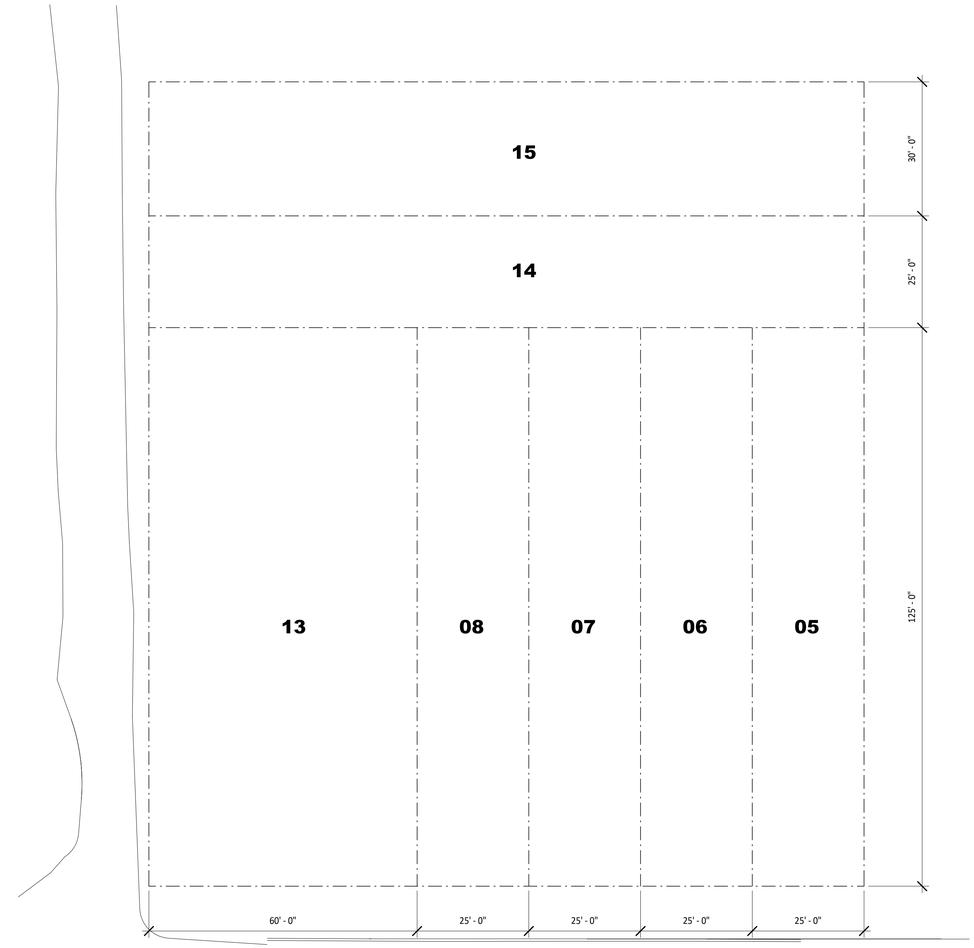
PROJECT RENDERINGS

Revision Number	
Project Number	22-01
Date	11/10/23

A002

Scale

11/10/2023 12:25:24 PM



1 SITE PLAN - EXISTING
1/16" = 1'-0"

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Second Street Waterfront

EXISTING SITE PLAN

Revision Number	
Project Number	22-01
Date	11/10/23

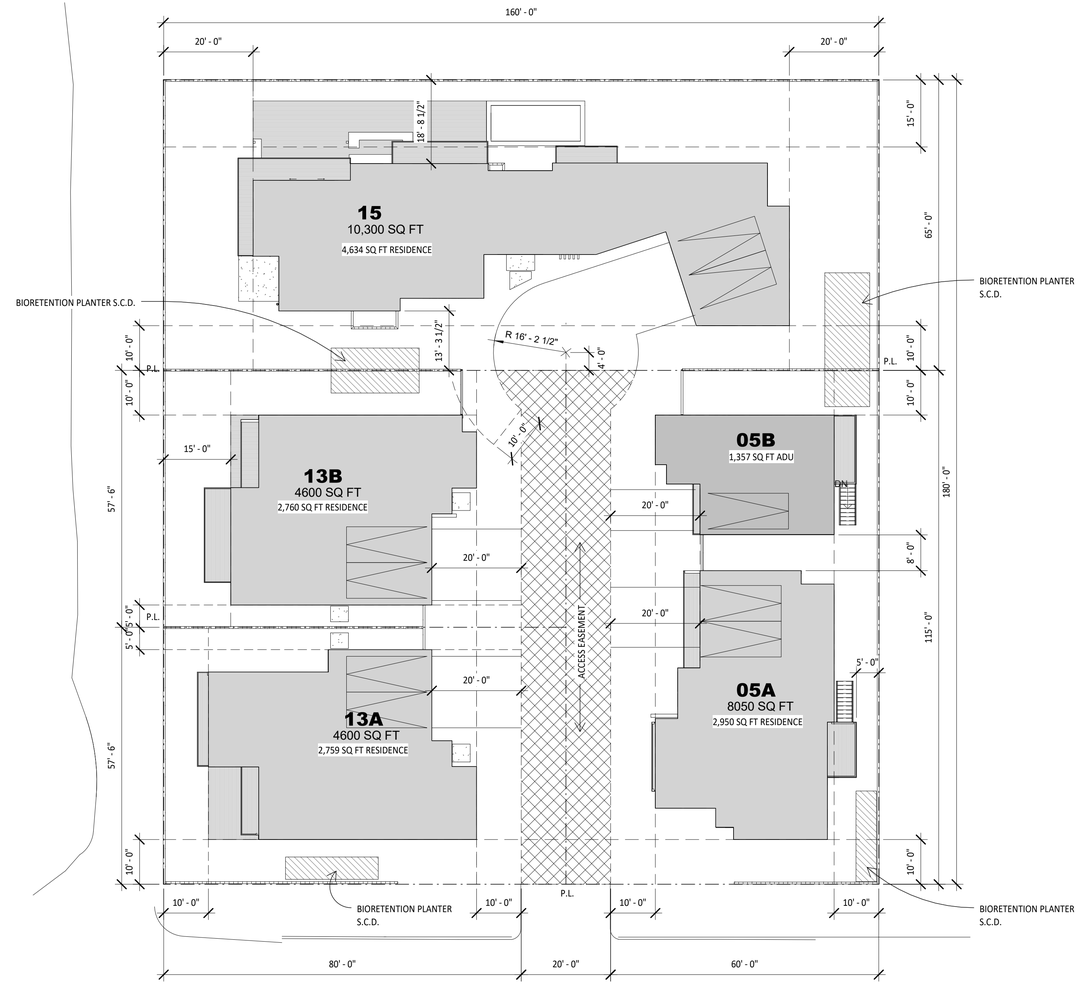
A101

Scale 1/16" = 1'-0"

11/10/2023 12:25:24 PM

PROJECT DATA

LOT	LOT AREA	GROUND FLOOR	2ND FLOOR	TOTAL COND.	ALLOWED (FAR)	GARAGE AREA	LOT COVERAGE
05 UNIT A	-	1,401	1,549	2,950	-	494	-
UNIT B (ADU)	-	686	671	1,357	-	255	-
05 PROPERTY TOTAL	8,050	-	-	4,307	4,830	-	2,836
13A	4,600	1,522	1,237	2,759	2,760	474	1,996
13B	4,600	1,515	1,245	2,760	2,760	473	1,988
15	10,300	2,603	2,031	4,634	6,180	596	3,199



1 SITE PLAN - PROPOSED
1/16" = 1'-0"

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Second Street Waterfront

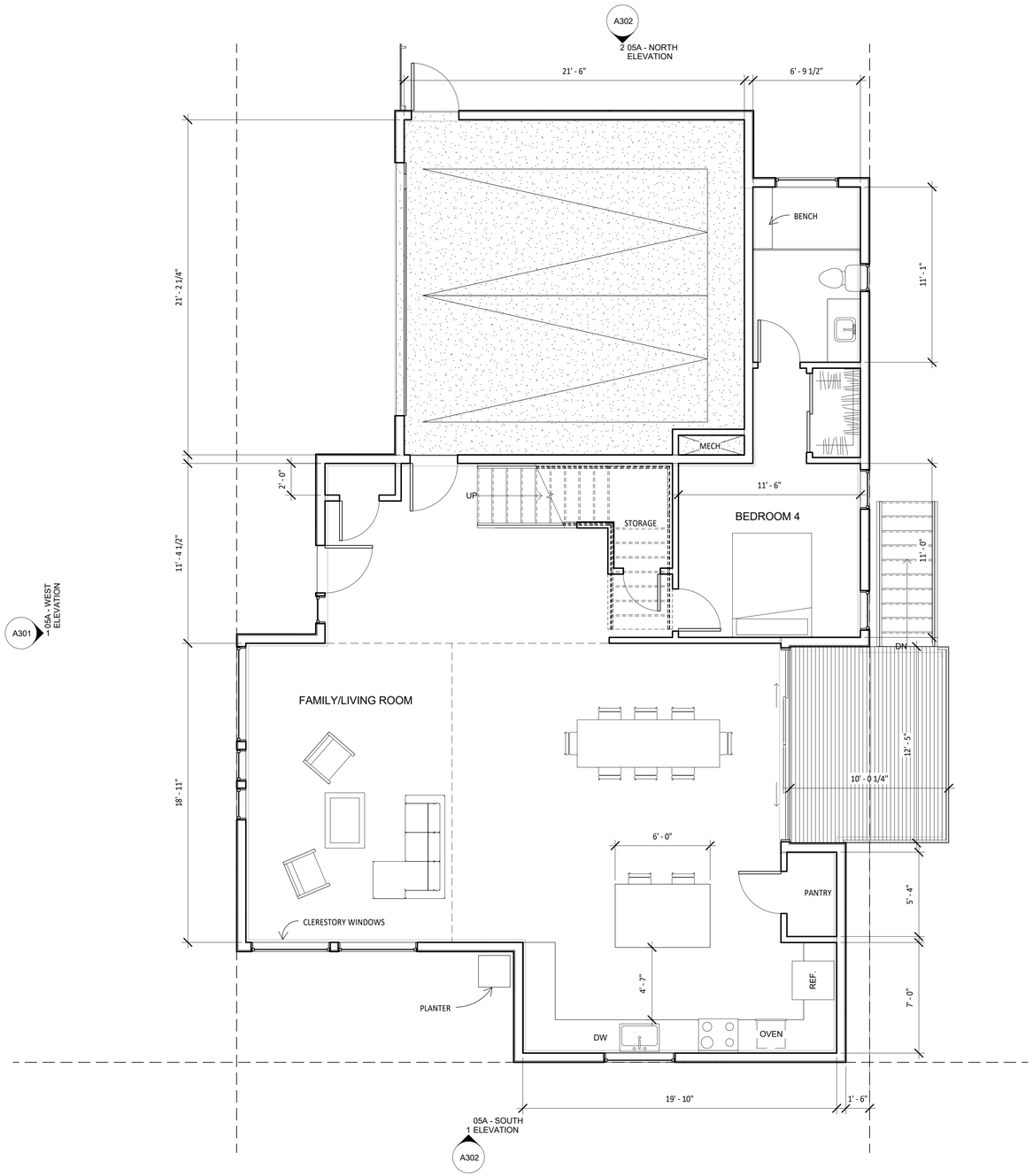
PROPOSED SITE PLAN

Revision Number	
Project Number	22-01
Date	11/10/23

A102

Scale 1/16" = 1'-0"

11/10/2023 12:25:26 PM



1 05A - GROUND FLOOR
1/4" = 1'-0"

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Second Street Waterfront

05A - GROUND FLOOR

Revision Number	
Project Number	22-01
Date	11/10/23

A201

Scale 1/4" = 1'-0"

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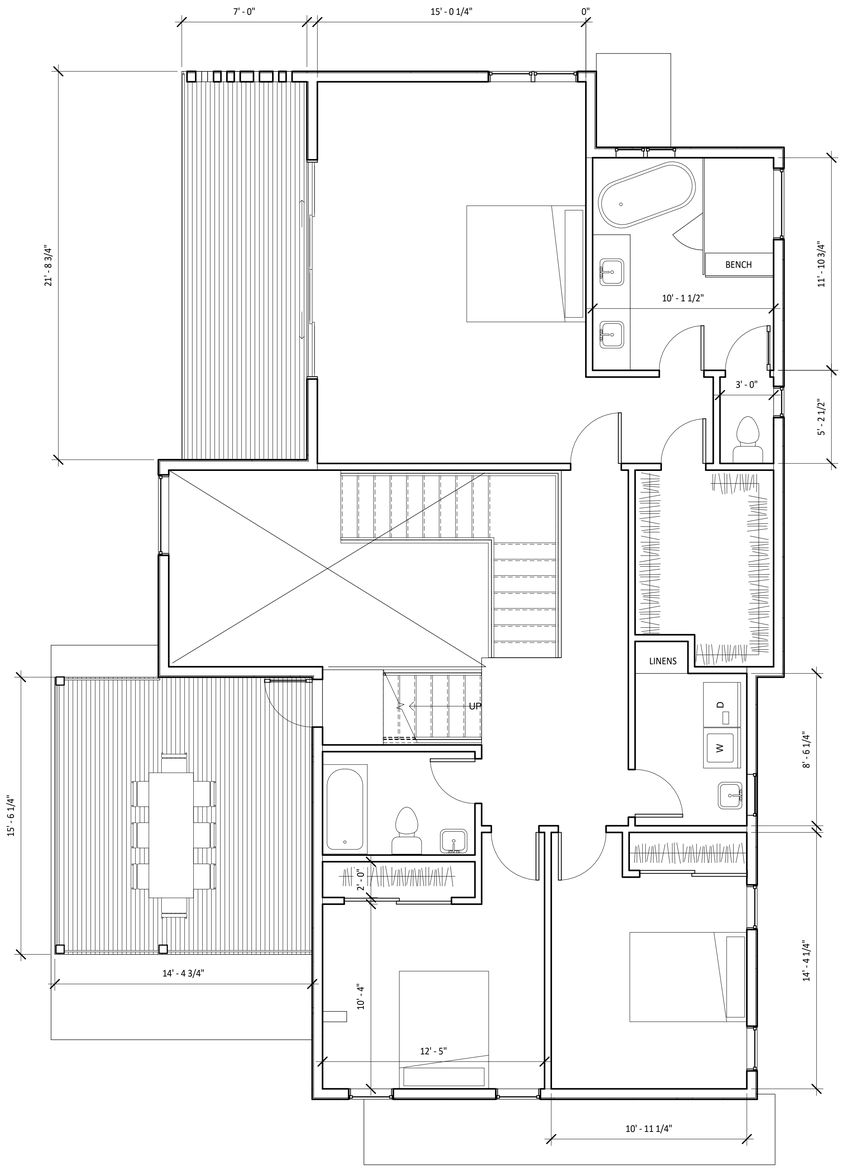

05A - SOUTH
1 ELEVATION
A302

1 05A - 2ND FLOOR
1/4" = 1'-0"

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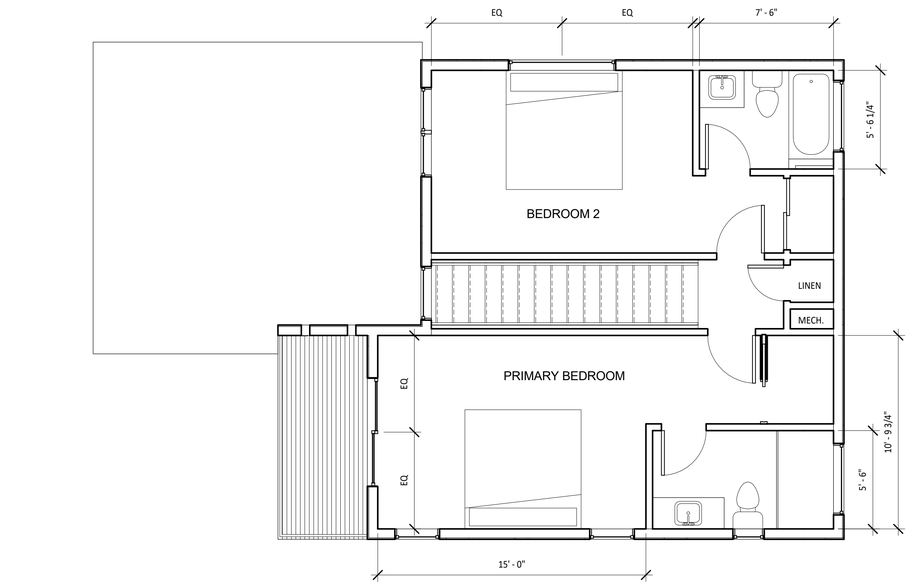
05A - SECOND LEVEL

Revision Number	
Project Number	22-01
Date	11/10/23

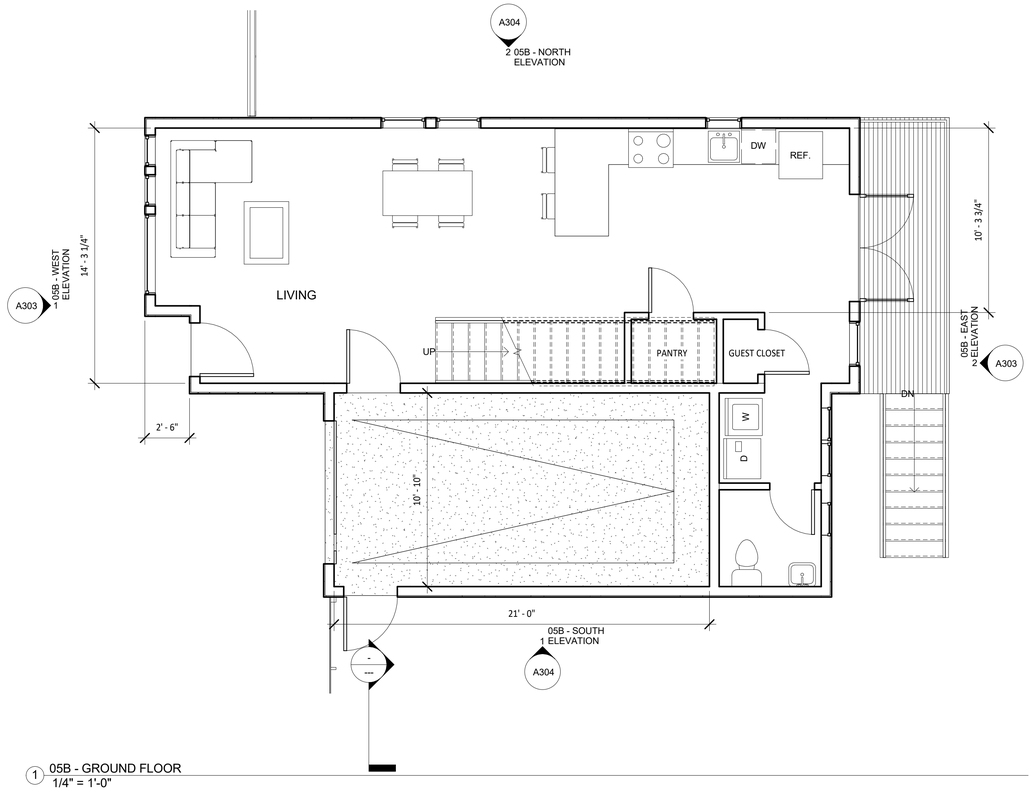
A202

Scale 1/4" = 1'-0"

11/10/2023 12:25:26 PM



2 05B - 2ND FLOOR
1/4" = 1'-0"



1 05B - GROUND FLOOR
1/4" = 1'-0"

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Second Street Waterfront

05B - FLOOR PLANS

Revision Number	
Project Number	22-01
Date	11/10/23

A204

Scale 1/4" = 1'-0"

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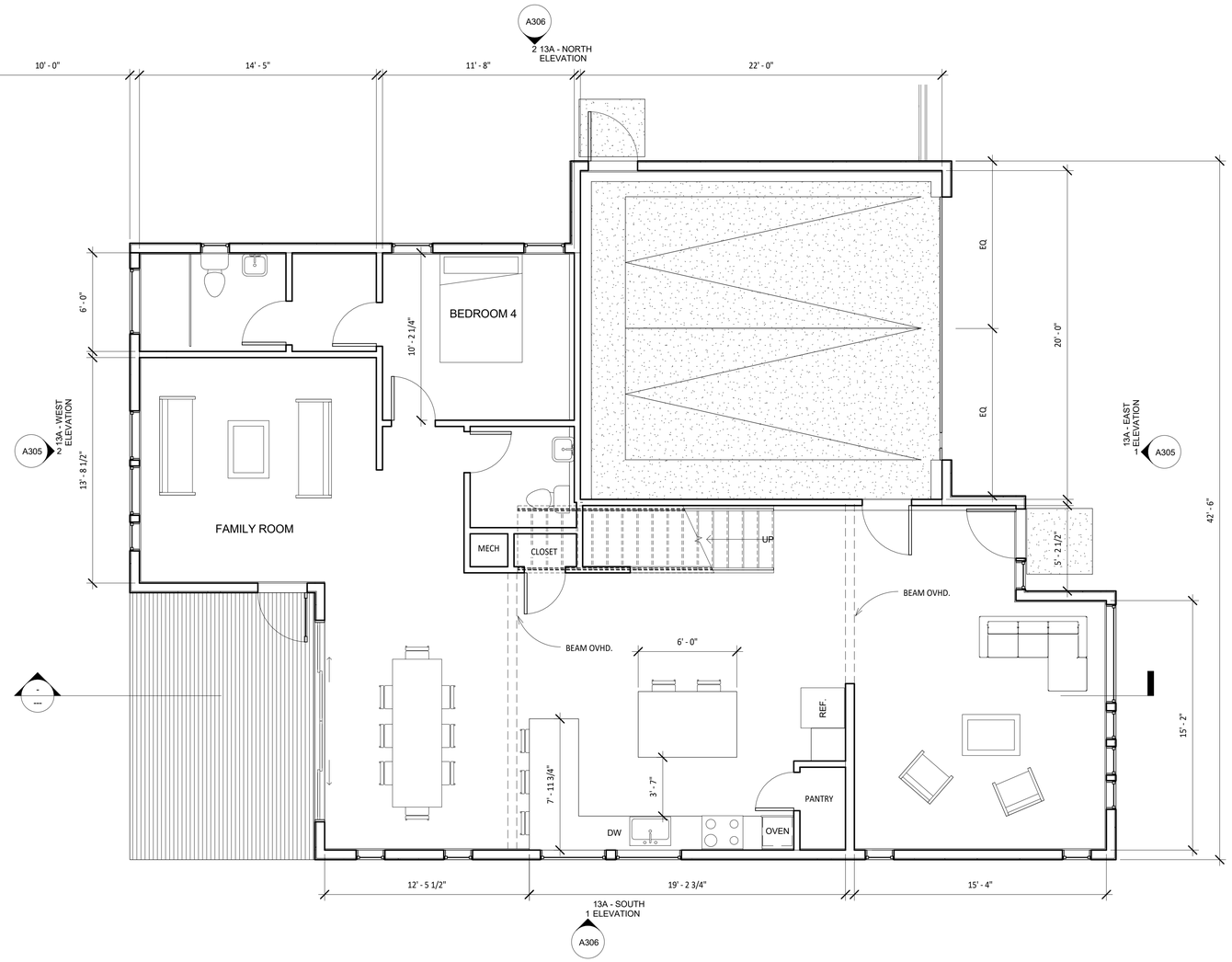

1 13A - GROUND FLOOR
1/4" = 1'-0"

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Second Street Waterfront

13A - GROUND FLOOR

Revision Number	
Project Number	22-01
Date	11/10/23

A207

Scale 1/4" = 1'-0"

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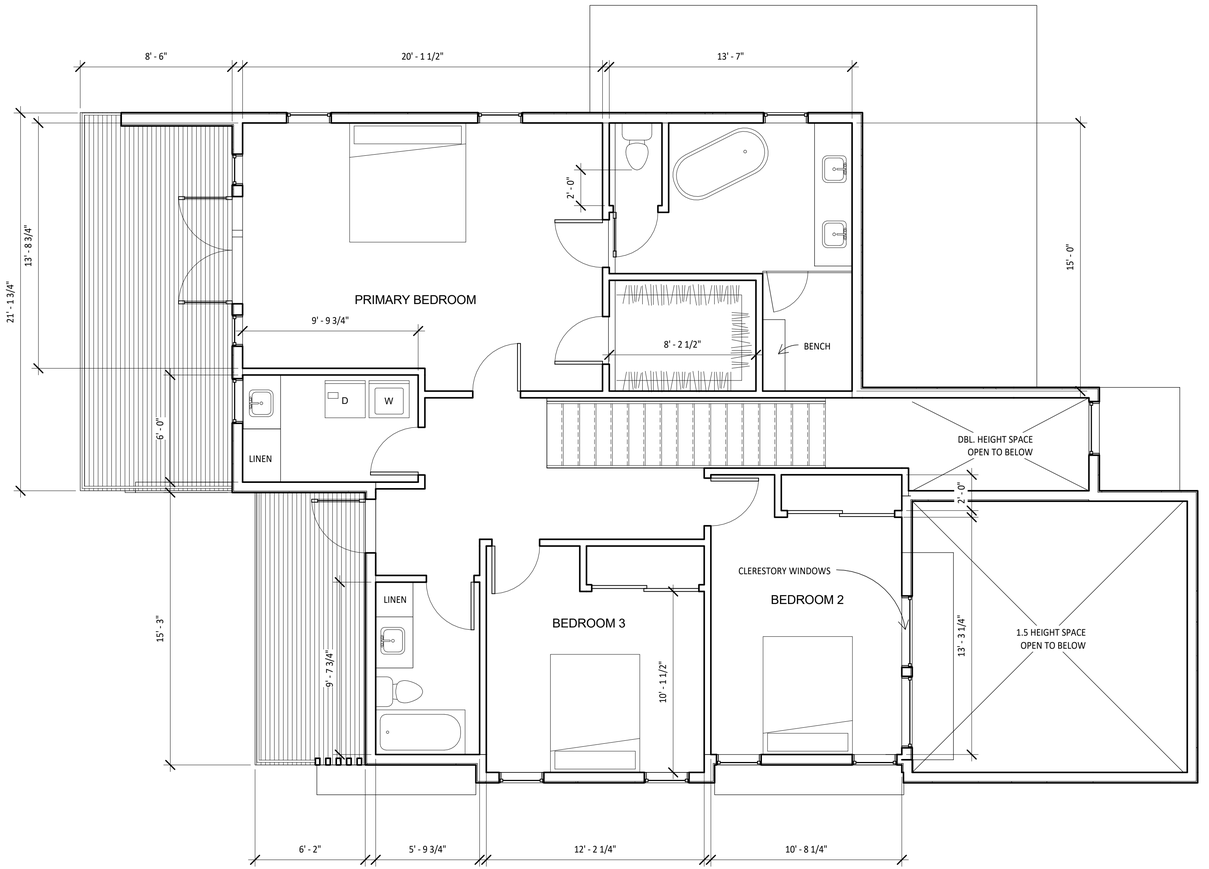

1 13A - 2ND FLOOR
1/4" = 1'-0"

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Second Street Waterfront

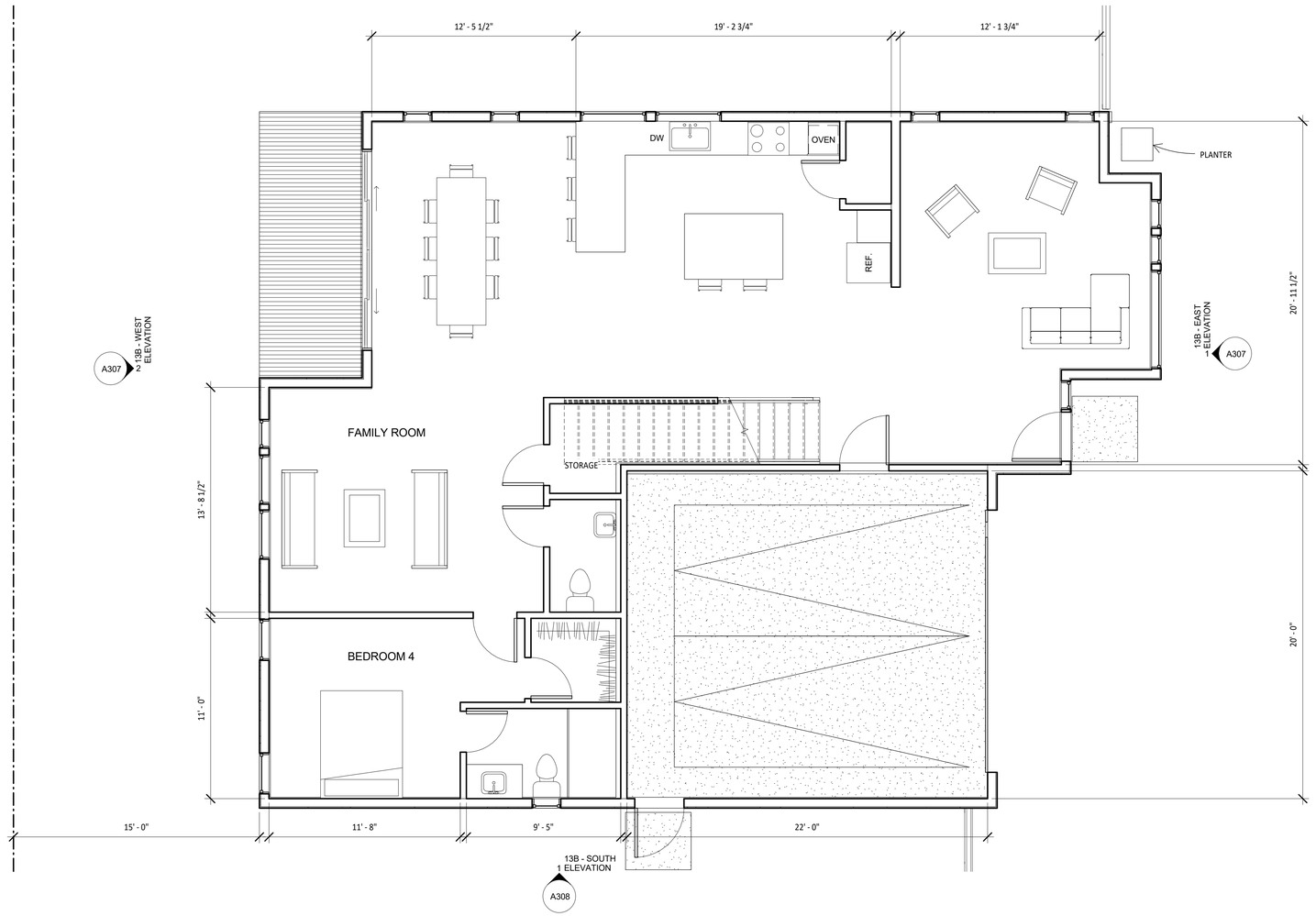
13A - SECOND FLOOR

Revision Number	
Project Number	22-01
Date	11/10/23

A208

Scale	1/4" = 1'-0"

11/10/2023 12:25:28 PM



1 13B - GROUND FLOOR
1/4" = 1'-0"

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510.542.7906

Second Street Waterfront

13B - GROUND FLOOR

Revision Number	
Project Number	22-01
Date	11/10/23

A209

Scale	1/4" = 1'-0"

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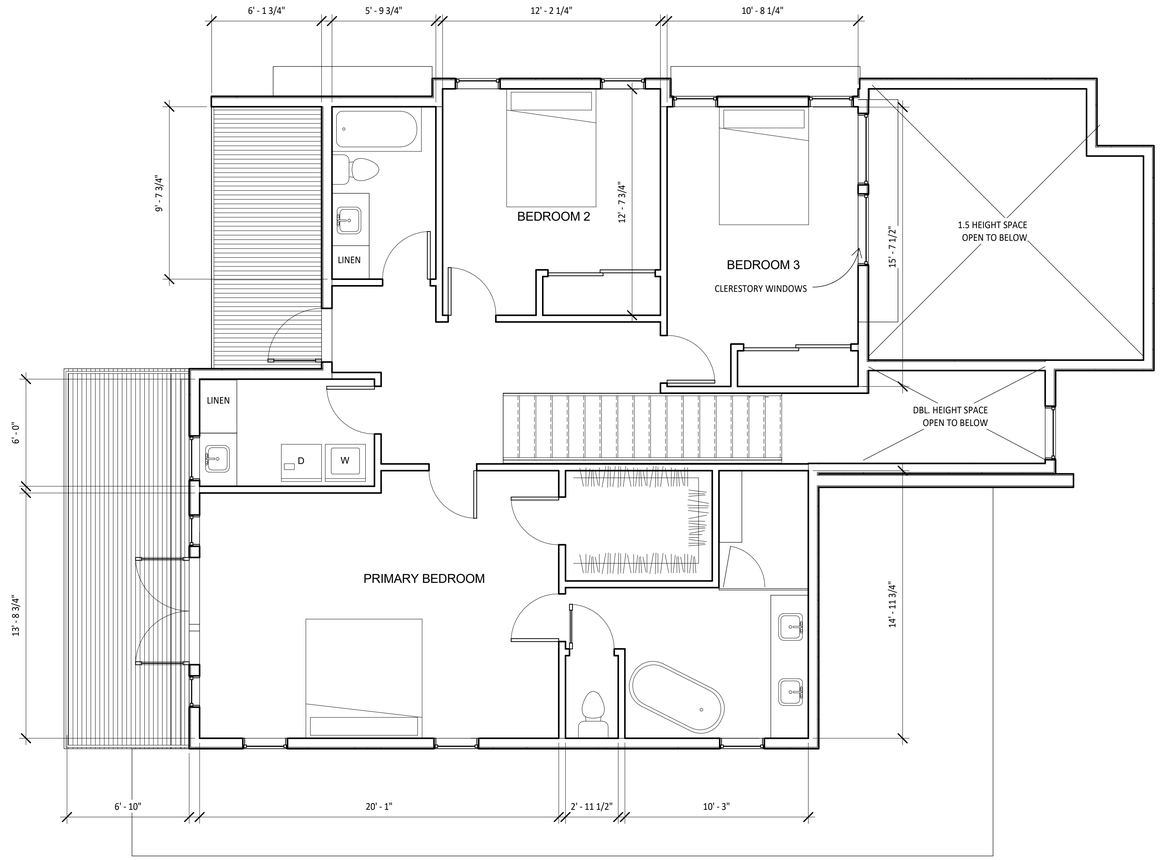

1 13B - 2ND FLOOR
1/4" = 1'-0"

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13B - SECOND FLOOR

Revision Number	
Project Number	22-01
Date	11/10/23

A210

Scale 1/4" = 1'-0"

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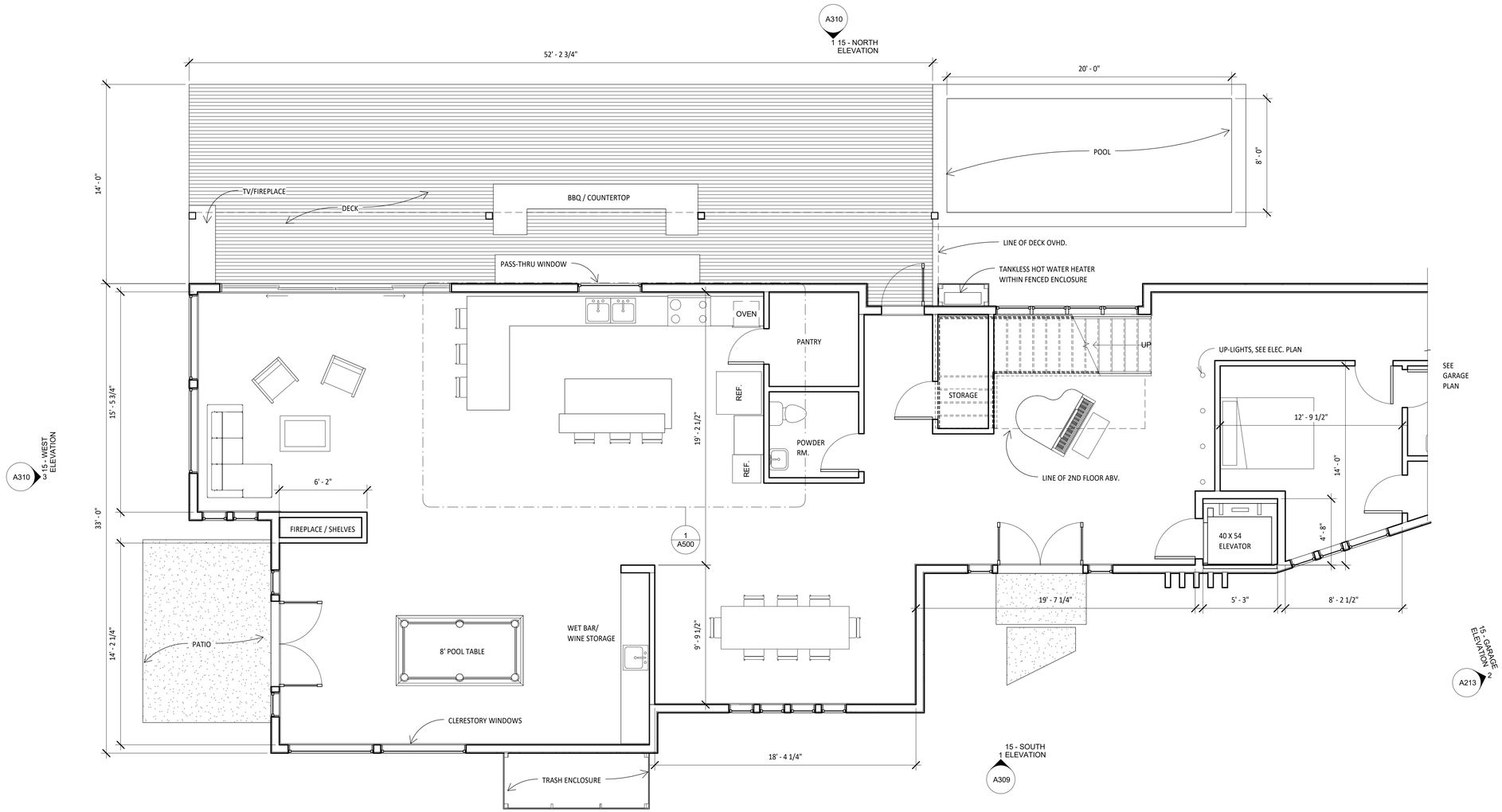

1 15 - GROUND FLOOR
1/4" = 1'-0"

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Second Street Waterfront

15 - GROUND FLOOR

Revision Number	
Project Number	22-01
Date	11/10/23

A211

Scale 1/4" = 1'-0"

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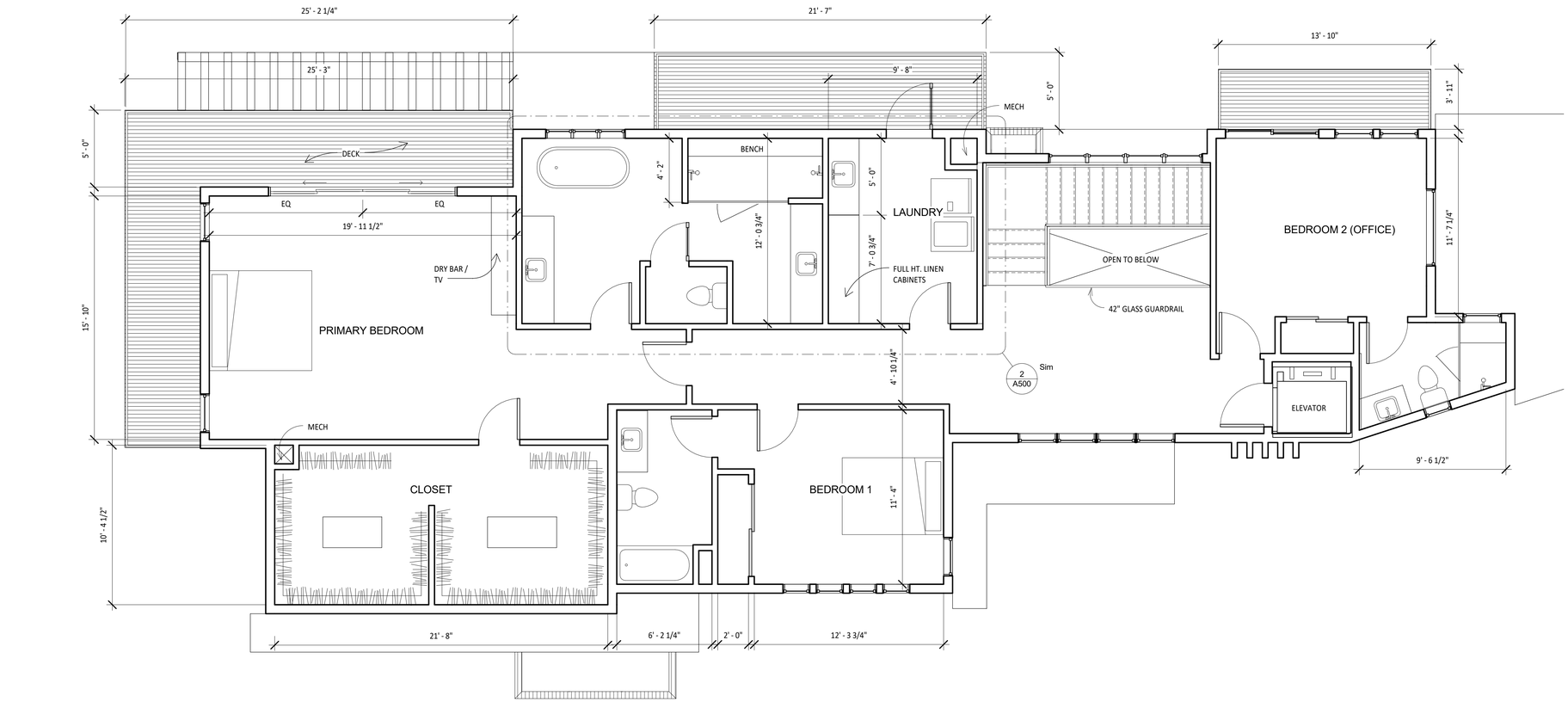

1 15 - 2ND FLOOR
1/4" = 1'-0"

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Second Street Waterfront

15 - SECOND FLOOR

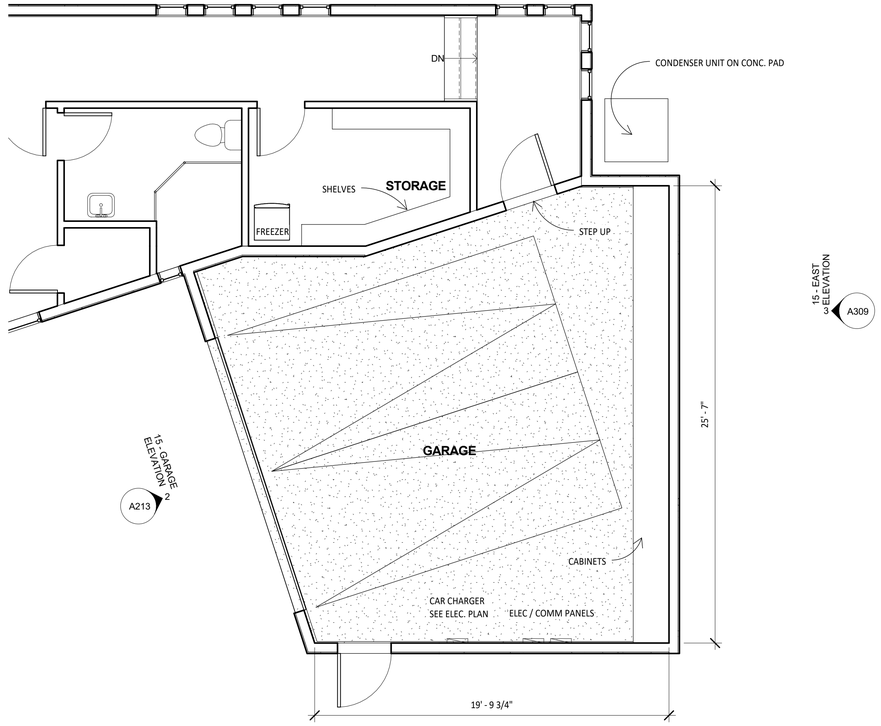
Revision Number	
Project Number	22-01
Date	11/10/23

A212

Scale 1/4" = 1'-0"

11/10/2023 12:25:30 PM

2 15 - GARAGE ELEVATION
1/4" = 1'-0"



1 15 - GARAGE PLAN
1/4" = 1'-0"

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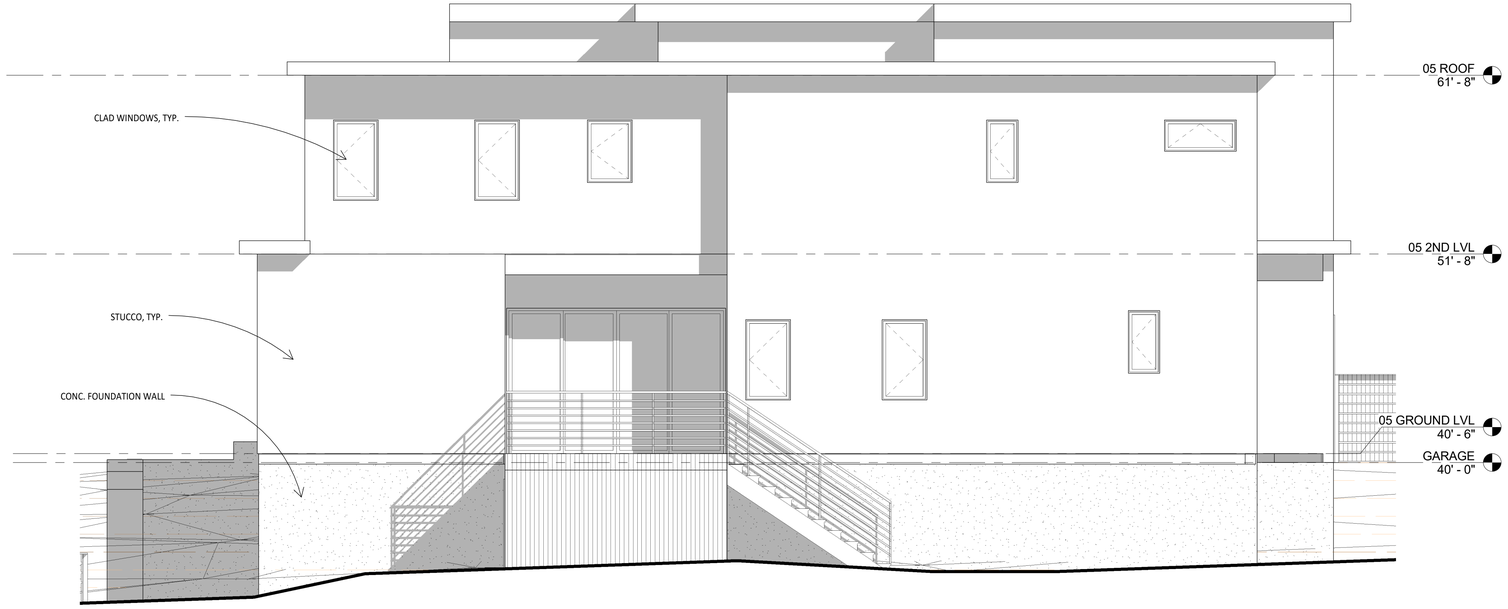
15 - GARAGE PLAN

Revision Number	
Project Number	22-01
Date	11/10/23

A213

Scale 1/4" = 1'-0"

11/10/2023 12:25:33 PM



2 05A - EAST ELEVATION
1/4" = 1'-0"



1 05A - WEST ELEVATION
1/4" = 1'-0"

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510.542.7906

Second Street Waterfront

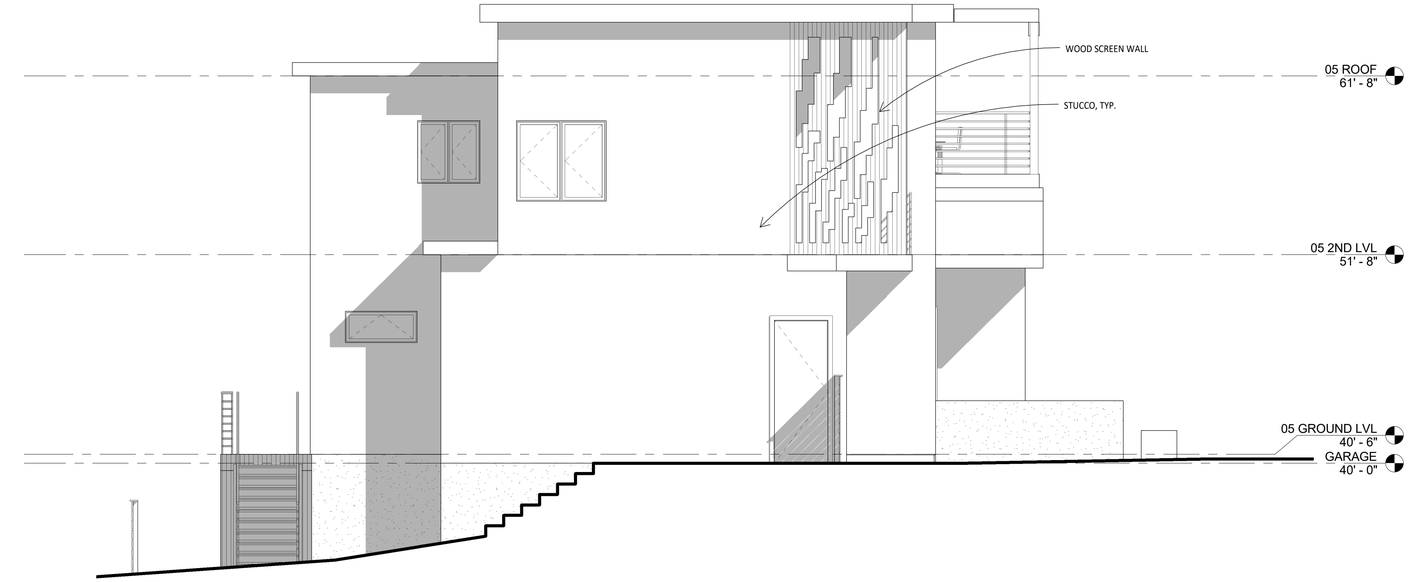
05A - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

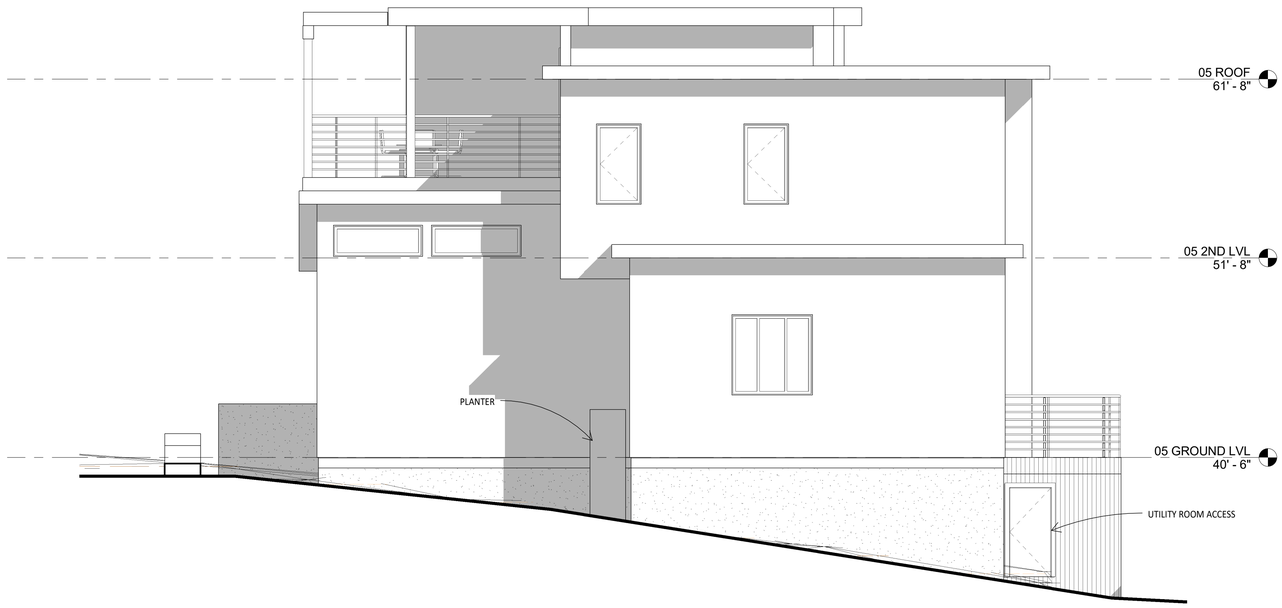
A301

Scale 1/4" = 1'-0"

11/10/2023 12:25:37 PM



2 05A - NORTH ELEVATION
1/4" = 1'-0"



1 05A - SOUTH ELEVATION
1/4" = 1'-0"

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ARCHITECTURE

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Waterfront Second Street W

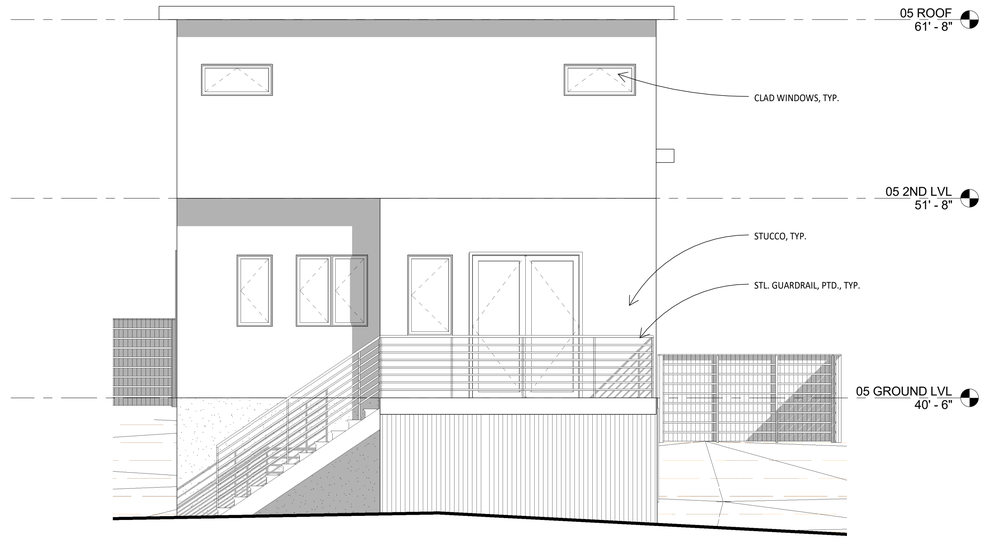
05A - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

A302

Scale 1/4" = 1'-0"

11/10/2023 12:25:42 PM



2 05B - EAST ELEVATION
1/4" = 1'-0"



1 05B - WEST ELEVATION
1/4" = 1'-0"

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510.542.7906

Second Street Waterfront

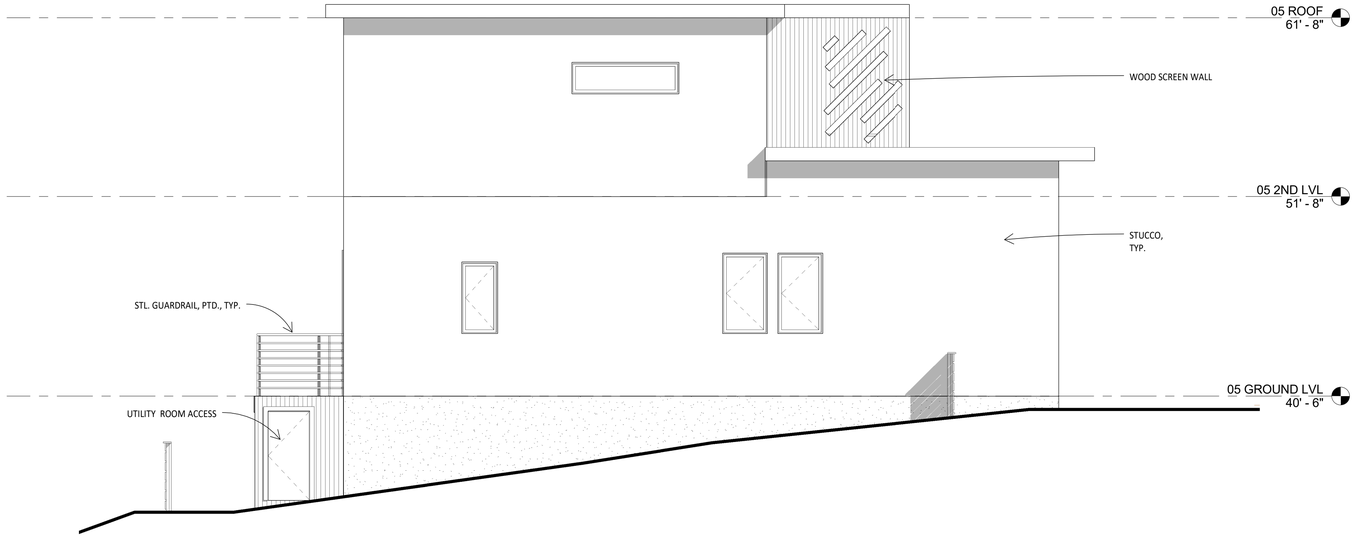
05B - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

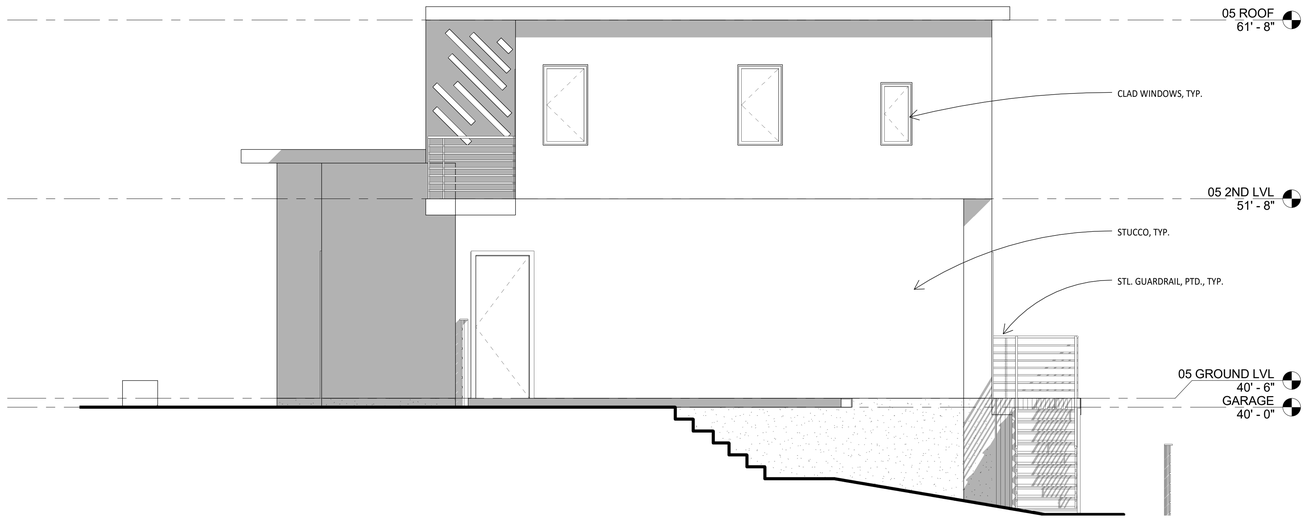
A303

Scale 1/4" = 1'-0"

11/10/2023 12:25:46 PM



2 05B - NORTH ELEVATION
1/4" = 1'-0"



1 05B - SOUTH ELEVATION
1/4" = 1'-0"

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ARCHITECTURE

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Second Street Waterfront

05B - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

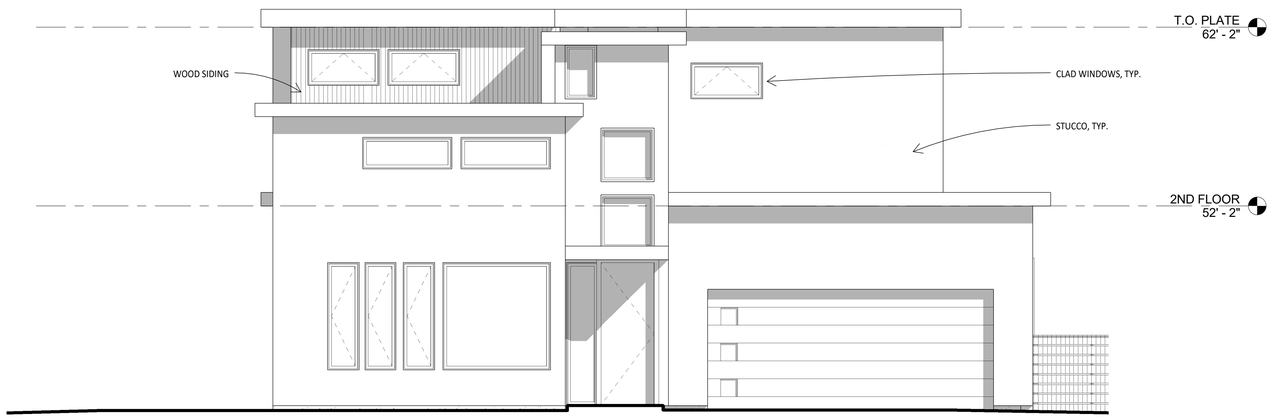
A304

Scale	1/4" = 1'-0"

11/10/2023 12:25:49 PM



2 13A - WEST ELEVATION
1/4" = 1'-0"



1 13A - EAST ELEVATION
1/4" = 1'-0"

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Second Street Waterfront

13A - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

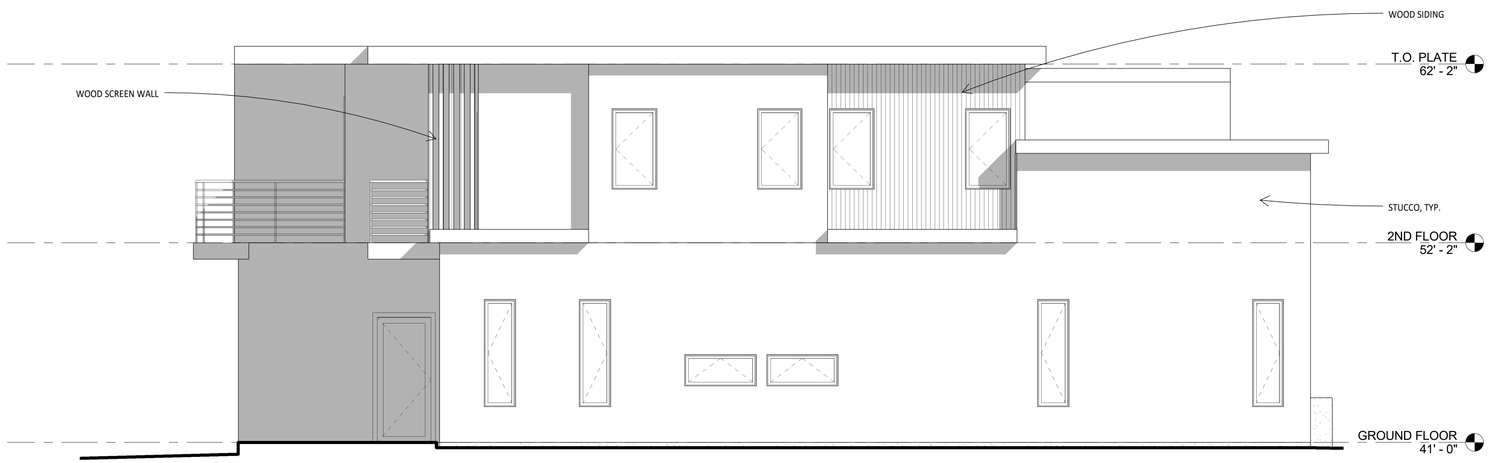
A305

Scale 1/4" = 1'-0"

11/10/2023 12:25:54 PM



2 13A - NORTH ELEVATION
1/4" = 1'-0"



1 13A - SOUTH ELEVATION
1/4" = 1'-0"

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Second Street Waterfront

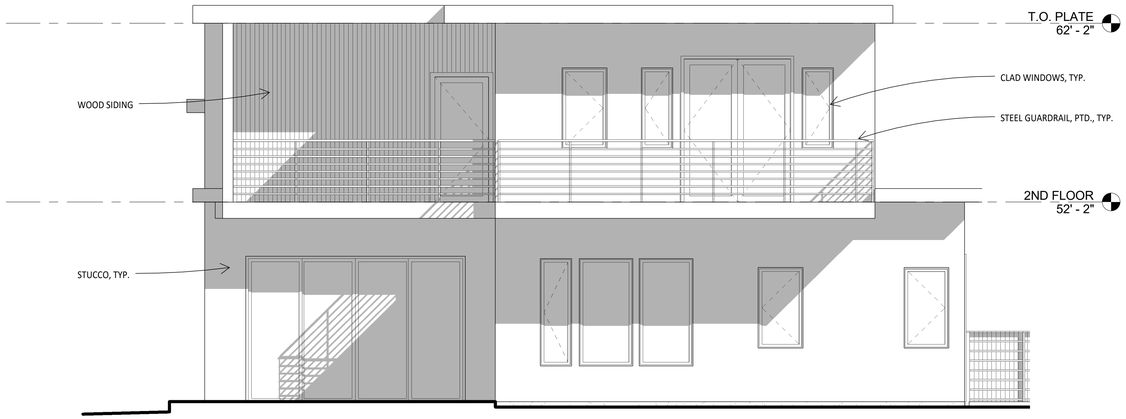
13A - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

A306

Scale 1/4" = 1'-0"

11/10/2023 12:25:57 PM



2 13B - WEST ELEVATION
1/4" = 1'-0"



1 13B - EAST ELEVATION
1/4" = 1'-0"

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Second Street Waterfront

13B - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

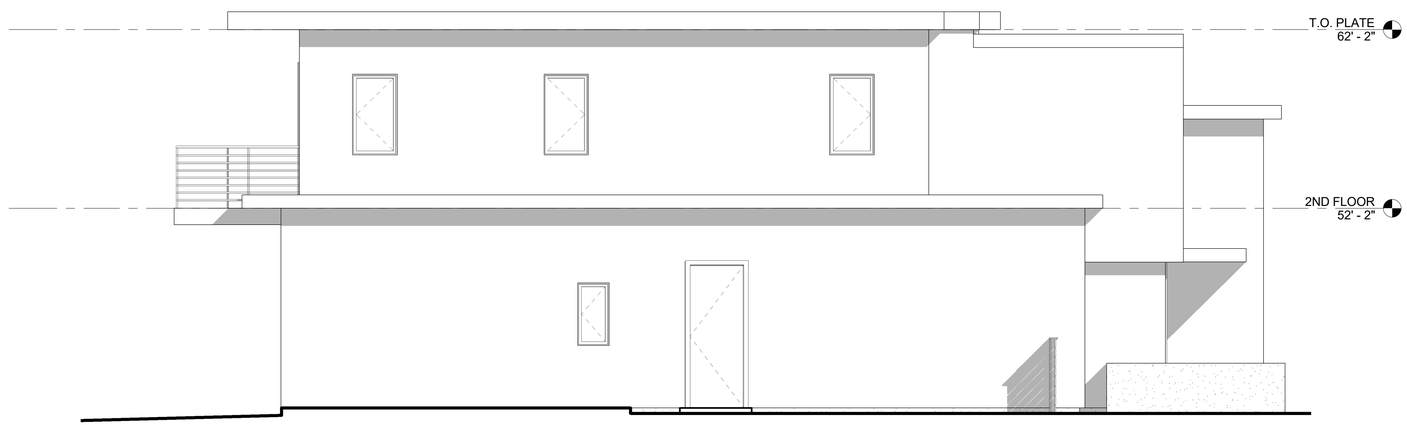
A307

Scale 1/4" = 1'-0"

11/10/2023 12:26:01 PM



2 13B - NORTH ELEVATION
1/4" = 1'-0"



1 13B - SOUTH ELEVATION
1/4" = 1'-0"

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Second Street Waterfront

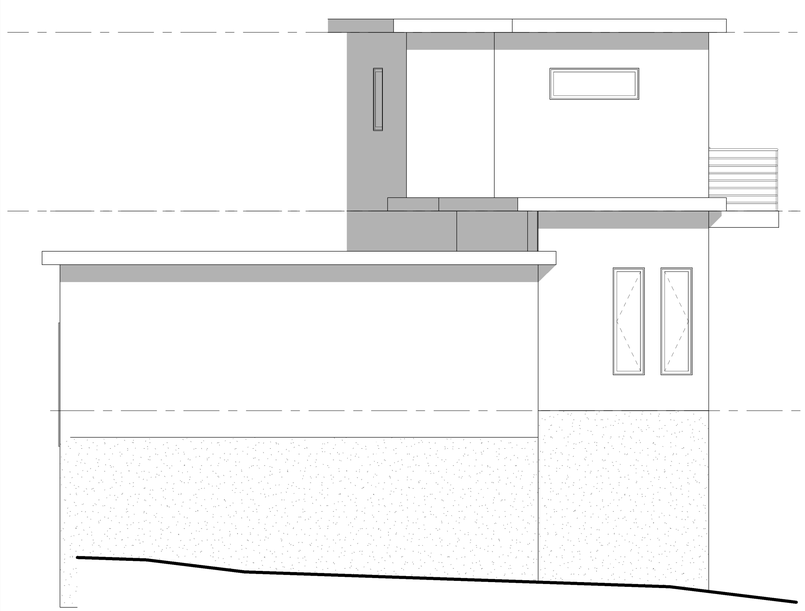
13B - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

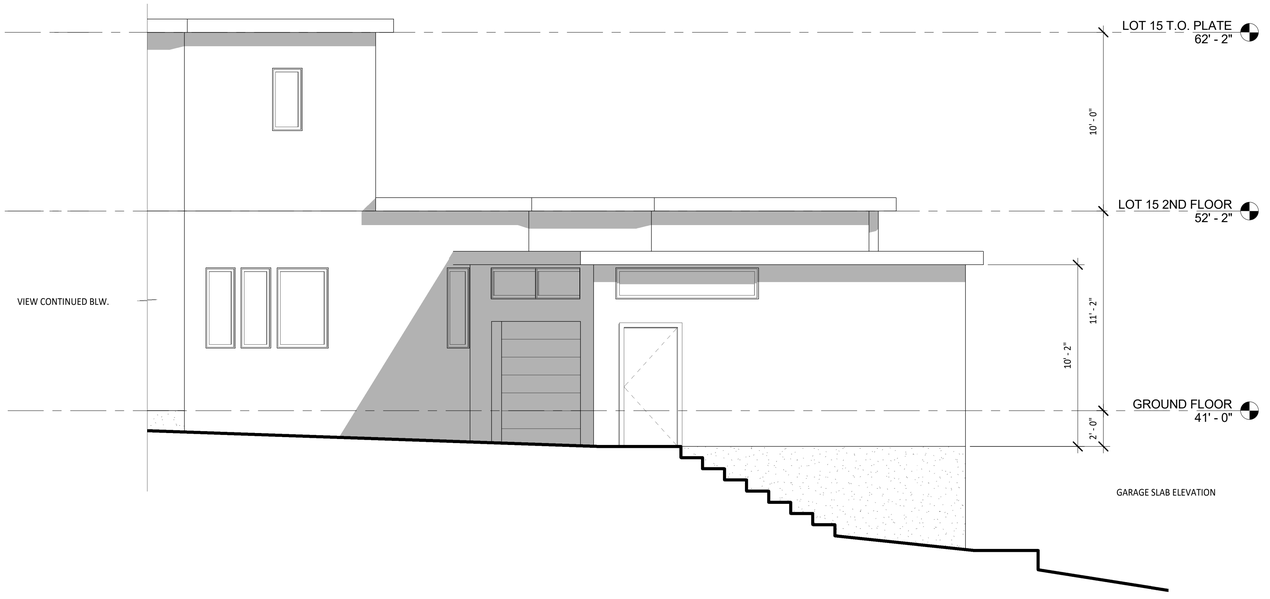
A308

Scale 1/4" = 1'-0"

11/10/2023 12:26:04 PM



③ 15 - EAST ELEVATION
1/4" = 1'-0"



② 15 - SOUTH ELEVATION CONT.
1/4" = 1'-0"



① 15 - SOUTH ELEVATION
1/4" = 1'-0"

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Second Street Waterfront

15 - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

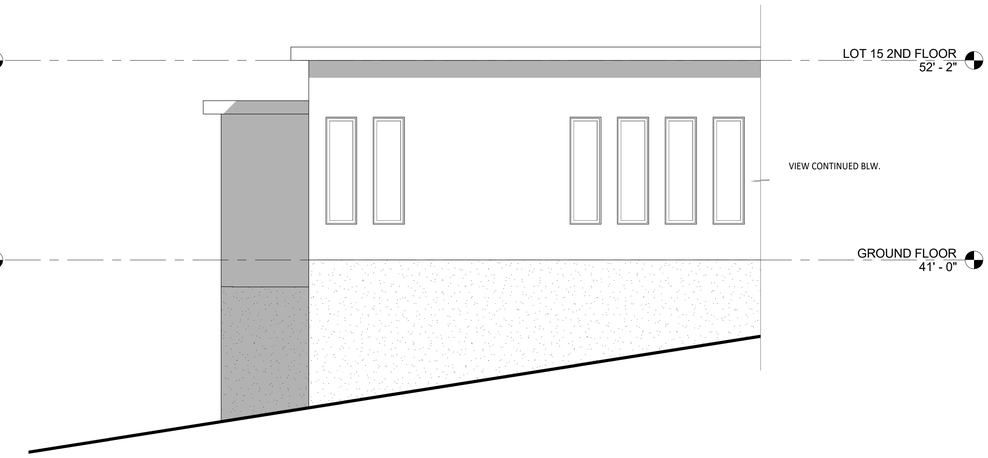
A309

Scale 1/4" = 1'-0"

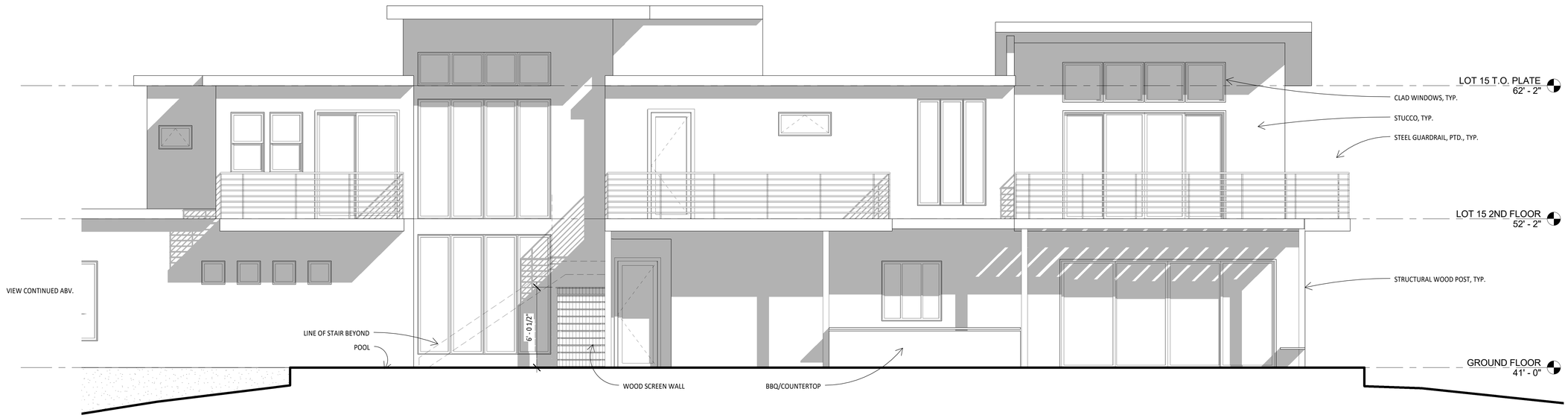
11/10/2023 12:26:08 PM



3 15 - WEST ELEVATION
1/4" = 1'-0"



2 15 - NORTH ELEVATION CONT.
1/4" = 1'-0"



1 15 - NORTH ELEVATION
1/4" = 1'-0"

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Second Street Waterfront

15 - ELEVATIONS

Revision Number	
Project Number	22-01
Date	11/10/23

A310

Scale 1/4" = 1'-0"

11/10/2023 12:26:13 PM

Mitigation Monitoring and Reporting Program
County File #CDMS23-00003/CDDP23-03046
Rodeo – Second Street Minor Subdivision and Residential Development Plan

0 2nd Street
Rodeo, CA 94549

January 08, 2025

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impacts:

Potential Impact BIO-1: *Development activities occurring during the nesting period for birds (approximately February 1 – August 31), including site grading, soil excavation, and/or tree removal and vegetation pruning/removal poses potential risk to nesting passerine and raptor bird species.*

Mitigation Measure(s):

Mitigation Measure BIO-1**:** *No more than seven (7) days prior to ground disturbing activities occurring during the nesting period for birds (approximately February 1 – August 31), a nesting bird survey shall be performed by a CDFW qualified biologist to ensure that the project avoids impacting any active nests. If active bird nests are detected, a suitable nest buffer should be installed (typically 100 feet for passerines, and up to 500 feet for raptors, depending on species). Preconstruction surveys are not necessary prior to project activities occurring outside of nesting bird season.*

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance relating to grading/building activities
Party Responsible for Verification:	Project proponent, CDD staff, consulting Biologist
Compliance Verification:	Review of Biologists report or other verification provided to CDD staff.

SECTION 5: CULTURAL RESOURCES

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

Mitigation Measure(s):

Mitigation Measure CUL-1*: Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until a professional archeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) and any Native*

American tribe(s) that have requested consultation and/or demonstrated interest in the project site has had an opportunity to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

Mitigation Measure CUL-2*: If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 100 feet of the find, the Community Development Division (CDD) shall be notified within 24 hours, and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, and historic features such as privies or walls and other structural remains.*

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

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

Implementing Action:	COA

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

SECTION 13: NOISE

Potentially Significant Impacts: *During project construction, a temporary increase in ambient noise levels would occur, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan. The implementation of the following mitigations ensures such impacts occur at less than significant levels:*

Mitigation Measure(s):

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

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

Mitigation Measure NOI-2: *Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the*

hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.

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

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

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

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

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of construction plans for building permits
Party Responsible for Verification:	Project proponent, CDD Staff
Compliance Verification:	CDD staff review of construction drawings, or other verification provided to CDD staff