CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	10 Kemp Court Two-Lot Minor Subdivision County File CDMS24-00014
2.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development 30 Muir Rd. Martinez, CA 94553
3.	**Contact Person and Phone Number:**	Joseph W. Lawlor Jr, AICP, Senior Planner (925) 655-2872
4.	**Project Location:**	10 Kemp Court in the Alamo area of unincorporated Contra Costa County (Assessor's Parcel Number 193-080-042)
5.	**Project Sponsor's Name and Address:**	Sanjay Sethi 10 Kemp Court Alamo, CA 94507
6.	**General Plan Designation:**	RVL Residential Very-Low Density
7.	**Zoning:**	R-20 Single-Family Residential District

8. Description of Project: The proposed project is approval of a Tentative Parcel Map for a two-lot *Minor Subdivision* application to subdivide a 1.89-acre single-family residential property located at 10 Kemp Court into a 52,976 sq. ft. Parcel A and a 29,262 sq. ft. Parcel B. Access to the parcels would be provided by a private access road that replaces an existing driveway and traverses the western portion of Parcel B. An emergency vehicle turnaround would be provided at the onsite northern end of the access road per Fire Code requirements.

The Tentative Parcel Map includes proposed locations for expected future single-family residences on each parcel. The existing single-family residence on Parcel A would be partially demolished and remodeled and a new single-family residence would be constructed on Parcel B. In order to accommodate the private access road and residences, 13 trees protected under the Contra Costa County Tree Protection and Preservation Ordinance would be removed. In addition a 14th code-protected tree on Parcel A would be removed due to structural defects. Removal of the 14 trees would require approval of a *Tree Permit*.

The project would create an estimated 12,423 square feet of impervious surface area. The project proposes installation of a low impact development flow-through treatment planter to treat stormwater runoff prior to connecting to the public storm drain system along Tracy Court and Roundhill Road. The project drainage improvements are subject to review and approval by the Contra Costa County Public Works Department.

9. Surrounding Land Uses and Setting: The 1.89-acre project site at 10 Kemp Court is located within the Alamo area of unincorporated Contra Costa County, approximately 0.20 mile northeast of Roundhill Road and 0.39 mile north of the Round Hill Country Club. Aside from the Country Club

and golf course, surrounding parcels are zoned for low-density single-family residential use. The vicinity is characterized by custom-built, single-family residential homes, many of which are situated on sloped lots with views of the surrounding hills and the nearby golf course. The streets in the vicinity including Roundhill Road, Tracy Court, and Kemp Court have curb and gutter.

The project site is sloped with elevations that range from 400 feet at Kemp Court to 515 feet at the northeastern end. The existing residence on Parcel A is located at an elevation of 435-440 feet, while the proposed future residence on Parcel B would be located at an elevation of 435-445 feet. Vegetation on the project site consists of established landscaping around the existing residence and private driveway leading to Kemp Court, and an open field area northeast of the residence. Surrounding parcels to the west, south, and southeast also include landscaping around the residences.

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

    Department of Conservation and Development, Building Inspection Division

    Contra Costa County Department of Public Works

    Contra Costa Health, Environmental Health Division

    San Ramon Valley Fire Protection District

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

    In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on August 13, 2025 to the Wilton Rancheria and the Confederated Villages of Lisjan Nation, the California Native American Tribes that have requested notification of proposed projects. Pursuant to Section 21080.3.1(d), there is a 30 day time period for the Tribes to either request or decline consultation in writing for this project in response to the notice. Staff has not received a request for consultation or comments in response to these notices. However, any comments resulting from consultation will be considered with the project approval. Cultural and archaeological resources are discussed in Environmental Checklist Section 5, Cultural Resources, and Environmental Checklist Section 18. The project includes mitigation measures from Environmental Checklist Section 5 to stop work and notify applicable authorities in the event that previously undocumented cultural resources or remains are uncovered by ground disturbing activities.

Environmental Factors Potentially Affected		
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.		
☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Services Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Environmental Determination

On the basis of this initial evaluation:

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

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

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

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

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

Joseph W. Lawlor Jr, AICP
Senior Planner
Contra Costa County
Department of Conservation & Development

Date

Environmental 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) **Less Than Significant Impact**: Figure COS-12 (Scenic Resources) of the General Plan Conservation, Open Space, and Working Lands Element identifies the major scenic resources in the County. The project site is located near scenic ridges in the Round Hill area of Alamo but is at elevations that are substantially below the ridges. Therefore, the project would have a less than significant impact on a scenic vista within the County.

b) **No Impact**: As shown on Figure COS-12, Interstate 680 is the nearest State-designated scenic highway and Stone Valley Road is the nearest County-designated scenic route. Interstate 680 is located 1.17 mile southwest of the project site and Stone Valley Road is located 0.62 mile north of the site. At these distances and given the intervening terrain, the site is not visible from either Interstate 680 or Stone Valley Road. Thus, the proposed project would not affect any scenic resources visible from either the scenic highway or the scenic route.

c) **Less Than Significant Impact**: The project site is in the urbanized Alamo area of unincorporated Contra Costa County. The project is approval of a tentative parcel map to subdivide a 1.89-acre acre single-family residential property into two parcels. As proposed, the tentative parcel map would comply with applicable County regulations on scenic quality such as the Scenic Resources policies in the General Plan Conservation, Open Space, and Working Lands Element. The project includes approval of a tree permit to remove 14 trees on the site that are protected under the under the Contra Costa County Tree Protection and Preservation Ordinance. While tree removal and future construction will alter the site's appearance, the development would be consistent with the development standards of the R-20 Single-Family Residential District, which ensure maintenance of the low-density residential neighborhood in the area. Public views of the property are limited as it is located on a cul-de-sac and screened by existing development and landscaping. The design and location of future homes will be subject to County review and

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

permit approval processes, which will mitigate impacts on the site's visual character. Therefore, the project will not conflict with applicable County scenic quality regulations.

d) **Less Than Significant Impact**: After construction, the remodeled single-family residence on Parcel A and the new single-family residence on Parcel B will introduce more light and glare in the Kemp Court area which may change the existing character of the area. Daytime views would be similar to views of other residences on Kemp Court. Lighting of the homes, including yard and exterior house lights, may affect nighttime views; however, the lighting would be similar to that of existing residences in the neighborhood. Accordingly, the impact on nighttime views would be less than significant.

Sources of Information

- Contra Costa County 2045 General Plan, Conservation, Open Space, and Working Lands Element.
- Contra Costa County 2045 General Plan, Land Use Element.
- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- Tony Wayne Wolcott, 2024. *Tree Removal Requests for Trees at 10 Kemp Court Alamo, CA 94507.*

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

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

***SUMMARY**:*

a) **No Impact**: As shown on the California Department of Conservation's *Contra Costa County Important Farmland Map 2022*, the project site, and the surrounding area are categorized as "Urban and Built-up Land." Construction of the project would therefore not result in any impacts related to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide importance to a non-agricultural use.

b) **No Impact**: The project site is within the R-20 Single-Family Residential District and is not under a Williamson Act contract.

c) **No Impact**: The project site is not considered forest land as defined by California Public Resources Code Section 12220(g), or timberland as defined by California Public Resources Code Section 4526, or zoned Timberland Production as defined by Government Code Section 51104(g). The project site is within the R-20 zoning district and the proposed use of the lots created by the Minor Subdivision for single-family residences is allowed in the zoning district. Thus, construction of the project would not result in the conversion or loss of forest land or timberland.

d) **No Impact**: The project site is not considered forest land, as discussed in Environmental Checklist Section 2.c above.

e) **No Impact**: The project site is not currently used for agricultural production, and therefore, development of the project would not involve changes to the existing environment, which due to their location or nature would result in conversion of Farmland to non- agricultural use. Furthermore, the project site is completely surrounded by residential development. Thus, development of the project would not contribute to the conversion of adjacent farmland.

Sources of Information

- Contra Costa County Code, Title 8. Zoning Ordinance.
- Contra Costa County 2045 General Plan, Land Use Element.
- California Department of Conservation, Division of Land Resource Protection, 2025. *Contra Costa County Important Farmland 2022.*

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

***SUMMARY**:*

a) **No Impact**: Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air District (BAAD) pursuant to the *Bay Area 2017 Clean Air Plan: Spare the Air, Cool the Climate*. 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 proposed project would result in the future remodel of the existing single-family residence on Parcel A and future construction of a new single-family residence on Parcel B. This construction would take place in a single-family residential zoning district within the urbanized portion of the County, and therefore, the proposed project would be consistent with the Clean Air Plan goals, objectives, and control measures to decrease emissions of harmful air pollutants and super-GHGs.

b) **Less Than Significant Impact**: The 2022 BAAD CEQA Guidelines provide guidance on evaluation of air quality impacts with adopted thresholds of significance for emissions of criteria air pollutants and pollutant precursors during project construction and during project operation. Criteria air pollutants include carbon monoxide, nitrogen dioxide, airborne inhalable particulate matter (PM_{10} and $PM_{2.5}$), sulfur dioxide, and ozone. The Air Quality Guidelines include construction and operational screening criteria. If the project does not exceed the screening criteria, the project would not result in the generation of criteria air pollutants that exceed the thresholds of significance for the criteria air pollutants.

In assessing the air quality impacts of the future remodel of the existing single-family residence on Parcel A and future construction of a new single-family residence on Parcel B, neither the construction screening criteria of 254 dwelling units or the operational screening criteria of 421 dwelling units would be exceeded, and therefore, the proposed project would not cause a violation of any air quality standard and would not contribute substantially to any existing or projected air quality violation. Thus, the impact of the proposed remodel and construction of single-family residences would have a less than significant adverse environmental impact on any air quality standard.

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

c) **Less Than Significant With Mitigation**: Sensitive receptors would be persons, who by either age (e.g., children and elderly persons), and/or pre-existing health conditions, and/or proximity to emission sources, and/or duration to exposure are considered to be more sensitive than others to air pollutants. Accordingly, schools, hospitals, convalescent homes, and residential areas are considered sensitive to air pollutants. In addition, persons who engage in rigorous outdoor physical activities are also considered sensitive due to the greater exposure to ambient air pollutants during activities involving exertion of the respiratory system.

Occupancy of the two single-family residences would not be expected to cause any localized emissions that could expose sensitive receptors to unhealthy long-term air pollutant levels. Construction activities, however, would result in localized emissions of dust and diesel exhaust that could result in temporary impacts at nearby single-family residences.

Construction and grading activities would produce combustion emissions from various sources, including heavy equipment engines, asphalt paving, and motor vehicles used by the construction workers. Dust would be generated during site clearing, grading, and construction activities, with the most dust occurring during grading activities. The amount of dust generated would be highly variable and would be dependent on the size of the area disturbed, amount of activity, soil conditions, and meteorological conditions. **Although grading and construction activities would be temporary, such activities could have a potentially significant adverse environmental impact during project construction.** Consequently, the applicant is required to implement BAAD-recommended mitigation measures to reduce construction dust impacts. Further, the applicant is required to implement additional mitigation measures to reduce construction emissions.

Air Quality 1: The following Bay Area Air District, Basic Best Management Practices for Construction-Related Fugitive Dust Emissions shall be implemented during project construction and shall be included on all construction plans.

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

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

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

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

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

f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

i. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Air Quality 2: The following additional mitigation measures to reduce construction-related emissions shall be implemented during project construction and shall be included on all construction plans.

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

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

Implementation of these mitigation measures would reduce the impact on the sensitive receptors during project construction to a less than significant level.

d) **Less Than Significant With Mitigation:** The proposed project would not contain any major sources of odor and would not be located in an area with existing odors. Therefore, the operation of the project would have a less-than-significant impact in terms of odors.

During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary; however, **there could be a potentially significant adverse environmental impact during project construction due to the creation of objectionable odors. Consequently, the applicant is required to implement mitigation measures Air Quality 1 and Air Quality 2 above.**

Sources of Information

- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- Bay Area Air District, 2025. *Bay Area Clean Air Plan: Spare the Air, Cool the Climate, 2017.*
- Bay Area Air District, 2025. *California Environmental Quality Act Air Quality Guidelines, 2022*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less Than Significant Impact**: According to the General Plan Conservation, Open Space, and Working Lands Element, the project site is not located in or adjacent to a significant ecological area. The 1.89-acre site is located in the Round Hill area of Alamo and includes a single-family residence built in 1980, established landscaping, and an open field area northeast of the residence. The site is surrounded on all sides by existing residences. The open field area is in a disturbed state with no natural habitat. Vegetation in this area consists of ruderal grassland with a few trees located at the southern edge of the field. Neighboring parcels to the west, south, and southwest include single-family homes and landscaping, while parcels to the north and northeast have ruderal grassland areas similar to the open field area on the site. Consequently, there is no natural habitat on the project site or in the immediate vicinity, and it is unlikely that there would be any plant or animal species of concern that would be affected by the proposed project.

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

b) **No Impact**: The nearest riparian habitat area is a tributary of San Ramon Creek, located west of Roundhill Road, roughly 0.18 mile from the project site. Neither the project site nor surrounding parcels contain any perennial or intermittent streams, creeks, or riparian habitat. Therefore, the project will have no direct impact on these resources. . The project proposes installation of a low impact development flow-through treatment planter to treat stormwater runoff prior to connecting to the public storm drain system along Tracy Court and Roundhill Road. The project drainage improvements are subject to review and approval by the Contra Costa County Public Works Department. Thus, all storm water runoff would be directed to the public storm.

c) **No Impact**: The project site is a single-family residential parcel surrounded by residential development on all sides. The project site does not have any connection to any creek banks or channels.

d) **Less Than Significant With Mitigation**: As discussed above, the project site is not located in or adjacent to a significant ecological area and is surrounded on all sides by existing residences. Therefore, the project site does not have any direct connection to any natural habitat area and does include any established wildlife corridors.

Regarding wildlife nursery sites, the Migratory Bird Treaty Act of 1918 makes it illegal to kill, harm or otherwise "take" any migratory bird, including their nests, eggs, or young. Pursuant to Title 50 of the Code of Federal Regulations, Section 10.13, migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds. Similarly, California Fish and Game Code Sections 3503 and 3503.5 prohibit the taking of protected birds, their nests, or eggs.

The 1.89-acre project site includes an open field area northeast of the residence. The open field area is in a disturbed state with no natural habitat. Vegetation in this area consists of ruderal grassland with a few trees located at the southern edge of the field. Neighboring parcels to the north and northeast have ruderal grassland areas similar to the open field area on the site. Due to the existing onsite and adjacent vegetation, the open field area on the site and adjacent parcels to the north and northeast may provide nesting and foraging habitat for a variety of raptors and passerine bird species. Accordingly, **there would be a potentially significant adverse environmental impact on nesting birds during project construction.** Consequently, the applicant is required to implement the following mitigation measures.

Biology 1: If project grading or construction work is scheduled to take place between February 1 and August 31, a pre-construction nesting bird survey shall be conducted by a qualified biologist within 14 days of construction, covering a radius of 500 feet for non-listed raptors and 100 feet for non-listed passerines at all locations. Copies of the preconstruction survey shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife.

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest

setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Implementation of these mitigation measures would reduce the impact on the nesting birds to a less than significant level.

e) **No Impact**: The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. The Ordinance applies to any further subdividable lot, such as the project site. The Ordinance requires tree alteration or removal to be considered as part of the project application.

The proposed *Minor Subdivision* application would create two developable lots that would accommodate the future remodel of the existing single-family residence on Parcel A and future construction of a new single-family residence on Parcel B. Accordingly, the onsite and adjacent trees were assessed in the December 2024 Arborist Report. As evaluated in the Report, most of the trees are in poor or fair condition.

In order to accommodate the private access road and residences, 13 trees protected under the Contra Costa County Tree Protection and Preservation Ordinance would be removed. In addition a 14th code-protected tree on Parcel A would be removed due to structural defects. Thus, the application includes a request for a *Tree Permit* to remove the 14 code-protected trees. The proposed *Tree Permit* will be evaluated by CDD staff pursuant to the Tree Protection and Preservation Ordinance. Any tree permit approved for the proposed project would include conditions of approval for the restitution of trees approved to be removed. As a result of CDD staff applying the Tree Protection and Preservation Ordinance to the proposed project, there would be no conflict with the Ordinance.

f) **No Impact**: There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in East Contra Costa County. The plan lists Covered activities that fall into three distinct categories: (1) all activities and projects associated with urban growth within the urban development area (UDA); (2) activities and projects that occur inside the HCP/NCCP preserves; and (3) specific projects and activities outside the UDA. As the project does not fall into any of these categories, the project is not covered by, or in conflict with the adopted HCP.

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

Sources of Information

- Contra Costa County 2045 General Plan, Conservation, Open Space, and Working Lands Element.
- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- Tony Wayne Wolcott, 2024. *Tree Removal Requests for Trees at 10 Kemp Court Alamo, CA 94507.*
- Contra Costa County Code, Title 8. Zoning Ordinance.
- East Contra Costa County Habitat Conservancy, CA | Official Website, 2025. *East Contra Costa County Habitat Conservancy.*

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) **No Impact**: The project site includes a single-family residence built in 1980. Currently, the lot includes landscaping along the private driveway and around the residence, and an open field area northeast of the residence that consists primarily of ruderal grassland. Neither the residence nor the site is on the Contra Costa County Historic Resources Inventory or in the California Register of Historic Places.

b) **Less Than Significant With Mitigation**: The California Historical Resources Information System, Northwest Information Center (NWIC) conducted a records search of the project site. NWIC stated that there was no record of previous cultural resource surveys for the project area; however, it stated that the project area has the potential to contain unrecorded archaeological sites. The project would allow the construction of a private access road, drainage improvements, the remodel of the existing single-family residence on Parcel A and the construction of a new single-family residence on Parcel B. Therefore, **there is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on archaeological resources**. Consequently, the applicant is required to implement the following mitigation measures.

Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction.

a. A program of on-site education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.

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

Implementation of these mitigation measures would reduce the impact on archeological resources during project construction to a less than significant level.

c) **Less Than Significant With Mitigation**: No human remains or cemeteries are known to exist within or near the project site: however, there is a possibility that human remains could be present on or near the project site and accidental discovery could occur. Consequently, **construction activities on the project site could result in a potentially significant impact due to disturbance of human remains.** Thus, the applicant is required to implement the following mitigation measure.

Cultural Resources 2: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementation of this mitigation measure would reduce the impact on human remains during project construction to a less than significant level.

Sources of Information

- Contra Costa County 2045 General Plan, Conservation, Open Space, and Working Lands Element.
- Historic Resources Inventory, 2019. *Contra Costa County Historical Resources Inventory.*
- California Historical Resources Information System, Northwest Information Center, 2022. *CDMS22-00013 / APN 193-080-042 10 Kemp ct., Alamo / Ekta Sethi.*
- Ackland International, Inc., 2024. *Tentative Parcel Map.*

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

***SUMMARY**:*

a) **Less Than Significant Impact**: The project entails the subdivision of the 1.89-acre site into two new parcels. The current project site includes an established single-family residence with typical energy usage on Parcel A and a vacant Parcel B with a proposed single-family residence. The residence on Parcel A is proposed to be remodeled. In addition, the project includes a new private access road and drainage improvements. The remodeled residence on Parcel A and the new residence on Parcel B would use energy during construction and operation, while the access road and drainage improvements would use energy during construction.

Construction

During construction, there would be energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for building construction, lighting, and other construction uses. Fossil fuels to power construction vehicles and other energy-consuming equipment would be used during grading, paving, and building construction. The types of equipment could include gasoline- and diesel-powered construction and transportation equipment. Incorporation of the applicable Air Quality Mitigation Measures, as described in Environmental Checklist Section 3.c above, would reduce energy use through limiting idling of vehicles and equipment and requiring equipment to be properly maintained. In addition, the project sponsor is required to implement the Department's standard construction restrictions that include, but are not limited to, limiting all construction activities and use of large trucks and heavy equipment to daylight, non-holiday weekday hours. With incorporation of the applicable Air Quality measures and the Department's standard construction restrictions into the proposed project, the impact from the construction-related energy use would be less than significant.

Operation

During the operation of the single-family residences, energy would be consumed as part of the use of the residences, which would involve energy consumption for the various household appliances and equipment, along with outdoor lighting. The future residences would be designed and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, while there would be an incremental increase in energy use with the proposed project, such increase would be considered to be less than significant.

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

b) **Less than Significant Impact:** The State of California has routinely adopted legislation to address climate change and clean energy production that has resulted in efforts to increase the efficiency of vehicles, buildings, and appliances and to provide energy from renewable sources. Locally, the Contra Costa County Board of Supervisors adopted the Contra Costa County Climate Action and Adaptation Plan 2024 Update on November 5, 2024. The 2024 Update includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

The construction and operation of the remodeled single-family residence on Parcel A and the new single-family residence on Parcel B would be subject to the measures in the 2024 Update. Thus, the residences would be consistent with the strategies of the adopted Climate Action and Adaptation Plan 2024 Update, and would not impede any State or local initiatives for increasing renewable energy or efficiency.

Sources of Information

- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- Contra Costa County, 2025. *Climate Action and Adaptation Plan 2024 Update.*

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

SUMMARY:

a) i) **Less Than Significant Impact:** The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Concord fault, which is mapped approximately 3 miles north-northeast of the project site; however, because the site is not within the Concord A-P zone, the risk of fault rupture is generally regarded as very low. Also, the U.S. Geological Survey (USGS) issued a color, digitized bedrock geology map of Contra Costa County in 1994. This map is based on the compilation of previously published maps, along with thousands of person-hours of field work, resolving geologic problems. As shown on the USGS map, a branch of the Mt. Diablo fault passes approximately 1,000 ft. southwest of the site. The Mt. Diablo fault is not

considered active by the USGS and CGS. Thus, the risk of surface fault rupture can be considered to be less-than-significant.

ii) **Less Than Significant Impact:** Figure HS-17 of the General Plan Health and Safety Element identifies the project site to be in an area rated as "severe shaking". The risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The building code requires use of seismic parameters which allow the structural engineer to design structures to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and/or grading regulations can be expected to keep risks within generally accepted limits. Given these conditions, the environmental impact from seismic ground shaking would be considered to be less than significant.

iii) **No Impact:** Figure HS-18 of the General Plan Health and Safety Element shows the project site to be outside of a Liquefaction Seismic Hazard Zone. Similarly, Figure HS-18A of the General Plan Health and Safety Element shows the project site to be outside of a Liquefaction Susceptibility area. Therefore, liquefaction is not a potential hazard for this site.

iv) **Less Than Significant with Mitigation:** Figure HS-18 of the General Plan Health and Safety Element shows the project site to be within a Landslide Seismic Hazard Zone. Similarly, Figure HS-18B of the General Plan Health and Safety Element shows the project site to be within a Landslide Susceptibility area. The County Peer Review Geologist, Darwin Myers Associates, has further determined that the northern half of the project site is located within an Earthquake-Induced Landslide Hazard Zone as delineated on the Preliminary Seismic Hazard Zone (SHZ) Map for the Las Trampas Ridge Quadrangle. The County Peer Review Geologist reviewed the *Geotechnical Study Report* (GeoEngineering Consultants Inc., 2024) submitted by the applicant, which reported on the presence of undocumented fill on Parcel A near the existing residence. Based on these factors, the County Peer Review Geologist has stated concerns related to new construction on the project site. Accordingly, there is a **potentially significant impact due to landslides at the project site**. Consequently, the applicant is required to implement the following mitigation measures.

Geology 1: At least 60 days prior to requesting recordation of the Parcel Map, the project sponsor shall submit an update engineering geologic/geotechnical report of adequate scope to delineate/ evaluate potentially hazardous geologic, seismic and geotechnical hazards. This report shall provide the following:

a. The project engineering geologist shall review pertinent geologic reports and maps, analyze stereo pairs of historic aerial photographs, and log exploration test pits in portions of the project site that are identified by the SHZ map as being potentially subject to earthquake induced landslide displacement. The test pit logs shall show the details of observed features and conditions.

b. The project engineering geologist shall prepare an original geologic map of the property showing the consultant's interpretation of site conditions, with delineation of any potentially hazardous soil condition; in the walls of the test pits

the geologist shall retrieve samples for laboratory testing to evaluate the engineering properties of native soils and weathered rock needed for slope stability analysis, along with collection of sample for corrosion potential testing of soil and weathered bedrock.

c. The update report shall provide *(i)* results of laboratory test data utilized in slope stability analysis, *(ii)* explain derivation of the seismic PGA utilized in the slope stability analysis, *(iii)* provide justification for the slope stability model used in the analysis, *(iii)* if the PGA is based on determinist analysis, provide a comparison of that PGA with the probabilistic PGA used by the California Geological Survey in their analysis.

d. The update report shall provide the results of comprehensive corrosivity testing of samples of the native soils, weathered bedrock and the existing undocumented fill, if the fill material is considered a possible candidate for inclusion in engineered fill.

e. If testing confirms the presence of a highly corrosive sample, the project proponent shall retain a corrosion engineer to evaluate the test results, perform supplemental testing if needed and issue a report presenting the corrosion engineer's findings and recommendations. That report shall be submitted to the County for review and approval; and the recommendation of the corrosion engineer shall be placed on the appropriate sheets of the construction drawings (i.e., utility plan, drainage plan, foundation plan).

f. Prior to requesting issuance of construction permits, GEC should review plans and specifications to verify they conform to the intent of the geotechnical recommendations. During construction GEC's field engineer should provide on-site observation and testing during site preparation, over excavation of all existing fill and placement/ compaction of engineer fill and aggregate base and installation of foundations (i.e., are compliant with recommendations in the GEC's reports that are the basis for issuance of construction permits). Those observations will allow the consultant to compare actual with anticipated soil conditions and to verify that the contractor's work conforms to the geotechnical aspects of the plans and specifications. The project engineering geologist shall be called to the field to review cut areas during rough grading prior to the placement of any fill.

g. The project geotechnical engineer shall prepare a final report for the Building Inspection Division summarizing the monitoring work performed, including presenting a map showing location and depth of subdrains and their cleanouts, compaction test result and description of the bedrock exposures created during rough grading. That report shall provide the professional opinion of the project geotechnical engineer on compliance of the as-graded and as-built improvements with recommendations in the geotechnical report. That will require a letter at the close of rough gradings, as well as monitoring letters on compliance of subdivision improvements and other letters on the compliance of foundation-related work, final grading and drainage improvements for each residence with geotechnical recommendations.

Geology 2: The geotechnical report required in Geology 1 shall be subject to review by the County Peer Review Geologist, and review and approval by the CDD. Improvement, grading, and building plans shall carry out the recommendations of the approved report.

Implementation of these mitigation measures would reduce the impact of landslides to a less than significant level.

b) **Less Than Significant With Mitigation*:*** The soil series that occurs on the project site are the Los Osos clay loam 15-30% slopes and 30-50% slopes. The Los Osos clay loam series is characterized by runoff that is medium to rapid, and the hazard of erosion is moderate to high depending on the slope gradient. Given these conditions there is the potential for soil erosion and loss of topsoil during the period of earthwork activities and between the time when earthwork is completed and new vegetation is established or the residential building pad and the private access road are completed. Thus, **soil erosion could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measure.

Geology 3: Prior to the issuance of a grading or building permit, whichever occurs first, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and an Erosion Control Plan for review and approval by the Department of Conservation and Development, Building Inspection Division (BID) and by the Department of Public Works. The SWPPP shall identify the "best management practices" that are most appropriate for the site, and the "Erosion Control Plan" shall provide the details of the erosion control measures to be applied on the site and maintained throughout the winter rainy season. In addition, the SWPP shall include dust control measures which are most appropriate for the project site. These measures may include, but would not be limited to, watering or seeding disturbed areas, covering stockpiles of dirt or aggregate, or other soil stabilization practices.

Implementation of this mitigation measure would reduce the impact of soil erosion during project construction to a less than significant level.

c) **Less Than Significant With Mitigation**: As evaluated in Environmental Checklist Section 7.a.iv above, **there is a potentially significant impact due to landslides at the project site. Consequently, the project sponsor is required to implement mitigation measures Geology 1 and Geology 2.**

Implementation of these mitigation measures would reduce the impact from landslides to a less than significant level.

d*)* **Less Than Significant With Mitigation:** As discussed in Environmental Checklist Section 7.b, the soil series mapped on the site is Los Osos clay loam. With regard to its engineering properties, the underlying clay loam is highly expansive and highly corrosive. Expansive soils are soils that expand when water is added and shrink when they dry out. This continuous change in soils volume causes homes and other structures to move unevenly and crack. Regarding the corrosion hazard, testing is needed to determine if metal and/or concrete that is in contact with the ground is subject to damage associated with the long-term exposure to corrosive soils. The risks of

damage associated with these adverse engineering properties of the soils can be avoided or minimized by proper site preparation work, in combination with foundation and drainage design that is sensitive to the prevailing soils conditions. Additionally, there is a possibility significant risk due to undocumented fill on the site. Existing fill may have adverse engineering properties and will warrant corrective grading and/or removal from the site. Thus, **expansive and corrosive soils on the project site could result in potentially significant impacts on the project, including construction of single-family residences, the private access road, and drainage improvements. Consequently, the project sponsor is required to implement mitigation measures Geology 1 and Geology 2.**

Implementation of these mitigation measures would reduce the impacts of expansive and corrosive soils to less than significant levels.

e) **No Impact:** The Central Contra Costa Sanitary District provides sanitary and sewer services to the project site. Given that the project will not generate any demand for septic tanks or alternative wastewater disposal, the project is not expected to have an impact.

f) **Less Than Significant With Mitigation:** Although there are no known unique paleontological resources or geologic features on the project site**, there is a possibility that buried fossils and other paleontological resources or hidden geologic features could be present on the site and accidental discovery could occur during grading and other earthwork on the site, resulting in a potentially significant impact on unique paleontological resources and geologic features. Thus, the project sponsor is required to implement the mitigation measures of Cultural Resources 1.**

Implementation of these mitigation measures would reduce the adverse environmental impact on the unique paleontological resources or geologic features to a less than significant level.

Sources of Information

- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- GeoEngineering Consultants Inc., 2024. *Geotechnical Study Report.*
- Darwin Myers Associates, 2024. *Geologic Peer Review / 30 Day Comments, CDMS22-0013, DMA Project 3028.24.*
- Contra Costa County 2045 General Plan, Health and Safety Element.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. *GREENHOUSE GAS EMISSIONS – Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

***SUMMARY**:*

a) **Less Than Significant Impact**: Greenhouse gases are gases that trap heat in the atmosphere and contribute to global climate change. Greenhouse gases include gases such as carbon dioxide, methane, nitrous oxide, and various fluorocarbons commonly found in aerosol sprays. Typically, a single residential or commercial construction project in the County would not generate enough greenhouse gas (GHG) emissions to substantially change the global average temperature; however, the accumulation of GHG emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

Following the subdivision of the project site, installation of the private access road and drainage improvements, the remodel and operation of the existing single-family residence on Parcel A and the construction and operation of a new single-family residence on Parcel B, will generate some GHG emissions. The 2022 BAAD CEQA Guidelines state that for a project to have a less-than-significant impact related to operational GHG emissions, it must include, at a minimum, no natural gas appliances or natural gas plumbing in the residences, and no wasteful, inefficient, or unnecessary energy use. As discussed in Environmental Checklist Section 6 above, the future single-family residences would be operated and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, the project would result in the generation of less than significant amounts of GHG emissions.

b) **Less Than Significant Impact**: At a regional scale, the BAAD adopted the Bay Area 2017 Clean Air Plan that addresses GHG emissions as well as various criteria air pollutants. The Clean Air Plan includes a number of pollutant reduction strategies for the San Francisco Bay air basin. Within Contra Costa County, the Contra Costa County Board of Supervisors adopted the adopted the Contra Costa County Climate Action and Adaptation Plan 2024 Update on November 5, 2024, which includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

The minor subdivision project would not be in conflict with either the Clean Air Plan or the Climate Action and Adaptation Plan 2024 Update. The minor subdivision creates a new developable lot (Parcel B), and there would be future construction of a single-family residence, along with a remodel of the existing single-family residence and installation of a private access road and drainage improvements, and subsequent operation of the two residences, which would

generate some GHG emissions, but not at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions.

Sources of Information

- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- Bay Area Air District, 2025. *Bay Area Clean Air Plan: Spare the Air, Cool the Climate, 2017.*
- Bay Area Air District, 2025. *California Environmental Quality Act Air Quality Guidelines, 2022*.
- Contra Costa County, 2025. *Climate Action and Adaptation Plan 2024 Update.*

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

***SUMMARY**:*

a) **Less Than Significant Impact**: Subsequent to recordation of the Parcel Map, a private access road and drainage improvements would be installed, the existing single-family residence on Parcel A would be remodeled, and a new single-family residence on Parcel B would be constructed. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. 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 compliance with existing regulations, the project would have a less than significant impact from construction.

Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the homes' occupants would be responsible for proper handling and disposal of household materials. For example, household hazardous substances can be dropped off for free at the Central Contra Costa Sanitary District Household Hazardous Waste Collection Facility, located approximately 9.94 miles north northwest of the project site at 4797 Imhoff Place in Martinez. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

b) **Less Than Significant Impact**: The proposed residential use of the project site would not involve handling, use, or storage of substances that are acutely hazardous. The site has been in residential use since construction of the existing single-family residence in 1980. Thus, substantial concentrations of asbestos-containing materials, lead-based paint, or other hazardous materials would not be present on the site, and the risk of release of hazardous materials into the environment would be less than significant.

c) **Less Than Significant Impact**: The project site is not located within 0.25 mile of a school. The nearest school, Lucille Mauzy School, a special education school operated by the Contra Costa County Office of Education, is approximately 0.55 mile to the west. Moreover, due to the existing and future residential use of the project site, impacts on the school due to hazardous substances at the site during project operation would be less than significant.

With respect to construction-related impacts of construction on the project site, although grading and construction activities would be temporary, there would be a potentially significant adverse environmental impact during project construction due to the release of hazardous emissions. Incorporation of the applicable Air Quality Mitigation Measures, as described in Environmental Checklist Section 3.c above, would reduce hazardous emissions through limiting idling of vehicles and equipment and requiring equipment to be properly maintained. In addition, the project sponsor is required to implement the Department's standard construction restrictions that include, but are not limited to, limiting all construction activities and use of large trucks and heavy equipment to daylight, non-holiday weekday hours. With incorporation of the applicable Air Quality measures and the Department's standard construction restrictions to future construction on the project site, along with the greater than 0.25 mile distance from the school, the impact from the construction-related hazardous emissions use would be less than significant.

d) **No Impact**: The property has been in residential use since 1980. A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the subject property. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List. California Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Department of Toxic Substance Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List. The Cortese List is a planning document used by the State, local agencies,

and developers to comply with the California Environmental Quality Act. Thus, there would be no impact.

e) **No Impact**: The project is not located within two miles of an airport. The nearest airport is Buchanan Field Airport, which is approximately 9.10 miles north northwest of the project site. The airport influence area is delineated in the Contra Costa County Airport Land Use Compatibility Plan. The site is not within the Buchanan Field Airport influence area. Thus, the proposed project is not considered to be located within an area where airport operations present a potential hazard.

f) **Less Than Significant Impact**: The project site has access from Kemp Court which intersects with Tracy Court, which eventually intersects with Roundhill Road. Roundhill Road is a County-designated collector that provides access to Stone Valley Road and Livorna Road, which are County-designated arterials that would be used in the event of an emergency requiring evacuation of the local neighborhood. If the project is approved, the Public Works Department will require a Code-compliant access from the private access road to Kemp Court. Therefore, the proposed project would have a less than significant impact on emergency response and emergency evacuation plans.

g) **Less Than Significant Impact**: The project site is in a moderate fire hazard severity zone in a state responsibility area, with a small portion in the eastern corner of the property and adjacent properties to the east designated as a high fire hazard severity zone in a state responsibility area. Consequently, the single-family residences on the project site are required to conform to the provisions of the California Building Code and California Fire Code related to construction in wildland urban interface fire areas. New residential construction on the site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). As a result, the fire-related risks of future development on the project site would be less than significant.

Sources of Information

- EnviroStor (ca.gov), *California Department of Toxic Substances Control, 2025. Hazardous Waste and Substances List (Cortese).*
- Contra Costa County 2045 General Plan, Health and Safety Element.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan.*
- Fire Hazard Severity Zones | OSFM, 2025. *Calfire, Fire Hazard Severity Zones.*

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) **Less Than Significant Impact**: The proposed project must comply with applicable Contra Costa County C.3 water quality and discharge requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In 2015, the Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP Order No. R2-2015-0049) for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The County has the authority to enforce compliance with its

Municipal Regional Permit through the County's adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 5,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes. The proposed project would include an estimated 12,423 square feet of impervious surface area. Thus, the proposed project would be required to include storm water management facilities.

The C.3 requirements stipulate that projects that create or replace 5,000 square feet or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. The project will include the installation of a single C3 compliant low impact development (LID) flow-through treatment planter to act as a source control, treating rainwater falling on all impervious surfaces prior to connecting to the public storm drain system along Tracy Court and Roundhill Road. There would be no direct storm water discharge to the public storm drain. The project drainage improvements are subject to review and approval by the Contra Costa County Public Works Department, who is requiring the submittal of a Stormwater Control Plan (SWCP). With implementation of the SWCP, the project would have a less than significant impact on water quality.

b) **Less Than Significant Impact**: The project site receives water service from the East Bay Municipal Utility District (EBMUD). Since water service at the site is provided by EBMUD, no groundwater wells are required. The proposed project would therefore have no effect on groundwater supplies.

The project will include an LID flow-through planter, which would facilitate groundwater recharge and help offset the increase in impervious surface on the project site created by installation of the private access road and construction of the new single-family residence on Parcel B. Storm water on the project site would be directed to the LID flow-through planter that would allow for percolation into the ground. Therefore, the project's impact on groundwater recharge would be less than significant.

c) i) **Less Than Significant With Mitigation**: As discussed in Environmental Checklist Section 7.b, the Los Osos clay loam series is characterized by runoff that is medium to rapid, and the hazard of erosion is moderate to high depending on the slope gradient. Thus, **soil erosion could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement Geology 3.**

Implementation of this mitigation measure would reduce the impact of soil erosion during project construction to a less than significant level.

As described in Environmental Checklist Section 10.a above, the project will include an LID flow-through planter. Accordingly, during operation, the proposed project would not cause substantial erosion or siltation.

ii) **Less Than Significant Impact**: The Public Works Department is requiring the submittal of a SWCP for the proposed drainage improvements to be installed on the project site following

subdivision that will comply with the collect and convey drainage requirements of Division 914 of the County Ordinance Code. Through compliance of the project with the requirements of Division 914, the project would have a less than significant impact on surface runoff.

iii) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 10.c.ii above, there would be no substantial increase in the rate or amount of surface runoff in a manner that would result in on or off-site flooding. With the proposed project drainage improvements, which would include the proposed LID flow-through planter, storm runoff would flow towards the private access road to Kemp Court and towards the public storm drain system along Tracy Court and Roundhill Road. Subject to review and approval by the Public Works Department, the project drainage improvements would be expected to result in a less than substantial change in the amount of runoff from the project. Therefore, the proposed project would not have significant impacts on the operation of existing and planned stormwater drainage systems.

iv) **Less Than Significant Impact**: The project site is not within a 100-year flood hazard area. The project site is located FEMA (Federal Emergency Management Agency) Flood Map 06013C0432F. As shown on the FEMA Flood Map, land in the project vicinity is classified as being in Zone X, which is considered to be an area of minimal flood hazard. Thus, the proposed project would have a less than significant impact on flood flows.

d) **No Impact**: As discussed in Environmental Checklist Section 10.c.iv above, the project site is not within a 100-year flood hazard area. The project site is also not in an area that would be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. As mapped, the tsunami hazard in Contra Costa County is limited to the lowland areas immediately adjacent to these waterways. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the project vicinity as there are no large lakes or reservoirs in the area.

e) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 10.a above, the minor subdivision itself would have a less than significant impact on water quality. Future residential development on the project site would be required to comply with the County C.3 requirements, as well as the collect and convey drainage requirements of Division 914 of the County Ordinance Code. With compliance of the project with the requirements of Division 914, the project would have a less than significant impact on water quality. Thus, the project would not conflict with a water quality control plan or groundwater management plan.

Sources of Information

- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- Contra Costa County Code, Title 9, Division 914. *Drainage.*
- Contra Costa County 2045 General Plan, Health and Safety Element.

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

- FEMA Flood Map Service Center | Search By Address, 2025. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0432F, effective 06/16/2009.*
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle.*

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**: Subdivision of the 1.89-acre project site into two smaller parcels and the project includes remodel of the existing single-family residence on Parcel A and construction of a new single-family residence on Parcel B. The project site is located on Kemp Court within an established residential community in the R-20 Single-Family Residential District in Alamo. Since the land use of the site will remain consistent with the R-20 District, the project will not divide an established community.

c) **No Impact:** The project involves the subdivision of the project site into two lots, with single-family residential development, which will remain consistent with the R-20 District and the RVL Residential Very-Low Density General Plan land use designation.

Given the existing topography of the site, stormwater runoff flows generally towards the southwest towards Kemp Court. The project will include drainage improvements including the LID flow-through treatment planter to treat runoff prior to connecting to the public storm drain system along Tracy Court and Roundhill Road. The drainage improvements will be subject to review and approval by the Public Works Department for compliance with the County C.3 requirements, as well as the collect and convey drainage requirements of Division 914 of the County Ordinance Code.

In order to accommodate residential development on the subdivision parcels, the installation of the private access road, and installation of drainage improvements, a *Tree Permit* would be required to remove 14 trees protected under the Tree Protection and Preservation Ordinance and allow construction work would occur within the drip lines of five protected trees. Granting of the *Tree Permit* is allowed under the Ordinance and would not be in conflict with the Ordinance.

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

Sources of Information

- Contra Costa County 2045 General Plan.
- Contra Costa County Ordinance Code, Title 8, *Zoning Ordinance*.
- Contra Costa County Ordinance Code, Title 9, *Subdivisions*.

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) **No Impact**: Known mineral resource areas in the County are shown on Figure COS-13 (Mineral Resource Areas) of the General Plan Conservation, Open Space, and Working Lands Element. No known mineral resources have been identified in the project vicinity, and therefore the proposed project would not result in the loss of availability of any known mineral resource.

b) **No Impact**: The project site is not within an area of known mineral importance according to the General Plan Conservation, Open Space, and Working Lands Element, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

- Contra Costa County 2045 General Plan, Conservation, Open Space, and Working Lands Element.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. *NOISE – Would the project result in:*				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

***SUMMARY**:*

a) **Less Than Significant With Mitigation:** The project would subdivide an existing residential parcel into two smaller lots. The existing single-family residence on Parcel A would be remodeled and a new single-family residence would be constructed on Parcel B. In addition, a new private access road and drainage improvements would be installed. Following construction, the residential activities at the project site are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown in Table HS-3 of the County General Plan's Health and Safety Element. Parcels previously developed with single-family residences adjoin the project site on all sides. Table HS-3 shows that levels of 60 dB or less are normally acceptable and noise levels up to 70 dB are conditionally acceptable in residential areas. The types and levels of noise generated from the residential uses associated with the project would be similar to noise levels from the existing residential developments in the area.

During grading and construction on the project site, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. The maximum projected noise level of construction equipment operating on the project site could be up to 88 dBA at a distance of 50 feet. **Although the grading and construction activities on the project site would be temporary, the activities could have a potentially significant noise impact during construction on adjacent residences**. Consequently, the applicant is required to implement the following noise mitigation measures.

Noise 1: The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

b. 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.

c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities 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)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (ca.gov)

e. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

Implementation of these mitigation measures would reduce construction period noise impacts to a less than significant level.

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

b) **No Impact**: Residential use of the project site would not generate significant ground borne vibration. Also, development that includes the remodel of the existing single-family residence, construction of one new single-family residence, and installation of a private access road and drainage improvements, does not include any components (e.g., pile driving) that would generate excessive ground-borne vibration levels during construction activities.

c) **No Impact**: There is no currently operating private airstrip in the vicinity of the project site. Thus, the proposed project would not expose people to airstrip-related noise.

The nearest public use airport is the Buchanan Field Airport, which is 9.10 miles north northwest of the project site, and the nearest public airport is the Oakland International Airport, located approximately 14.64 miles to the southwest. Accordingly, the project site would not be located within an area where there would be excessive airport-related noise.

Sources of Information

- Contra Costa County 2045 General Plan, Health and Safety Element.
- Bolt, Beranek, and Newman, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances. U.S.E.P.A. Office of Noise Abatement and Control*, Contract 68-04-0047.

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 minor subdivision of a larger residential parcel into two smaller lots. Following subdivision, the existing single-family residence on Parcel A would be remodeled and a new single-family residence would be constructed on Parcel B, resulting in a net increase of one residential unit in the Alamo area of unincorporated Contra Costa County. The addition of one single-family residence would directly increase the Alamo area population by an estimated three persons, based on the Census 2020 estimate of 2.79 people per household for the 94507 zip code area (Alamo, California). The Census 2020 estimate for the population in the 94507 zip code area is 15,495 persons, and therefore, the impact of adding three persons to the zip code area would be less than one percent and would be less than significant.

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

b) **No Impact**: The project site includes one single-family residence on Parcel A that will remain after the subdivision and a vacant Parcel B that would be developed with one new single-family residence. Also, there is no evidence of homeless persons residing on the site. Thus, the project would not displace existing persons or housing on the site and would have no housing displacement impact.

Sources of Information

- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- ZCTA5 94507 - Census Bureau Search, 2025. *U.S. Census, 2020 Decennial Census, ZCTA5 94507*.

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**: Fire protection and emergency medical response services in the project vicinity are provided by the San Ramon Valley Fire Protection District (SRVFPD). Fire protection at the project site would be provided by Fire Station 32 located at 2100 Stone Valley Road, Alamo, approximately 1.0 mile driving distance to the southwest. If necessary, additional fire protection support would be provided by Fire Station 33 located at 1051 Diablo Road, Danville, approximately 3.2 miles driving distance to the southeast. The minor subdivision includes remodel of the existing single-family residence, construction of one new single-family residence, and installation of a private access road and drainage improvements. Prior to construction activity on the project site, the construction drawings would be reviewed and approved by the SRVFPD to ensure compliance with applicable fire codes, including emergency vehicle access and fire-resistive building standards. As a result, potential impacts of the proposed project on fire protection services would be less than significant.

b) **Less Than Significant Impact**: Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to the Round Hill neighborhood. In addition to regular patrol service, backup police protection services would be provided by the Valley Station of the Sheriff's Office, located at 150 Alamo Plaza #C, approximately 2.4 miles driving distance to the southwest of the project site. The addition of a single-family residence on Parcel B would not significantly affect the provision of police services to the Round Hill neighborhood. Therefore, the impact on police protection services is less than significant.

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

c) **Less Than Significant Impact**: The San Ramon Valley Unified School District (SRVUSD) provides public education services from kindergarten to 12th grade to the Round Hill neighborhood. Students in this neighborhood would attend the Rancho Romero Elementary School located at 180 Hemme Avenue, approximately 2.9 miles driving distance southwest of the project site, Stone Valley Middle School located at 3001 Miranda Avenue, approximately 1.0 mile driving distance to the southwest, and Monte Vista High School located at 3131 Stone Valley Road, approximately 2.4 miles driving distance to the southeast. Rancho Romero Elementary School has a current enrollment of 445 students from kindergarten to 5th grade. Stone Valley Middle School has a current enrollment of 581 students from 6th to 8th grade. Monte Vista High School has a current enrollment of 2,168 students from 9th to 12th grade.

Based on Census 2020 data, 22.3% of the population of the 94507 zip code area would be under 18 years old and 3.9% of the population would be under 5 years old. Therefore, of the projected three persons living in the new single-family residence on Parcel B, at most one person would be under 18 years old. Using a conservative estimate of one person attending schools in the San Ramon Valley Unified School District, the project-related increase in enrollment at any school would be less than one percent. Also, the project sponsor of the new single-family residence on Parcel B would be required to pay the state-mandated school impact fee for the new dwelling unit. Accordingly, school impacts would be less than significant.

d) **No Impact**: The closest public parks to the project site include Livorna Park approximately 1.0 mile driving distance to the northwest, Diablo Foothills Regional Park (at the Livorna Staging Area) approximately 1.6 miles driving distance to the north, Oak Hill Park approximately 2.1 miles driving distance to the southeast, and Rudgear Park approximately 2.4 miles driving distance to the northwest. The minor subdivision includes development of one new single-family residence on Parcel B. Given the Census 2020 estimate of 2.79 people per household for the 94507 zip code area, occupancy of the new residence would contribute to a negligible increase in parks use. The amount of available park space and the project's small addition to the county's population would minimize project impacts on recreational facilities. As such, the project would have no impact.

e) **Less Than Significant Impact**:

Libraries: The Contra Costa Library operates 26 facilities in Contra Costa County, including the Walnut Creek Library, located at 1644 N. Broadway, approximately 5.0 miles driving distance to the northwest, and the Danville Library, located at 400 Front Street, approximately 5.3 miles driving distance to the south of the project site. Based on the Census 2020 estimate of the occupancy of the new single-family residence on Parcel B, the minor subdivision would not substantially increase the number of library patrons and would have a less than significant impact on library facilities.

Health Facilities: The Contra Costa County Health Services District operates a regional medical center (hospital) and 15 health centers and clinics in the county. There is no public health facility in the Alamo area. The closest public health facilities to the project site are the Concord Public Health Clinic, located at 2355 Stanwell Circle, approximately 12.0 miles driving distance north of the site, and the Concord Health Center, located at 3052 Willow Pass Road, approximately 12.0 miles driving distance to the north. Based on an average household size of 2.79 people for the

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

94507 zip code area, residential development of Parcel B would not result in a substantial increase in population and thus would not substantially impact the use of public health facilities. The project would have a less than significant impact.

Sources of Information

- Contra Costa County 2045 General Plan, Public Facilities and Services Element.
- Stations & Facilities | San Ramon Valley Fire Protection District, 2025. *San Ramon Valley Fire Protection District, Stations & Facilities*.
- Valley Station | Contra Costa Sheriff, CA (cocosheriff.org), 2025. *Contra Costa County office of the Sheriff, Valley Station.*
- San Ramon Valley Unified School District - Home, 2025. *San Ramon Valley Unified School District.*
- School/District Profile Search Results (CA Dept of Education), 2025. *California Department of Education, 2025-2026 Enrollment by Grade, San Ramon Valley Unified School District.*
- Parks and Recreation | Contra Costa County, CA Official Website, 2025. *Public Works Department, Parks and Recreation.*
- Diablo Foothills Regional Park | East Bay Parks, 2025. *East Bay Regional Park District, Diablo Foothills Regional Park.*
- Oak Hill Park | Danville, CA, 2025. *Town of Danville, Recreation, Arts & Community Services, Oak Hill Park.*
- Rudgear Park | Parks | Walnut Creek Arts + Rec, 2025. *City of Walnut Creek, Parks and Facilities, Rudgear Park.*
- Contra Costa County Library, 2025. *Contra Costa County Library*.
- Health Centers & Clinics | Contra Costa Health, 2025. *Contra Costa Health, Health Centers & Clinics*.

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) **No Impact**: As discussed in Environmental Checklist Section 15.d, there are many public parks and recreational facilities accessible from the Round Hill area of Alamo. In addition to the Livorna

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

Staging Area that provides access to the Diablo Foothills Regional Park, which is a 1,060-acre open space maintained by the East Bay Regional Park District, the Macedo Ranch Staging Area is approximately 3.8 mile driving distance to the east. The Macedo Ranch Staging Area provides access to Mount Diablo State Park, which is a 20,000 acre open space maintained by California State Parks. Residents of the future single-family residence on Parcel B would have a very small incremental impact on the use of recreational facilities in the project area. As such, the project would have a no impact on neighborhood or regional parks.

b) **No Impact**: The project does not include recreational facilities. As described above, future residents of Parcel B would minimally increase the use of recreational facilities accessible from the Round Hill area of Alamo. As discussed in Environmental Checklist Section 14.a, the project would add three persons to the 94507 zip code area, which would be an increase of less than one percent of the zip code area population of 15,495 persons. This small increase in population would not create the need to construct or expand recreational facilities. Therefore, the project would have no impact.

Sources of Information

- Contra Costa County 2045 General Plan, Public Facilities and Services Element.
- Diablo Foothills Regional Park | East Bay Parks, 2025. *East Bay Regional Park District, Diablo Foothills Regional Park.*
- Mount Diablo State Park, 2025. *California State Parks, Mount Diablo State Park.*
- Ackland International, Inc., 2024. *Tentative Parcel Map.*

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 Contra Costa County Board of Supervisors adopted the Contra Costa County Transportation Analysis Guidelines in June 2020. The Transportation Analysis Guidelines require a transportation impact analysis of any project that is estimated to generate 100 or more new peak-hour trips. Based on the Institute of Transportation Engineers peak period trip generation rate of 0.75 AM peak hour trip and 0.99 PM peak hour trip per dwelling unit for single-family residences, the existing single-family residence on Parcel A generates a total of 2 (1

AM and 1 PM) peak hour trips. The new single-family residence on Parcel B would generate a total of 2 (1 AM and 1 PM) new peak hour trips. Accordingly, a project-specific traffic impact analysis is not required. Since the project would yield less than 100 AM or PM new peak hour trips, the proposed project would not conflict with circulation along Kemp Court, Tracy Court, and Roundhill Road. Similarly, since development of a new single-family residence on Parcel B would add three persons to the property based on the Census 2020 estimate of 2.79 people per household for the 94507 zip code area, the future development would have a less than significant effect on public transit, bicycle faculties, and pedestrian facilities in the Diablo neighborhood.,

b) **Less Than Significant Impact**: The Transportation Analysis Guidelines include the following screening criteria. If a proposed project meets the screening criteria, the project would be expected to have a less than significant impact and would not require VMT (Vehicle Miles Traveled) analysis.

i. Projects that:

   a. Generate or attract fewer than 110 daily vehicle trips; or,
   b. Projects of 10,000 square feet or less of non-residential space or 20 residential units or less, or otherwise generating less than 836 VMT per day.

ii. Residential, retail, office projects, or mixed-use projects proposed within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor.

iii. Residential projects (home-based VMT) at 15% or below the baseline County-wide home-based average VMT per capita, or employment projects (employee VMT) at 15% or below the baseline Bay Area average commute VMT per employee in areas with low VMT that incorporate similar VMT reducing features (i.e., density, mix of uses, transit accessibility).

iv. Public facilities (e.g. emergency services, passive parks (low-intensity recreation, open space), libraries, community centers, public utilities) and government buildings.

Based on the Institute of Transportation Engineers daily trip generation rate of 9.43 daily trips per single-family residence, the existing single-family residence on Parcel A generates a total of 9 daily trips. Similarly, the new single-family residence on Parcel B would generate a total of 9 daily trips. Thus, the current use and future use of the project site is below the thresholds of 110 daily vehicle trips and 20 residential units, and the minor subdivision would have a less than significant effect on daily trip generation. Therefore, a VMT analysis is not required. Accordingly, the project with future development of one single-family residence on Parcel B would have a less than significant transportation impact and would be consistent with CEQA Guidelines Section 15064.3(b).

c) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 9.f, the project site currently has access from Kemp Court. Residential development of the project site would continue to use the Kemp Court access. The existing driveway on the site would be replaced with a private access road, that would be subject to review and approval by the Public Works Department. As part of its review, Public Works will require the private access road to comply with the sight obstruction requirements of Chapter 82-18 of the County Ordinance Code.

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

Accordingly, the potential of future development of the project site to increase traffic-related hazards would be less than significant.

d) **Less Than Significant Impact**: The project would install a new private access road to provide vehicular access to Kemp Court. This access will be subject to review and approval by the Public Works Department, the Building Inspection Division of the Department of Conservation and Development, and the San Ramon Valley Fire Protection District. Therefore, the project would have a less than significant impact on emergency access.

Sources of Information

- Contra Costa County 2045 General Plan, Growth Management Element.
- Contra Costa County 2045 General Plan, Transportation Element.
- Contra Costa County, 2020. *Contra Costa County Transportation Analysis Guidelines*.
- Institute of Transportation Engineers, 2017. *Trip Generation Manual, 11th Edition.*
- Ackland International, Inc., 2024. *Tentative Parcel Map.*

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) **No Impact**: As discussed in Environmental Checklist Section 5.a above, there are no historical resources on the project site. The project site includes a single-family residence built in 1980, with landscaping along the private driveway and around the residence, and an open field area northeast of the residence that consists primarily of ruderal grassland. Neither the residence nor the site is on the Contra Costa County Historic Resources Inventory or in the California Register of Historic Places. With the recordation of the Parcel Map, the existing single-family residence on Parcel A would be remodeled and a new single-family residence would be constructed on Parcel B. Thus, the proposed project would have no impact on visible tribal cultural resources.

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

b) **Less Than Significant with Mitigation**: As discussed in Environmental Checklist Sections 5.b and 5.c above, the project would allow the construction of a private access road, drainage improvements, the remodel of the existing single-family residence on Parcel A and the construction of a new single-family residence on Parcel B. Grading and other earthwork associated with project construction could encounter previously undiscovered archaeological resources and human remains. **Damage or destruction of archaeological resources and disturbance of human remains during project construction would be potentially significant impacts. Implementation of Cultural Resources 1 and Cultural Resources 2 would reduce the impacts to less than significant levels.**

Regarding paleontological resources, as discussed in Environmental Checklist Section 7.f, there is a possibility that buried fossils and other paleontological resources or hidden geologic features could be present and encountered during grading and other earthwork. **Damage or destruction of paleontological resources during project construction would be a potentially significant impact. Implementation of Cultural Resources 1 would reduce this impact to a less than significant level.**

Sources of Information

- Contra Costa County 2045 General Plan, Conservation, Open Space, and Working Lands Element.
- Ackland International, Inc., 2024. *Tentative Parcel Map.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, stormwater drainage, electric power, natural gas or telecommunication infrastructure. The project site is currently served by the Central Contra Costa Sanitary District, East Bay Municipal Utility District, and PG&E. These utility providers would continue to provide services to the existing single-family residence on Parcel A. Regarding development of a new single-family residence on Parcel B, the service providers would require minor modification to meet design and construction code requirements to serve the new residence. There would be no requirements for new or expanded utilities or other systems related to electric power, water supply, or telecommunication facilities and the installation and operation of a future single-family residences on Parcel B would have less than significant effects on utilities and service systems.

As described in Environmental Checklist Section 10.a, the C.3 requirements stipulate that projects that creating and/or redeveloping at least 5,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes. The proposed project would include an estimated 12,423 square feet of impervious surface area. Thus, the proposed project would be required to include drainage improvements that are subject to review and approval by the Public Works

Department, who is requiring the submittal of a Stormwater Control Plan (SWCP). With implementation of the SWCP, the project would have a less than significant impact on water quality.

b) **Less Than Significant Impact**: The project site is currently served by East Bay Municipal District (EBMUD). In addition to the existing service to the single-family residence on Parcel A, the new single-family residence on Parcel B would be served by EBMUD. EBMUD submitted comments on the project application detailing requirements for water service connections. EBMUD did not indicate any issues related an insufficient water supply. Accordingly, the impact of providing water service to the proposed project would be less than significant.

c) **Less Than Significant Impact**: The project site is within the service boundaries of the Central Contra Costa Sanitary District. The minor subdivision includes the remodel of the single-family residence on Parcel A and construction of a new single-family residence on Parcel B that would be served by the Sanitary District. The project sponsor would apply to the Sanitary District for a sanitary sewer connection. The Sanitary District has not indicated any issues related to inadequate wastewater treatment capacity. Accordingly, the impact of providing wastewater treatment service to the proposed project would be less than significant.

d) **Less Than Significant Impact**: . The project would allow the construction of a private access road, drainage improvements, the remodel of the existing single-family residence on Parcel A and the construction of a new single-family residence on Parcel B. These activities would generate construction solid waste. Construction on the project site would be subject to the California Green Building Standards Code (CalGreen), which requires that at least 65% by weight of job site debris generated by most types of building project types be recycled, reused, or otherwise diverted from landfill disposal. This requirement applies to demolition projects and most new construction, as well as the majority of building additions or alterations. CalGreen is administered in the County through the Construction and Demolition Debris Recovery Program, and verifiable post-project documentation is required to be submitted to demonstrate that at least 65% of the nonhazardous construction and demolition (C&D) debris generated on the job site are salvaged for reuse, recycled or otherwise diverted. The Debris Recovery Program would reduce the construction debris headed to a landfill by diverting materials that can be recycled to appropriate recycling facilities. Nondiverted C&D debris is required to be transported to an approved Construction and Demolition Processing Facility. Accordingly, the environmental impact of construction waste would be less than significant.

With respect to residential waste, Contra Costa County contracts with franchise haulers for solid waste, recycling, and organics collection service for about one half of the unincorporated County. The Department of Conservation and Development, Solid Waste and Recycling Section administers four franchise agreements with Allied Waste Systems, Crockett Sanitary Service, Garaventa Enterprises, and Richmond Sanitary Service. Republic Services collects residential waste under the Allied Waste, Crockett Sanitary, and Richmond Sanitary agreements. Mt. Diablo Resource Recovery collects residential waste under the Garaventa Enterprises agreement. In the other half of unincorporated County, collection service is managed by three different sanitary districts, the Kensington Community Services District, the Central Contra Costa Solid Waste Authority (RecycleSmart, a joint powers authority), and the City of San Ramon, where unincorporated areas of San Ramon are served under the city's collection franchise. California

Public Resource Code (PRC) Division 30, and Title 14, Natural Resources, of the California Code of Regulations requires the County to show it has a minimum of 15-years of disposal capacity. The capacity of Keller Canyon Landfill is approximately 40 years if the maximum daily capacity was brought to the landfill. As is the case with construction debris, a portion of the residential waste is expected to be recycled and would thereby reduce the residential waste headed to a landfill by a franchise hauler. Thus, residential waste from implementation of the minor subdivision project would incrementally add to the operational waste handled by a franchise hauler; however, the impact of the project-related residential waste is considered to be less than significant.

e) **No Impact**: The proposed project would be required to comply with applicable federal, state, and local laws related to solid waste. A minor subdivision with two single-family residences would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, the project would have no impact.

Sources of Information

- Contra Costa County 2045 General Plan Public Facilities and Services Element.
- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- East Bay Municipal Utility District, 2024. *Review of Agency Planning Application, EBMUD File: S-11629, Agency File: CDMS24-00014.*
- CalGreen / Construction & Demolition (C&D) Debris Recovery Program | Contra Costa County, CA Official Website, 2025. *Contra Costa County, Conservation and Development Department, CalGreen / Construction & Demolition (C&D) Debris Recovery Program.*
- Approved-CD-Processing-Facilities, 2025. *Contra Costa County, Approved Construction & Demolition (C&D) Processing Facilities.*
- Franchise Agreements | Contra Costa County Recycling, CA, 2025. *Contra Costa County, Franchise Agreements.*
- Wastehauler Area Map WebApp, 2025. *Contra Costa County, Waste Hauler Area Map.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less than Significant Impact**: As discussed in Environmental Checklist Section 9.g, the project site is in a moderate fire hazard severity zone in a state responsibility area, with a small portion in the eastern corner of the property and adjacent properties to the east designated as a high fire hazard severity zone in a state responsibility area Consequently, the single-family residences on the project site are required to conform to the provisions of the California Building Code and California Fire Code related to construction in wildland urban interface fire areas. New residential construction on the site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). These requirements would reduce the risk of loss, injury, or death from wildland fires.

As discussed in Environmental Checklist Section 15.a, fire protection and emergency medical response services in the project vicinity are provided by the SRVFPD. Fire protection at the project site would be provided by Fire Station 32 located at 2100 Stone Valley Road, Alamo, approximately 1.0 mile driving distance to the southwest. If necessary, additional fire protection support would be provided by Fire Station 33 located at 1051 Diablo Road, Danville, approximately 3.2 miles driving distance to the southeast. The minor subdivision includes remodel of the existing single-family residence, construction of one new single-family residence, and installation of a private access road and drainage improvements. Prior to construction activity on the project site, the construction drawings would be reviewed and approved by the SRVFPD to ensure compliance with applicable fire codes, including emergency vehicle access and

fire-resistive building standards. Compliance with SRVFPD requirements would ensure that project impacts on emergency response and evacuation would be less than significant.

b) **Less than Significant Impact**: The project site is surrounded by developed single-family residential lots. There is an existing single-family residence on Parcel A that would be remodeled. Parcel B is vacant but would be developed with a single-family residence. Prior to the remodel of the existing residence, construction of the new residence, and installation of the private access road and drainage improvements, the construction drawings would be reviewed and approved by the SRVFPD. Accordingly, access to and from the residence would be reviewed and approved by the SRVFPD and would not be substantially encumbered due to a wildfire and persons on the project site would be able to readily evacuate if necessary. Therefore, wildfire risk to the occupants of the single-family residences on the project site would be less than significant.

c) **Less than Significant Impact**: As discussed in Environmental Checklist Section 20.b above, construction plans for the proposed project would be reviewed and approved by the SRVFPD, and compliance with all Fire Protection District requirements would ensure that temporary or ongoing impacts to the environment due to wildfires would be less than significant.

d) **Less than Significant Impact with Mitigation**: In Environmental Checklist Sections 7.a.iv and 7.c, **residential development on the project site would have potentially significant impacts due to landslides. These impacts would also potentially occur due to post fire conditions on the site Accordingly, the project sponsor is required to implement mitigation measures Geology 1 and Geology 2.**

Implementation of these mitigation measures would reduce the risks due to landslides to less than significant levels.

Sources of Information

- Fire Hazard Severity Zones | OSFM, 2025. *Calfire, Fire Hazard Severity Zones.*
- Stations & Facilities | San Ramon Valley Fire Protection District, 2025. *San Ramon Valley Fire Protection District, Stations & Facilities*.

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

***SUMMARY**:*

a) **Less Than Significant With Mitigation**: As assessed in Environmental Checklist Sections 3 (Air Quality), 4 (Biological Resources), 5 (Cultural Resources), 7 (Geology and Soils) and 18 (Tribal Cultural Resources), **future development on the project site would have potentially significant construction impacts on air quality, nesting birds, and due to accidental discovery of buried archaeological and paleontological resources and human remains**. **Mitigation measures, including Air Quality 1, Air Quality 2, Biology 1, Cultural Resources 1, and Cultural Resources 2 are proposed in this Environmental Checklist that address these potentially significant impacts.** If the proposed project is approved, the mitigation measures will be conditions of approval of the proposed project and the Project Sponsor will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

b) **Less Than Significant Impact**: The proposed minor subdivision project would not create substantial cumulative impacts. Following subdivision, a private access road and drainage improvements would be installed, the existing single-family residence on Parcel A would be remodeled, and a new single-family residence on Parcel B would be constructed; however, this development would be relatively minor in scale, and therefore, would not create substantial cumulative impacts. The new single-family residence would increase the number of housing units in the Alamo area. Based on Census 2020 estimates, the population of the Alamo area could

increase by three persons, which would be less than one percent of the estimated 15,495 persons estimated for the Alamo area. Thus, the proposed project would be consistent with the existing surrounding single-family residential land use and would have less than significant cumulative impacts.

c) **Less Than Significant With Mitigation**: This Environmental Checklist has disclosed hazards to humans, including potentially significant construction impacts on air quality and due to construction noise, landslides including post-fire related landslides, soil erosion during construction, and the onsite presence of expansive and corrosive soils. The identified impacts would be less than significant with the implementation of mitigation measures. These mitigation measures are included in the Mitigation Monitoring and Reporting Program and would be required as conditions of approval for the proposed project, and the Project Sponsor would be responsible for implementation of the mitigation measures. As a result, there would not be any unmitigated environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

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

- Ackland International, Inc., 2024. *Tentative Parcel Map.*
- Bolt, Beranek, and Newman, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances. U.S.E.P.A. Office of Noise Abatement and Control*, Contract 68-04-0047.
- California Department of Conservation, Division of Land Resource Protection, 2025. *Contra Costa County Important Farmland 2022.*
- California Historical Resources Information System, Northwest Information Center, 2022. *CDMS22-00013 / APN 193-080-042 10 Kemp ct., Alamo / Ekta Sethi.*
- Darwin Myers Associates, 2024. *Geologic Peer Review / 30 Day Comments, CDMS22-0013, DMA Project 3028.24.*East Bay Municipal Utility District, 2024. *Review of Agency Planning Application, EBMUD File: S-11629, Agency File: CDMS24-00014.*
- GeoEngineering Consultants Inc., 2024. *Geotechnical Study Report.*
- Tony Wayne Wolcott, 2024. *Tree Removal Requests for Trees at 10 Kemp Court Alamo, CA 94507.*

ATTACHMENTS

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