

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Two-Lot Residential Subdivision
County File #CDMS25-00003
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:** Dominique Vogelpohl, Project Planner
(925) 655-2880
4. **Project Location:** 2485 Caballo Ranchero Drive, Diablo CA 94528
(Assessor's Parcel Number 195-352-014)
5. **Project Sponsor's Name and Address:** Michael Milani, Milani & Associates
2655 Stanwell Drive, Suite 105
Concord, CA 94520
6. **General Plan Designation:** RVL Residential Very-Low Density
7. **Zoning:** R-40 Single-Family Residential District
8. **Description of Project:** The applicant seeks approval of a Tentative Parcel Map to subdivide a 1.9-acre property into 2 new residential parcels (Parcel A: 42,899.4 square-feet and Parcel B: 40,028.3 square-feet) with two variance requests to allow both parcels to have an average lot width of less than the 120-feet minimum required (Parcel A: 85-feet and Parcel B: 87-feet) and four exception requests to County's Subdivisions Ordinance (1. Section 96-10.004 – "Underground Utilities" to not be required to ground existing utilities, 2. Section 96-14.0002 – "Improvement of County Streets" to not be required to install frontage improvements, 3. Section 914-2.002 – "Collect and Convey" to be permitted to only maintain the existing drainage pattern, and Section 914-12.010 – "Detention Basins - Maintenance" to permit private maintenance of onsite detention structures instead of the required public maintenance). The project also includes: removal of 21 onsite trees and work within the dripline of 22 onsite trees to remain, reconstruction of the existing driveway into a private road, demolition of the existing detached garage and two shed buildings, and approximately 1,260 cubic yards of grading (160 cubic yards of cut and 1,100 cubic yards of fill).
9. **Surrounding Land Uses and Setting:** The subject site is accessed from the north side of Caballo Ranchero Drive, in the Diablo area of unincorporated Contra Costa County. The site is bound by single-family residential properties on all sides.

The property features a flag-shaped configuration, beginning with an incline from the road and gradually rising in elevation. The land continues to slope upward until it reaches a levels at the top, where the house is situated. The residence is positioned approximately 400-feet from the road, providing a distinct separation between the entrance and the main living area.

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 November 10, 2025, to all the California Native American Tribes listed by the Native American Heritage Commission. 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. In an email received on December 4, 2025, the Wilton Rancheria stated they did not have any comments and did not wish to request consultation. In an email received on December 3, 2025, the Confederated Villages of Lisjan Nation (CVLN) did request consultation, but in an email dated May 5, 2026, the CVLN stated that upon further review they withdrew their request for consultation and instead recommended specific Tribal cultural resources mitigation measures, which have been included under the Tribal Cultural Resources section of the initial study. In an email received on December 3, 2025, the Amah Mutsun Tribal Band of Mission San Juan Bautista also requested consultation, but in an email dated June 6, 2026, they withdrew because they were not able to meet.

Cultural and archaeological resources are discussed in Environmental Checklist Section 5, Cultural Resources, and Environmental Checklist Section 18, Tribal Cultural Resources. The project includes mitigation measures from Environmental Checklist Section 5 and Section 18 to stop work and notify applicable authorities in the event that previously undocumented cultural and/or paleontological resources or remains are uncovered by ground disturbing activities.

Environmental Factors Potentially Affected

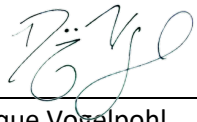
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| ☒ 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.



Dominique Vogel
Senior Planner
Contra Costa County
Department of Conservation & Development

7/10/2026

Date

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 of Diablo 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 approximately 2.5-miles west of the project site and Stone Valley Road is located approximately 1-mile west 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 Diablo area of unincorporated Contra Costa County. The project is approval of a tentative parcel map to subdivide a 1.9-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 21 trees on the site that are protected 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-40 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 flag lot and screened by the developed property in front. The design and location of future homes will be subject to County review and 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 with Mitigation Incorporated:** Potential sources of light associated with the project would consist of typical sources of lighting associated with a residential development including lighting from the newly constructed residences, and vehicles traveling to and from the project site. Although trees and vegetation are normally associated with new residential development, no landscaping plans have been submitted to date. Nevertheless, construction and occupation of 1 new lot is not expected to increase light or glare to levels above typical single-family residential structures. However, Aesthetics mitigation measures would require exterior lighting to be directed downward and away from adjacent properties and public/private right-of-way to prevent excessive light spillover. With the implementation of these mitigation measures lighting impacts would be less than significant.

Aesthetics 1: A The change in ambient nighttime light levels on the project site, and the extent to which project lighting would spill off the project site and affect adjacent light-sensitive areas, would determine whether the project could adversely affect nighttime views in the area. Project lighting could create a potentially significant adverse environmental impact due to substantial new light and glare on neighboring properties.

Aesthetics 2: Prior to submittal of a building permit, a Lighting Plan shall be submitted for review and approval of CDD. At a minimum, the plan shall include the following measures:

- a) All outdoor lighting, including façade, yard, security, and streetlights, shall be oriented down, onto the project site or road.
- b) Back shields or functionally similar design elements shall be installed on every lighting pole to reduce lighting from spilling off site, and to ensure that lighting remains within the project site.

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.
- Contra Costa County Code, Title 8. Zoning Ordinance.
- Milani & Associates, 2025. *Tentative Parcel Map*.

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

SUMMARY:

- a) **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-40 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-40 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*.

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 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 (PM₁₀ 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 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.

- 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

- Milani & Associates, 2025. *Tentative Parcel Map*.
- Milani & Associates, 2025. *Improvement Plans*.
- 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*.

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 with Mitigation Incorporated:** 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 1.9-acre site is located in Diablo and includes a single-family residence built in 1979, residential accessory buildings and structures, and an approximately 400-foot long driveway. The site is surrounded on all sides by existing residences. Vegetation in this area consists of ruderal grassland with Redwoods, Raywood Ashes, California Pepper Trees, Cedars, Olive Trees (*Olea europaea*), a Blue Spruce a Cottonwood Tree, and a Pear Tree located throughout the property; all planted trees when the property was developed. Neighboring parcels are fully developed single-family residential properties. However, **the accessory buildings and trees within the project area could be used for nesting by a variety of passerine and other avian species, or bats. Thus, the demolition of these buildings or removal of trees from the subject property with the development of the project could have an adverse environmental impact on nesting or foraging birds, raptors, or bats.** Consequently, the applicant is required to implement the following mitigation measures.

Biological Resources 1: If project-related activities that require tree removal take place during the nesting season (February through August), an avian pre-construction survey for nesting passerine birds and raptors (birds of prey) within the project site and the trees within the adjacent riparian area shall be conducted by a qualified Avian Biologist no more than 14 days prior to the commencement of the tree removal or project-related activities. If any bird listed under the Migratory Bird Treaty Act (MBTA) is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified Avian Biologist (with consultation of the California Department of Fish and Wildlife (CDFW)) to protect the nesting site. The distance shall be determined by a qualified Avian Biologist. The nest site(s) shall be monitored by a qualified Avian Biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), a qualified Avian Biologist shall determine if the project can proceed without further regard to the nest site(s). Prior to issuance of a building or grading permit, the CDD shall determine if project construction-related activities will take place during the nesting season, and if so, the avian preconstruction survey, and any incidental materials, shall be reviewed and approved by the CDD.

Biological Resources 2: If project construction-related activities, including demolition and/or tree removal, take place during seasonal periods of bat activity (April 15 through August 31 and October 15 through February 28), a bat habitat assessment shall be conducted by a qualified Biologist that has 1) at least two years of experience conducting bat surveys that resulted in detections for relevant species, such as pallid bat, with verified project names, dates, and references, and 2) experience with relevant equipment used to conduct bat surveys. The habitat assessment shall be conducted no more than 14 days prior to the commencement of site clearing or project-related activities to determine presence of bat roosting or maternal colonies.

For tree removal, the habitat assessment shall include a visual inspection of potential roosting features of trees to be removed (e.g., cavities, crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

If no roosting or maternal colonies are observed, a letter report confirming absence shall be prepared by a qualified Bat Biologist, and no further avoidance measures should be required. If bat roosting sites and/or maternal colonies are found, then the bats shall not be disturbed without a pre-approved strategy prepared and implemented by a qualified Bat Biologist (with consultation of the California Department of Fish and Wildlife (CDFW)). Prior to issuance of a demolition, building or grading permit, the CDD shall determine if project construction-related activities will take place during seasonal periods of bat activity, and if so, the bat habitat assessment, and any incidental materials, shall be reviewed and approved by the CDD.

- b) **Less Than Significant Impact:** The nearest riparian habitat area is located roughly 400-feet away from the project site, across the street and behind additional residential properties. 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 Caballo Ranchero Drive. 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 Impact:** 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.

Finally, the project site for the proposed new private road in the same location as the existing driveway, and a new residence for Parcel B is in the same location as an existing detached garage and shed buildings, which already constrains wildlife movement on the site. Thus, the proposed project would have a less than significant impact on nursery sites and would not adversely interfere with wildlife movement corridors.

- 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 construction of a new single-family residence on Parcel B. Accordingly, the onsite trees were assessed in an arborist report prepared by certified arborist Bob Peralta (WE-7150A) dated February 19, 2025. As evaluated in the Report, most of the trees are in poor or fair condition.

In order to accommodate the private access road, civil improvements, and the new residence for Parcel B, the application includes a request for a *Tree Permit* to remove the 21 code-protected

trees and work within the dripline of 22 code-protected trees. The proposed *Tree Permit* will be evaluated by CDD staff pursuant to the Tree Protection and Preservation Ordinance. The Tree Permit will include conditions of approval for the restitution of trees approved to be removed and to require implementing the tree protection measures stated in the project Arborist Report. 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.

Sources of Information

- Contra Costa County 2045 General Plan, Conservation, Open Space, and Working Lands Element.
- Milani & Associates, 2025. *Improvement Plans*.
- Bob Peralta Arbor Consulting, 2025. *Tree Evaluation*.
- 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 1979, and accessory buildings constructed thereafter. Neither the residence nor the site is on the Contra Costa County Historic Resources Inventory, or in the California Register of Historical Resources, or the National Register of Historic Places.
- b-c) **Less Than Significant with Mitigation Incorporated:** 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, but that the proposed project has a low potential for impacting any unrecorded archaeological site(s), and therefore, no further study for archaeological resources is recommended. However, **there is a possibility that buried archaeological resources and/or human remains 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: If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected. A qualified archaeologist certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American Tribe that has requested consultation and/or demonstrated interest in the project shall be contacted to evaluate the significance of the finds and suggest appropriate mitigation(s) if deemed necessary.

Cultural Resources 2: If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts, or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies. Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

Cultural Resources 3: In the event of accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and 5097.98 shall be followed. If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken:

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

Implementation of these mitigation measures would reduce the impact on cultural resources 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](#), 2026. *Contra Costa County Historical Resources Inventory*.
- California Historical Resources Information System, Northwest Information Center, 2025. *CDMS24--00025 /2485 Caballo Ranchero Dr., Diablo/ 195352014 / Lorelyn Carlos*.
- Milani & Associates, 2025. *Improvement Plans*.

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 1.9-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. In addition, the project includes a new private access road and drainage improvements. 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.

- 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 single-family residential development 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

- Milani & Associates, 2025. *Improvement Plans*.
- Contra Costa County, 2025. *Climate Action and Adaptation Plan 2024 Update*.

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 Calaveras fault, which is mapped approximately 3 miles west of the project site; however, because the site is not within the Calaveras 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. Therefore, liquefaction is not a potential hazard for this site.
 - iv) **No Impact:** Figure HS-18 of the General Plan Health and Safety Element shows the house sites to be outside a Landslide Seismic Hazard Zone. Therefore, landslides are not a potential hazard for this site.
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- b) **Less Than Significant Impact:** Any areas that are disturbed during construction of the project would be covered by the proposed improvements or landscaping. Since all areas of the property that will be disturbed will be covered by new structures, pervious and impervious surfaces, or landscaping, the potential for soil erosion or loss of topsoil is less than significant. Additionally, a routine provision for grading permits in Contra Costa County is a submittal requirement for an erosion control plan. This plan is subject to technical review by County Grading Section inspectors. Implementation of an erosion control plan during grading and/or construction activities would ensure that the project results in less than significant impacts on erosion or the loss of topsoil.
 - c) **Less Than Significant Impact:** As previously mentioned, the project site is not located within an area with known geologic hazards. The surrounding area has been extensively developed with single and residential dwellings. There is no evidence in the record indicating that the project site or vicinity consist of an unstable geologic unit, or that the project could result in unstable conditions resulting in landslide, lateral spreading, subsidence, liquefaction or collapse. If approved, the project would require geotechnical investigation of proposed Parcel B to ensure that the future development of this parcel will consider the underlying soil characteristics in the foundation design for a future residence. With appropriate foundation design, and adherence to requirements of applicable residential building codes in effect at the time when building permit applications are submitted, the project would have less than significant impacts in this regard.
 - d) **Less Than Significant Impact:** Expansive soils shrink and swell as a result of moisture changes that can cause heaving and cracking of slabs on grade, pavements and structures founded on shallow foundations. Building damage due to volume changes associated with expansive soils can be reduced by placing slab on select, granular fill, and by use of rigid mat or post tensioned slabs. Data on foundation conditions would be considered for the proposed building site on Parcel B, subject to conservative design and compliance with grading, drainage and foundation design. Further geotechnical analysis is needed when the specific approach to construction is known. It should be recognized that expansive soils are an engineering issue, and not a land use or feasibility issue. Any buildings on the site must give consideration to expansion potential and corrosivity, and building pads that are astride the cut/fill transition (as well as pads that are

astride a geologic contact of expansive claystone/non expansive claystone) may require special foundation design measures. Therefore, with the implementation of geotechnical recommendations for construction on the subject property, the project will not result in significant risks associated with expansive soils.

- e) **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 Impact:** 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. Implementation of the mitigation measures under Cultural Resources 1 would reduce the adverse environmental impact on the unique paleontological resources or geologic features to a less than significant level.

Sources of Information

- Milani & Associates, 2025. *Improvement Plans*.
- Contra Costa County 2045 General Plan, Health and Safety Element.

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, and construction and operation single-family residential development for the project, 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 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 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

- Milani & Associates, 2025. *Improvement Plans*.
- 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*.

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, 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. 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 1979. 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, The Athenian School, a special education school operated by the Contra Costa County Office of Education, is approximately 0.5-mile to the east. 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 1979. 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 16 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:** All construction plans for future development will be subject to the applicable Fire Code that is in effect when the application for a building permit is submitted. Thus, the project would not impair implementation of the emergency response or evacuation plan in the County's EOP.
- g) **Less Than Significant Impact:** The project site is in a high fire hazard severity zone in a local 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 \(ca.gov\)](https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Imz/2025/Hazardous%20Waste%20and%20Substances%20List.aspx), 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](https://www.fire.ca.gov/fire-hazard-severity-zones), 2025. *Calfire, Fire Hazard Severity Zones*.

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 16,000 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 drainage improvements to 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. Therefore, the project's impact on groundwater recharge would be less than significant.

- c) **Less Than Significant Impact (i-iv):** Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. Based on County elevation data, runoff flows toward Caballo Ranchero Drive. According to the plans submitted for the project, proposed modifications to grading and drainage infrastructure are confined to proposed Parcel B. No improvements are proposed for resultant Parcel A. As proposed, stormwater infrastructure for Parcel B would tie-in to existing lines.

The project is anticipated to create more than 5,000 square feet of new impervious surfaces. Therefore, in compliance with Stormwater Management and Discharge Control Ordinance (§1014), and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit and the California Regional Water Quality Board C.3 requirements for storm water design elements, the project would be required to submit a final SCWP and construct C.3-compliant stormwater control facilities, as a condition of approval (memo from County Department of Public Works, December 18, 2025). The stormwater facilities would be installed concurrently with or prior to residential construction. Stormwater treatment planters are proposed which would filter stormwater and reduce the level of surface runoff and pollution resulting from additional runoff. A Preliminary SWCP prepared for the project was submitted for review and was determined to be adequate. A Final SWCP is not required for this project until an application for building permits is submitted. A completed and County-approved Final SWCP prior to construction would ensure that the project will regulate surface runoff in a manner that prevents erosion, siltation and on- or off-site flooding.

The project site does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map.

Therefore, it is anticipated that the project will not impede or redirect flood flows in the area. Therefore, the project's potential for altering drainage patterns or exceeding the capacity of existing or planned stormwater drainage systems in a manner that would result in substantial erosion, polluted runoff, or flooding is less than significant.

- d) **No Impact:** Seiche and tsunami events are generally associated with large bodies or large flows of water. Based on the Contra Costa County Tsunami Hazard Areas map, the subject property is outside of any tsunami hazard area. 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 unincorporated Diablo area as there are no large lakes or reservoirs in the area. The project site is not located within a tsunami zone and is not located within a 100-year or 500-year flood plain or a flood hazard zone. As such, there would be no risk of pollutants being released from the site due to project inundation through flooding, tsunamis, or seiche.
- e) **Less Than Significant Impact:** As discussed in Environmental Checklist Section 10.a above, the 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

- Milani & Associates, 2025. *Improvement Plans*.
- Contra Costa County Code, Title 9, Division 914. *Drainage*.
- County Public Works Department, 2025. *Minor Subdivision MS25-0003 Staff Report and recommended conditions of approval (Carlos/Caballo Ranchero Drive/Diablo/APN 195-352-014)*.
- Contra Costa County 2045 General Plan, Health and Safety Element.
- [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 1.9-acre project site into two smaller parcels and the project includes construction and operation of single-family residential development. The project site is located on Caballo Ranchero Drive within an established residential community in the R-40 Single-Family Residential District in Diablo. Since the land use of the site will remain consistent with the R-40 District, the project will not divide an established community.
- c) **Less Than Significant 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-40 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 street. The project will include drainage improvements to treat runoff prior to connecting to the public storm drain system along Caballo Ranchero Drive. 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 21 trees and work within the dripline of 22 onsite trees to remain protected under the Tree Protection and Preservation Ordinance. Granting of the *Tree Permit* is allowed under the Ordinance and would not be in conflict with the Ordinance.

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.

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. 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 \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(ca.gov\)](https://www.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.

- b) **No Impact:** Residential use of the project site would not generate significant ground borne vibration. Also, development that includes 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 approximately 16 driving miles from the project site, and the nearest public airport is the Oakland International Airport, located approximately 30 driving miles. 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:** Future development of Parcel B will increase the Diablo area population by an estimated three persons, based on the Census 2020 estimate of 2.77 people per household for the 94528 zip code area (Diablo, California). According to the United States Census Bureau, Diablo has an estimated population of 1,255 people, and therefore, the impact of adding three persons to the zip code area would be less than significant.
- b) **No Impact:** The project site for the proposed two-lot subdivision is developed with one existing single-family residence that will remain. There is no need to alter, remove, or otherwise disturb any of the nearby single-family residences to establish the subdivision or develop Parcel B with a new residence in the future. Therefore, the proposed minor subdivision of land would not displace any person or existing housing, nor necessitate the construction of replacement housing elsewhere

Sources of Information

- Milani & Associates, 2025. *Improvement Plans*.
- United States Census Bureau. "Diablo CDP, Place in California, Profile." Accessed in 2026. <https://data.census.gov/all?q=diablo>

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 for the project vicinity are provided by the San Ramon Valley Fire Protection District. Fire protection at the project site would be provided by Fire Station 33 located at 1051 Diablo Road, Danville, approximately 0.7 mile driving distance to the east. If necessary, additional fire protection support would be provided by Fire Station 32 located at 2100 Stone Valley Road, Alamo, approximately 3.6 miles driving distance to the northwest. In correspondence from the Fire Protection District dated February 10, 2025, the Fire District indicated that upon review of the application submittal, it was found that all applicable requirements have been satisfied. In addition, as detailed in the comment letter for the proposed project from the Fire District, the project is required to comply with the California Building Code, and applicable Contra Costa County Ordinances that pertain to emergency access, fire suppression systems, and fire detection/warning systems. Furthermore, prior to the issuance of building permits, the construction drawings would be reviewed and approved by the Fire District. All new dwelling units will be equipped with an automatic fire suppression sprinkler system. As a result, potential impacts of the proposed project relating to fire protection would be less than significant.
- b) **Less Than Significant Impact:** Police protection and patrol services in the Diablo area and the project vicinity are provided by the Contra Costa County Sheriff's office. 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 5 miles driving distance to the northwest of the project site. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. The project for a two-lot minor subdivision proposes the development of a new single-family residence on proposed Parcel B, and an existing residence would remain on proposed Parcel A. As discussed in the Population and Housing section of this study, the addition of one new dwelling unit would minimally increase the population and would thus not impact the County's ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. Thus, the proposed project will not result in the need for new or expanded police protection facilities or services in the County or the Diablo area.
- c) **Less Than Significant Impact:** The San Ramon Valley Unified School District (SRVUSD) provides public education services from kindergarten to 12th grade to the Diablo neighborhood. Students in this neighborhood would attend the Green Valley Elementary School located at 1001 Diablo Road, approximately 0.7 mile driving distance west of the project site, Los Cerros Middle School located at 968 Blemer Road, approximately 1.1 miles driving distance to the wesr, and Monte Vista High School located at 3131 Stone Valley Road, approximately 1.9 miles driving distance to the northwest. Green Valley Elementary School has a current enrollment of 503 students from

kindergarten to 5th grade. Los Cerros Middle School has a current enrollment of 483 students from 6th to 8th grade. Monte Vista High School has a current enrollment of 2,168 students from 9th to 12th grade. The minor subdivision with no proposed development would not affect occupancy of the project site. Accordingly, the proposed project would not affect any school.

Based on Census 2020 data, 25.0% of the population of the 94528 zip code area would be under 18 years old and 4.5% of the population would be under 5 years old. Therefore, of the projected three persons living in the future single-family residence on Parcel A, 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) **Less Than Significant Impact:** The closest public parks to the project site include Mount Diablo State Park 1.1 mile to the east (to the Summit Trailhead), Oak Hill Park 1.2 miles to the northwest, the Sycamore Valley Regional Open Space Preserve 2.2 miles to the southeast, and Las Trampas Regional Wilderness 4.2 miles to the west. Mount Diablo State Park receives 700,000 visitors each year and consists of almost 20,000 acres. Given the Census 2020 estimate of 2.77 people per household for the 94528 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.

Additionally, the policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of 3 acres of neighborhood parks per 1,000 people should be maintained within the County. The new residents of the proposed dwelling unit would be expected to increase the use of parks in the surrounding area; however, one additional residence would result in a less than significant impact on park facilities. Additionally, the applicant for the future single-family residence would be required to pay the County mandated park dedication and park impact fees collected to fund the acquisition and development of parks in Contra Costa County to serve unincorporated County residents.

- e) **Less Than Significant Impact:**

Libraries: The Contra Costa Library operates 26 facilities in Contra Costa County, including the Danville Library, located at 400 Front Street, approximately 2.7 miles driving distance to the southwest of the project site. The project 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 Diablo area. The closest public health facilities to the project site are the Concord Public Health Clinic, located at 2355 Stanwell Circle, approximately 15 miles driving distance northwest of the site, and the Concord Health Center, located at 3052 Willow Pass Road, approximately 15 miles driving distance to the northwest. Future 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.

- Contra Costa County 2045 General Plan, Growth Management 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.*
- [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) **Less Than Significant Impact:** Given the small scale of the project, potentially resulting in one new single-family residence, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. In addition, the applicant for the future residential building permit would be required to pay the County mandated park impact fee collected to fund the acquisition and development of parks and recreational facilities in Contra Costa County. Therefore, the project would have a less than significant impact on neighborhood and regional parks and their recreational facilities.
- b) **No Impact:** The project does not propose the construction of new recreational facilities or the expansion of existing facilities. Therefore, the project will have no impact in this regard.

Sources of Information

- Contra Costa County 2045 General Plan, Public Facilities and Services Element.
- Milani & Associates, 2025. *Improvement Plans*.

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 Caballo Ranchero Drive. 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 94528 zip code area, the future development would have a less than significant effect on public transit, bicycle facilities, 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 Caballo Ranchero Drive. Residential development of the project site would continue to use the Caballo Ranchero Drive 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. 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 Caballo Ranchero Drive. 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*.
- Milani & Associates, 2025. *Improvement Plans*.

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, no historical resources are known to exist on the project site. Therefore, impacts to a historical resource as defined in Public Resources Code section 5020.1(k) is considered less than significant.
- b) **Less Than Significant with Mitigation Incorporated:** 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, 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 and paleontological resources and/or disturbance of human remains during project construction would be potentially significant impacts.**

Tribal Cultural Resources 1: Inadvertent discovery of Tribal Cultural Resources: If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 100 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the entity in consultation with the consulting Tribe(s), determines that the resource is a Tribal Cultural Resource and thus significant under CEQA, the entity shall retain a Tribal representative and, if applicable, a qualified archaeologist, at the applicant's expense, to prepare a mitigation plan, which shall be implemented in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for Tribal Cultural Resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, or heritage recovery.

Tribal Cultural Resources 2: Inadvertent discovery of human remains: If human remains are encountered during construction and ground disturbing activities, all work within 100 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native

American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human, shall be treated as potential human remains and the appropriate protocols followed. The archaeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist's assessment, a report should be prepared documenting methods and results, as well as the MLD's recommendations regarding the treatment of the human remains and any associated funerary objects. The report should be submitted to the lead government agency, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity either; in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the entity, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance.

Implementation of Cultural Resources 1-3, and the Tribal Cultural Resources 1-2 (as recommended by the Confederated Villages of Lisjan Nation) would reduce the impacts to less than significant levels.

Sources of Information

- Contra Costa County 2045 General Plan, Conservation, Open Space, and Working Lands Element.
- The Confederated Villages of Lisjan Nation, Standard Tribal Cultural Resources Mitigation Measures received via email on May 25, 2026.
- Milani & Associates, 2025. *Improvement Plans*.

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 16,000 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. There has been no indication from the water company that the existing public water infrastructure would have insufficient water supplies to serve the project, or that the project would have a significant impact on the public water infrastructure during dry, and multiple dry years.
- 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 existing single-family residence on Parcel A already being served, 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, 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.
- Milani & Associates, 2025. *Improvement Plans*.
- [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*.

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

SUMMARY:

- a) **Less than Significant Impact:** As discussed in Environmental Checklist Section 9.g, the project site is in a high fire hazard severity zone in a local responsibility area. Consequently, any development of 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. 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. Parcel B is vacant but would be developed with a single-family residence. Prior to construction, 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:** A Stormwater Control Plan (SWCP) with C.3 compliant storm water controls including pervious areas, bio-retention basins, and storm drains that would collect storm water was prepared for the project. The C.3 measures would decrease the amount of surface runoff discharged from the site by metering the outflow. The County Public Works Department has reviewed the applicant's preliminary SWCP and determined that it is preliminary complete. Furthermore, future development of the project site would be reviewed and approved by the SRVFPD, and compliance with all Fire Protection District requirements. Therefore, any temporary or ongoing impacts to the environment due to wildfires would be less than significant.

Sources of Information

- Milani & Associates, 2025. *Improvement Plans*.
- [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*.

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 this Initial Study, the project to subdivide the property into 2 lots and construct a dwelling unit on Parcel B, and other associated improvements, may impact the environment related to Aesthetic, Air Quality, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources, but would be reduced to a less than significant level with the adoption of the mitigation measures that are specified in the respective sections of this initial study. Thus, the measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures.
- b) **Less Than Significant Impact:** The proposed subdivision project would not create substantial cumulative impacts. Following subdivision, a private access road and drainage improvements would be installed, 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 Diablo area. Based on the United States Census Bureau estimates, the population of the Diablo area could increase by three persons, which would be less than one percent of the estimated 1,255 persons estimated for the Diablo 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 that 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.