



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, August 4, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccouny-us.zoom.us/j/83831039285>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 2a. STACY HAGERSTRAND/BUILD-TEK INC. (Applicant) - 55 HOWE ROAD INVESTORS LLC (Owner), County File CDLP20-02048: The applicant requests approval of a Land Use Permit / Development Plan to legalize an existing contractor's yard for the storage of construction equipment. The applicant proposes minor project improvements, including modifications to the existing security fence and frontage improvements located in the right-of-way at the southwest corner of Pacheco Boulevard and Howe Road. The project site is located at 0 Catalpa Street at the southwest corner of Pacheco Boulevard and Howe Road in the Martinez area of unincorporated Contra Costa County. (Zoning: R-B Retail Business District) (Assessor's Parcel Numbers: 375-243-005, -006, -007, and -008) (Continued from 07.21.2025) GF [25-3051](#)

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. ADVANCE TELECOM, INC. (Applicant & Owner), County File CDLP23-02008: The applicant requests Land Use Permit approval to establish a contractor's yard for a low voltage pipeline and traffic control contractor on a 1.22-acre corner lot fronting Bethel Island Road at Stone Road. The contractor specializes in fiber optics, asphalt restoration and traffic control. The yard would be used for overnight parking for 11 to 13 light/medium duty field vehicles, and for the storage of materials and equipment (e.g. trailers, cable spools, conduit, vault enclosures, etc.). The project site consists of a +13,760 square-foot paved area near the property's Bethel Island Road frontage for parking, as well as a +22,275-square-foot compacted gravel area east of the paved area providing additional parking and equipment/material storage areas. The proposed contractor's yard would serve as a morning meeting place for the contractor and their employees. Employees would visit the site every morning, parking their personal vehicles on site within the designated employee off-street parking area before leaving the site in a company truck to travel to the day's jobsite. An existing 260-square-foot office building would be used for the contractor or employees to perform administrative office duties, or to hold morning meetings with construction employees. The project does not propose any new buildings or structures and would not require any employees to be on site full-time. The subject property is located at 6130 Bethel Island Road, in the Bethel Island area of unincorporated Contra Costa County. (APN: 031-093-033, Zoning: R-B Retail Business District, -CE Cannabis Exclusion and -FH Flood Hazard Combining Districts) AV [25-3052](#)

Attachments: [01 CDLP23-02008 Findings and COAs_ZA](#)
[02 Maps and Plans](#)
[03 Agency Comments](#)
[04 LP23-2008 ISMND_draft 09.05.24](#)
[05 CDLP23-02008 MMRP](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 18, 2025.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3051

Agenda Date: 8/4/2025

Agenda #: 2a.

Project Title:	Build-Tek Inc. Contractor's Yard Land Use Permit / Development Plan
County File(s):	CDLP20-02048
Applicant/Owner:	Stacy Hagerstrand/Build-Tek Inc. (Applicant) / 55 Howe Road Investors LLC (Owner)
Zoning/General Plan:	R-B Retail Business District / CO Commercial
Site Address/Location:	0 Catalpa Street at the southwest corner of Pacheco Boulevard and Howe Road in the Martinez area of unincorporated Contra Costa County (Assessor's Parcel Numbers: 375-243-005, -006, -007, and -008)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Sections 15301, Existing Facilities
Project Planner:	Grant Farrington, Planner III (925) 655-2868 grant.farrington@dcd.cccounty.us
Staff Recommendation:	Approve (See Section III for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit / Development Plan to legalize an existing contractor's yard for the storage of construction equipment. The applicant proposes minor project improvements, including modifications to the existing security fence and frontage improvements located in the right-of-way at the southwest corner of Pacheco Boulevard and Howe Road.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff

recommends that the Zoning Administrator:

- A. FIND that the project is categorically exempt from CEQA under Section 15301 of the CEQA Guidelines.
- B. APPROVE the Build-Tek Inc. Land Use Permit / Development Plan to legalize the existing contractor's yard, based on the attached findings and subject to the attached conditions of approval.
- C. APPROVE a certificate of compliance for four parcels that comprise that project site.
- D. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. BACKGROUND

At the June 16, 2025 meeting, the Zoning Administrator opened the public hearing then continued the item to the July 21, 2025 Zoning Administrator meeting as an open public hearing, in order to provide the applicant additional time to address specific concerns regarding noise and dust impacts from the project that were raised by an adjacent property owner. Subsequently, the applicant and the neighbor submitted correspondence to staff that addressed the concerns in advance of the hearing. At the July 21, 2025 meeting the item was continued as an open public hearing to the August 4, 2025 Zoning Administrator meeting due to scheduling conflicts with the parties involved. No additional public testimony was received at the July 21, 2025 meeting.

There are no revisions to the project plans and the project is subject to the conditions of approval (COA) that were attached to the staff report from the June 16, 2025 Zoning Administrator meeting including COAs #6, and #10 through #15 which pertain to operational hours, vehicle noise and emissions as well as efforts to reduce impacts on surrounding properties.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3052

Agenda Date: 8/4/2025

Agenda #: 3a.

Project Title:	Bethel Island Road Contractor's Yard
County File Number:	CDLP23-02008
Applicant:	Advance Telecom, Inc.
Owner:	Advance Telecom, Inc.
Zoning/General Plan:	Retail Business (R-B) District, Cannabis Exclusion (-CE) & Flood Hazard (-FH) Combining Districts / Commercial (CO)
Site Address/Location:	6130 Bethel Island Road, Bethel Island, CA 94511 (APN: 031-093-033)
California Environmental Quality Act (CEQA) Status:	Mitigated Negative Declaration, SCH #2024090613
Project Planner:	Adrian Veliz, (925) 655-2879
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests a Land Use Permit approval to establish a contractor's yard for a low voltage pipeline and traffic control contractor on a 1.22-acre corner lot fronting Bethel Island Road at Stone Road. The contractor specializes in fiber optics, asphalt restoration and traffic control. The yard would be used for overnight parking of 11 to 13 light/medium duty field vehicles, and for the storage of materials and equipment (e.g. trailers, cable spools, conduit, vault enclosures, etc.). The project site consists of a $\pm 13,760$ square-foot paved area near the property's Bethel Island Road frontage for parking, as well as a $\pm 22,275$ -square-foot compacted gravel area east of the paved area providing additional parking and equipment/material storage areas. The proposed contractor's yard would serve as a morning meeting place for the contractor and their employees. Employees would visit the site every morning, parking their personal vehicles on site before leaving the site in a company truck to travel to the day's jobsite. An existing 260-square-foot office building would be used for the contractor or employees to perform administrative office duties, or to hold morning meetings with construction employees. The project does not propose any new buildings or structures and would not require any employees to be on site full time.

II. RECOMMENDATION

The Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

- A. ADOPT the Mitigated Negative Declaration/Initial Study (MND) SCH 2024090613, consisting of the September 5, 2024 draft MND, and the September 5, 2024 Mitigation Monitoring and Reporting Plan (MMRP), based on the attached findings; and specify that the Department of Conservation and Development (located at 30 Muir Road, Martinez, CA) is the custodian of the documents and other materials, which constitute the record of proceedings upon which this decision is based.
- B. APPROVE the Land Use Permit (County File CDLP23-02008) authorizing the establishment of a contractor's yard on the subject property, based on the attached findings and subject to the attached conditions of approval.
- C. DIRECT staff to file a Notice of Determination with the County Clerk.

III. **GENERAL INFORMATION**

- A. General Plan: The subject property is located within the Commercial (CO) General Plan land use designation.
- B. Zoning: The subject property is located within the R-B Retail Business (R-B) District, a Cannabis Exclusion (-CE) Combining District, and a Flood Hazard (-FH) Combining District.
- C. California Environmental Quality Act (CEQA) Compliance: A draft Mitigated Negative Declaration was prepared and published for the application. The public review period for the draft MND started on September 6, 2024 and ended on September 26, 2024. The draft MND is included as Attachment 4. CDD staff did not receive any comments on the adequacy of the draft MND in response to the publication of the draft.
- D. Lot Creation: The project site consists of Lot 16 and a portion of Lot 33 of the Farrar Park subdivision, the final map for which was recorded on April 1, 1944. The property was recognized as a legal lot with the issuance of Land Use Permit #84-2008.

E. Previous Applications:

- 1. CDUV18-00022: A property use verification for the purpose of establishing administrative office space for a delivery company within an existing building on the subject property.
- 2. CDLP17-02033: A Land Use Permit, approved by the Zoning Administrator on September 18, 2017, authorizing the installation of a "Welcome to Bethel Island" sign, located within the Bethel Island Road right-of-way adjacent to the subject property.
- 3. CDLP84-02008: A land use permit, approved by the Zoning Administrator on June 28,

1984, authorizing the construction of a boat storage building on an existing boat sales yard.

IV. SITE/AREA DESCRIPTION

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

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

V. PROJECT DESCRIPTION

The applicant requests Land Use Permit approval to establish a contractor's yard for a low voltage pipeline and traffic control contractor on a 1.22-acre corner lot fronting Bethel Island Road at Stone Road. The contractor specializes in fiber optics, asphalt restoration and traffic control. The yard would be used for overnight parking of 11 to 13 light/medium duty field vehicles, and for the storage of materials and equipment (e.g. trailers, cable spools, conduit, vault enclosures, etc.). The project site consists of a $\pm 13,760$ square-foot paved area near the property's Bethel Island Road frontage for parking, as well as a $\pm 22,275$ -square-foot compacted gravel area east of the paved area providing additional parking and equipment/material storage areas. The graveled area includes a 75' x 8' area designated for storage of materials, and a 54' x 13' area designated for the storage of equipment. Additionally, three strong box containers for hand tools are proposed immediately east of the existing building.

The site plan includes striped parking for 11 paved standard size employee parking stalls near the site's Bethel Island Road frontage and an additional 16 oversized parking spaces (6 paved, 10 graveled) along the site's Stone Road frontage. Additionally, three cargo containers

The proposed contractor's yard would serve as a morning meeting place for the contractor and their employees. Employees would visit the site every morning, parking their personal vehicles on site before leaving the site in a company truck to travel to the day's jobsite. An existing 260-square-foot office building would be used for the contractor or employees to perform administrative office duties, or to hold morning meetings with construction employees. The project does not propose any new buildings or structures and would not require any employees to be on site full time.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on February 22, 2023 to a number of public agencies, including Building Inspection Division, Transportation Planning, Application and Permit Center Floodplain Staff, Environmental Health Division of the Health Services Department, Traffic and Flood Control Divisions of the Public Works Department, Contra Costa County Fire Protection District, Bethel Island Municipal Improvement District, California Historical Resources Information System, Bethel Island Municipal Advisory Council, and the Contra Costa Mosquito and Vector Control District. Agency comments received by staff are included in Attachment 3. Following are summaries of the agency comments received.

- A. Application & Permit Center (APC) Floodplain Staff: In a returned agency comment request form dated April 3, 2023, APC floodplain staff advised that the existing structure on site is located within a special flood hazard zone (Flood Zone AE). The response further advises that any remodeling of the existing structure, or new construction within the flood zone will be subject to the Floodplain Management Ordinance and will require the prior issuance of a Floodplain permit.
- B. Contra Costa Environmental Health (CCEH) - Division of Health Services Department: In a letter dated February 27, 2023, CCEH staff provided comments advising of requirements for permits from the CCEH for any activities relating to well or soil boring, new septic systems or abandonment of existing septic systems, new freshwater wells or abandonment of existing wells, and recycling of construction materials. CCEH staff comments also recommend that the project be served by public sewer and public water.
- C. Public Works Traffic Division: In a returned Agency Comment Request form dated March 6, 2023, public works staff advised of criteria that will be utilized to calculate applicable area of benefit (AOB) fees for the project.

- D. Contra Costa County Fire Protection District (CCCFPD): In a letter dated March 21, 2023, CCCFPD staff provided preliminary comments advising of applicable requirements pertaining to site access and water supply for fire protection. The comments also note that flammable or combustible liquid storage tanks may not be located on site without obtaining approval and necessary permits from the district. If the project is approved, the applicant will be required to obtain a land development permit from the fire to verify compliance with access and water supply requirements noted in these comments.
- E. Transportation Planning: In a memo dated March 23, 2023, Transportation Planning staff advised that the project would not require a Transportation analysis for Vehicle Miles Travelled (VMT) or a Transportation Demand Management Plan (TDM) given nature and scale of the project. The comments further advise of applicable requirements for the provision of bicycle parking and electric vehicle (EV) parking.
- F. California Historical Resources Information System (CHRIS): In a letter dated March 21, 2023, CHRIS staff advised that their archive does not include any records of previous cultural resource field survey's which included the project site. The comments recommend further archaeological study and consultation with local Native American tribes.
- G. Contra Costa Mosquito and Vector Control District (CCMVCD): In a returned Agency Comment Request form dated March 16, 2023, CCMVCD staff advised that the applicant should employ measures necessary to ensure no creation or maintenance of a public nuisance as defined by California Health and Safety Code §2002. It is further advised that the stored materials/equipment should not hold stagnant water in excess of 24 hours.
- H. Bethel Island Municipal Advisory Council (MAC): The project proposal was discussed by the Bethel Island MAC during their monthly meeting held on April 11, 2023. Upon review of the project proposal, the MAC voted to recommend approve the Land Use Permit by a vote of 4-1. The MAC did not request the inclusion of any project conditions as part of their recommendation.

VII. ENVIRONMENTAL REVIEW

A draft Mitigated Negative Declaration/Initial Study (State Clearinghouse Number SCH 2024090613) was prepared and published on September 6, 2024. The draft MND is included as Attachment 4. Potentially significant impacts were identified in the draft MND, including potential impacts to air quality; accidental discovery of buried archaeological and paleontological resources, and human remains; and noise impacts. The public review period for the draft MND started on September 6, 2024, and ended on September 26, 2024. During the public review period, staff did not receive any correspondence regarding the adequacy of the draft MND.

A Mitigation Monitoring Program was prepared based on the mitigation measures

recommended in the draft MND. The Mitigation Monitoring and Reporting Program (MMRP) is included as Attachment 5. If approved, the MND mitigation measures would apply to the Land Use Permit as Conditions of Approval.

VIII. STAFF ANALYSIS

- A. **Appropriateness of Use:** The site involves a commercial land use within a property designated for commercial land uses, located along Bethel Island Road in the Bethel Island area of unincorporated Contra Costa County. The section of Bethel Island Road in the vicinity of the project consists of a commercial strip serving residents and recreationists visiting the area. Lands along this commercial-oriented strip are generally within zoned Retail-Business (R-B), in which various land uses are permitted including residential, church, commercial, retail, and restaurants. The proposed project is consistent with the commercial-oriented land uses that are prevalent along this stretch of Bethel Island Road. The subject property has been used previously as a boat sales yard, and the small existing building on site has most recently been utilized as an administrative office. Thus, the project site has historically been utilized for commercial land uses similar to that proposed under this land use permit. Since the proposed project involves a land use that is consistent with permitted land uses in the R-B zoning district in which the project is located, and is compatible with the surrounding commercial land uses in the area, the project would be appropriate and harmonious with the area.
- B. **General Plan Consistency:** The Stronger Communities Element of the Contra Costa County 2045 General Plan includes 13 regional policies for the Bethel Island area. These policies primarily pertain to the protection of open space and levee systems, limiting residential growth, and supporting locally-serving businesses. The project does not conflict with any of the Bethel Island area policies as it is not residential in nature and would not affect a levee or open-space designated lands. The subject property has a Commercial (CO) General Plan land use designation. The CO designation allows for a broad range of commercial uses typically found in smaller scale neighborhood, community, and thoroughfare commercial districts, including retail and personal service facilities, limited office, and financial uses. The proposed project would continue the established commercial use of the subject property. The use is allowed within the CO designation and no changes to existing improvements are proposed that would change the consistency with the land use designation standards applicable to the CO designation (floor area, lot coverage, building height). The designation does restrict floor area ratio (FAR), however, given the sparsely developed nature of the project and the lack of additional structural development, the project has no potential to exceed the 1.0 FAR limitation.

The project is not located along or within proximity to any routes of regional significance, as

mapped on Figure TR-1 within the Transportation Element of the 2045 General Plan. Additionally, use of the project site as a secure storage area for equipment and a small number of vehicles would expectedly result in a marginal increase in traffic demand on nearby roadways. The project would not alter any public roadways, nor does it involve any work encroaching within a public right-of-way. The project has no potential to conflict with transportation policies within the 2045 General Plan.

The project involves a commercial use which does not propose the demolition of existing housing units, or new structural development. Neither the project site nor its surroundings are identified within the Housing element for the targeted development of residential units. Considering the nonresidential nature of the project, there is no potential for conflict with Housing Element policies.

Additionally, the project is located within the "legal delta" as defined by the Delta Protection Act. Consequently, the project is subject to Delta and Shoreline Resource Policies (Policies COS-P9.1 through COS-P9.9) specified within the Conservation, Open Space, and Working Lands Element of the County's 2045 General Plan. However, since the project is located outside of the primary zone of the Delta, is not near a shoreline, and does not affect freshwater flow into or through the delta, the project has no potential for conflict with any of these policies.

- C. **Zoning Consistency:** The subject property is located within the R-B Retail Business (R-B) District and has previously been developed in general accordance with the district's development standards and the County Zoning Ordinance. The project would utilize an existing small office building meeting all development standards in terms of front setback, side yards, and building height. Additionally, the proposed land use for a contractor's yard is conditionally permitted within R-B districts upon the issuance of a Land Use Permit. No new structural development is proposed in connection with this project. Thus, the proposed project would be in conformance with the R-B district.
- D. **Site Plan Analysis:** The project site plan includes the continued use of an existing 260 square-foot building near the center of the lot for office space and morning personnel meeting area. An adjacent paved 13,670-square-foot parking area fronting Bethel Island Road would be striped with eleven off-street parking spaces for employees. Recycled aggregate base rock would be installed over an easterly portion of the lot which would be used for storage of equipment of materials. The site plan includes 16 oversized parking spaces (12' x 30') along the northern property boundary (fronting Stone Road) for the storage of eleven trucks and five additional equipment trailers on site. The perimeter of the contractors yard will be secured by a 6' tall security fence, with 12" barbed wire on top.
- E. **Off Street Parking:** The County off-street parking ordinance does not contain standards for this specific land use. The most similar land use specified in section of the off-street parking

ordinance is that of Mini (self) Storage Section (82-16.406[a][15]), which requires one space per every 350 s.f. of gross floor area of the office at the facility, or three spaces, whichever is greater. Based on this standard, the contractor's yard would be required to provide a minimum of three spaces.

Considering the project includes the storage of work trucks on site, and the use of these trucks requires employees to commute to the site and leaving their personal vehicles on the premises when departing in said work trucks, the number of off-street parking spaces provided exceeds the minimum required three spaces, commensurate with the number of work trucks stored. The eleven employee parking spaces (10' x 18') will adequately serve the contractor's yards off-street parking needs.

The off-street parking for the facility would be located in the paved area of the project site along the Bethel Island Road frontage. The interior circulation plan will provide for one way drive aisles throughout the yard. The minimum drive-aisle width of 25 feet is required for interior circulation adjacent to those spots perpendicular with the northern/southern property boundaries. Given the project site has a frontage width of 138 feet, and the only development on site is a 13' x 20' wide building, the project site can easily accommodate the required 25'-wide drive-aisles throughout the project interior. The drive-aisle for angled parking spaces labeled employee parking #7-11, requires a minimum 20' width which is provided on the site plan.

Based on the above discussion, the project plan demonstrates consistency with the off-street parking ordinance in terms of number/dimensions of spaces provided, and provides adequate drive aisle widths consistent with said ordinance. The project is conditioned to install four-foot wide planter or landscaped areas along those portions of the off-street parking areas fronting public roadways. As conditioned, the project is consistent with the County's off-street parking ordinance.

IX. CONCLUSION

Staff recommends the Zoning Administrator approve County File #CDLP23-02008, subject to the attached conditions of approval.

Attachments:

1. Findings and Conditions of Approval
2. Maps and Plans

3. Agency Comments
4. MND SCH2024090613
5. Mitigation Monitoring and Reporting Program

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP23-02008; ADVANCE TELECOM, INC (APPLICANT & OWNER)

FINDINGS

A. Land Use Permit Findings

1. ***Required Finding: The proposed project shall not be detrimental to the health, safety and general welfare of the County.***

Project Finding: The project includes the establishment of a contractor's yard on sparsely improved lot within a property designated for commercial land use. The primary function of the project is to provide secure storage for vehicles, equipment, and materials relating to the operation of a low voltage pipeline and traffic control contractor. The materials to be stored on site consist of wire spools, conduit, underground vault enclosures, light/medium duty work trucks, tools, and equipment trailers. The project does not entail the storage of any hazardous materials on site, nor would the property be used for purposes which may pose a hazard to nearby people or property. Additionally, the contractor's yard is a commercial activity that is permitted within the Retail-Business (R-B) zoning district in which the project is located. Thus, the project is consistent and compatible with surrounding land uses and would not expectedly result in any objectionable activities that would negatively affect the health or safety of any surrounding businesses or individuals.

2. ***Required Finding: The proposed project shall not adversely affect the orderly development within the County or the community.***

Project Finding: The project does not include any structural development or substantive modifications to the subject site. Future activities involving new construction or alterations to the existing building on site will be subject to review by Building Inspection Division staff and Fire Protection District staff to ensure that such modifications comply with current provisions of the California Building Code and California Fire Code. Considering that the project is consistent with commercial uses permitted by the County zoning ordinance, the operation of the contractor's yard would not expectedly effect orderly development within the county.

Required Finding: The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County.

Project Finding: The activities of the contractor's yard will not adversely affect the preservation of property values. This business is within an area zoned for commercial uses and is adjacent to various commercial types along an established commercial strip. Since the project is compatible with zoning ordinance and its surroundings, there is no expectation for the project to result in adverse effects which are detrimental to the preservation of the property values within the County. The commercial activity generated by the contractor would expectedly add to the existing tax base, rather than adversely affecting it.

3. ***Required Finding: The proposed project as conditioned shall not adversely affect the policy and goals as set by the General Plan.***

Project Finding: The establishment of the business would allow for productive use of an underutilized property. The primary use of the subject site will be an outdoor storage yard for a low-voltage pipeline and traffic control contractor. This land use is clearly consistent with the Commercial general land use designation and thus, no conflict exists with the policies and goals of the General Plan in terms of land use. The Stronger Communities Element of the Contra Costa County 2045 General Plan includes 13 regional policies for the Bethel Island area. These policies primarily pertain to protection of open space and levee systems, limiting residential growth, and supporting locally-serving businesses. The project does not conflict with any of the Bethel Island area policies as it is not residential in nature and would not affect a levee or open-space designated lands. Additionally, the project is located within the "legal delta" as defined by the Delta Protection Act. Consequently, the project is subject to Delta and Shoreline Resource Policies (Policies COS-P9.1 through COS-P9.9) specified within the Conservation, Open Space, and Working Lands Element of the County's 2045 General Plan. However, since the project is located outside of the primary zone of the Delta, is not near a shoreline, and does not affect freshwater flow into or through the delta, the project has no potential for conflict with any of these policies. Therefore, it will not adversely affect the policies and goals as set by the General Plan

4. ***Required Finding: The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community.***

Project Finding: The primary business activity on the site will be the provision of secure outdoor storage areas for equipment and vehicles associated with a low voltage pipeline and traffic control contractor. The contractor's yard would generally be unmanned, and the project does not require any processes or work activities occurring onsite which, thus limiting the potential for noise, dust, odors on site becoming a nuisance in the neighborhood. The yard will be secured to prevent unauthorized access to the site via site lighting that is directed downward to minimize light spill-over onto adjoining properties, and chain link security fence with barbed wire. The operation of a relatively small contractor's yard within a commercial strip along Bethel Island road is a project of a type and scale that is unlikely to create a nuisance or enforcement problem.

5. ***Required Finding: The proposed project as conditioned shall not encourage marginal development within the neighborhood.***

Project Finding: No physical development is included in the project, as the building and storage areas shown on the site plan already exist. Nothing in the record suggests that the project could encourage marginal development within the neighborhood.

6. ***Required Finding: That special conditions or unique characteristics of the subject property and its location or surroundings are established.***

Project Finding: The subject site has previously been utilized as a boat storage yard, which is substantially similar to the outdoor storage use approved under this permit. The sparsely developed nature of the project site is conducive to this type of land use, which involves the storage of bulky equipment and vehicles. Vehicular access to the site exists via an existing driveway fronting Bethel Island Road, and the surrounding area has been improved with sidewalk, curb and drainage improvements. The site does not include any special topography or unique characteristics. The surrounding properties are also developed and do not include any special uses and characteristics.

B. Environmental Findings

Following are the findings required pursuant to the California Environmental Quality Act (CEQA) to adopt a Mitigated Negative Declaration/Initial Study for the project, prior to the approval of a project.

1. A draft Mitigated Negative Declaration/Initial Study (MND), State Clearinghouse Number SCH 2024090613, was prepared for Land Use Permit CDLP23-02008 on September 5, 2024. The public review period for the draft MND started on September 6, 2024, and ended on September 26, 2024. No comment letters or emails were received during the public review period for the draft MND.
2. On the basis of the whole record before it the Zoning Administrator finds that:
 - There is no substantial evidence that the project with the identified mitigation measures will have a significant effect on the environment;
 - MND SCH 2024090613 reflects the County's independent judgement and analysis;
 - The MND is adequate and complete; and
 - The MND has been prepared in compliance with the California Environmental Quality Act and the State and County CEQA guidelines.
3. A Mitigation Monitoring and Reporting Program has been prepared, based on the identified significant environmental impacts and mitigation measures in MND SCH 2024090613. The mitigation measures in the Mitigation Monitoring Program are included in the project Conditions of Approval.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP23-02008

Land Use Permit Approval

1. Land Use Permit #CDLP23-02008 is APPROVED to allow a contractor's yard as generally shown in the plans received March 25, 2024, by the Department of Conservation and Development, Community Development Division, based on the following documents, and subject to the conditions below:
 - Application and materials received on February 21, 2023.
 - Revised architectural plans received May 10, 2023.
 - Applicant's statement summarizing business operations received May 10, 2023.

Application Costs

2. The Land Use Permit application was subject to an initial deposit of \$5,500.00 that was paid with the application submittal, plus time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the approval date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. If you owe additional fees, a bill will be sent to you shortly after permit issuance in the event that additional fees are due.
3. Prior to the issuance of building permits for the change in building occupancy, or within 60 days of the approval date of this permit, whichever occurs first,

General Provisions

4. Any deviation from or expansion beyond the limits of this permit may necessitate the filing and approval of a request for modification of the Land Use Permit approval.
5. The applicant shall obtain building permits for all work related to the occupancy change. The applicant shall submit plans with a code analysis documenting that the proposed change of occupancy is compatible with the existing type of construction.
6. Exterior appearance of the existing building and perimeter fencing shall be maintained in good order and free of graffiti at all times.

Off-Street Parking

7. This approval does not authorize the installation of any signage for the contractor's yard. Any signage proposed subsequent to this approval should be consistent with other signs along this portion of Bethel Island Road and shall be designed in accord with the County's Sign Ordinance. No internal illumination shall be incorporated into the design of any signage.
8. Prior to the issuance of building permits for the change in building occupancy, or within 60 days of the approval date of this permit, whichever occurs first, the applicant shall submit a landscaping plan for CDD staff review, depicting a minimum 4-foot-wide planter or landscaped areas between all parking areas fronting public roadways. The landscaping plan shall include documentation demonstrating compliance with the State Model Water Efficient Landscape Ordinance (MWEL0).
9. All off-street parking areas shall be striped prior to the initiation of the approved land use.
10. Interior driveway aisles shall be a minimum of 25' in width throughout the site, with the exception of the drive aisle accessing employee parking stalls #7 through #11, for which drive aisle width shall be at least 20'.
11. The operator of the contractor's yard shall provide a minimum of two (2) short-term and two (2) long-term bicycle parking spaces, as specified in section 82-16.412 of the County's off-street parking ordinance. Compliance with bicycle parking requirements shall be verified by CDD staff prior to CDD stamp approval of construction plans for the change of occupancy, or within 60 days of this approval, whichever occurs first.

Hazardous Materials

9. The project applicant/or owners and operators of businesses on the site shall obtain all required permits and follow all applicable regulations regarding the use, storage and disposal of hazardous materials and shall conduct their operations in compliance with such permits and regulations.

Mitigation Measures

Cultural Resources/Tribal Cultural Resources

10. The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included on all construction plans: **CUL-1**
 - a) All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance

activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies. If the cultural resource is also a tribal cultural resource (TCR) the representative (or consulting) tribe(s) will also require notification and opportunity to consult on the findings.

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

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

Construction Air Quality

11. The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans: **AIR QUALITY-1**

- a) All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
- e) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- f) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- g) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- h) Replant vegetation in disturbed areas as quickly as possible.
- i) All vehicle speeds on unpaved roads shall be limited to 15mph.
- j) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- k) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- l) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- m) Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Construction Noise

12. The applicant shall comply with the following restrictions and requirements, which shall be stated on the face of the construction drawings: **NOI-1**

- A. 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)
Presidents' Day (State and Federal)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Day (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (State and Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For 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 \(sos.ca.gov\)](https://sos.ca.gov)

- B. Transportation of heavy equipment (e.g. graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M., and is prohibited on Federal and State Holidays. This restriction does not apply to typical material and equipment delivery or grading activities. **NOI-2**
- C. The applicant shall require their contractors and contractors to fit all internal compustion 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. **NOI-3**
- D. The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities. **(NOI-4)**
- E. The applicant shall designate a noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and shall maintain a log of complaints, which shall be available for review by County staff upon request. **NOI-5**
- F. Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood

notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place, and identifying those in attendance. **NOI-6**

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

ADVISORY NOTES

ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.

- A. NOTICE OF OPPORTUNITY TO PROTEST FEES, ASSESSMENTS, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

Pursuant to California Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations or exactions required as part of this project approval. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and must be delivered to the Community Development Division within a 90-day period that begins on the date that this project is approved. If the 90th day falls on a day that the Community Development Division is closed, then the protest must be submitted by the end of the next business day.

- B. Additional requirements may be imposed by the following agencies and departments:

- Public Works Department
- Department of Conservation and Development, Grading Division
- Building Inspection Division
- Contra Costa County Fire Protection District
- Health Services Department
- Bethel Island Municipal Improvement District

The Applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.

- C. Further development of the parcel may need to comply with the latest Stormwater Management and Discharge Control Ordinance (§1014) and Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This compliance may require a Stormwater Control Plan and an Operations and Maintenance Plan prepared in accordance with the latest edition of the Stormwater C.3 Guidebook. Compliance may also require annexation of the subject property into the Community Facilities District

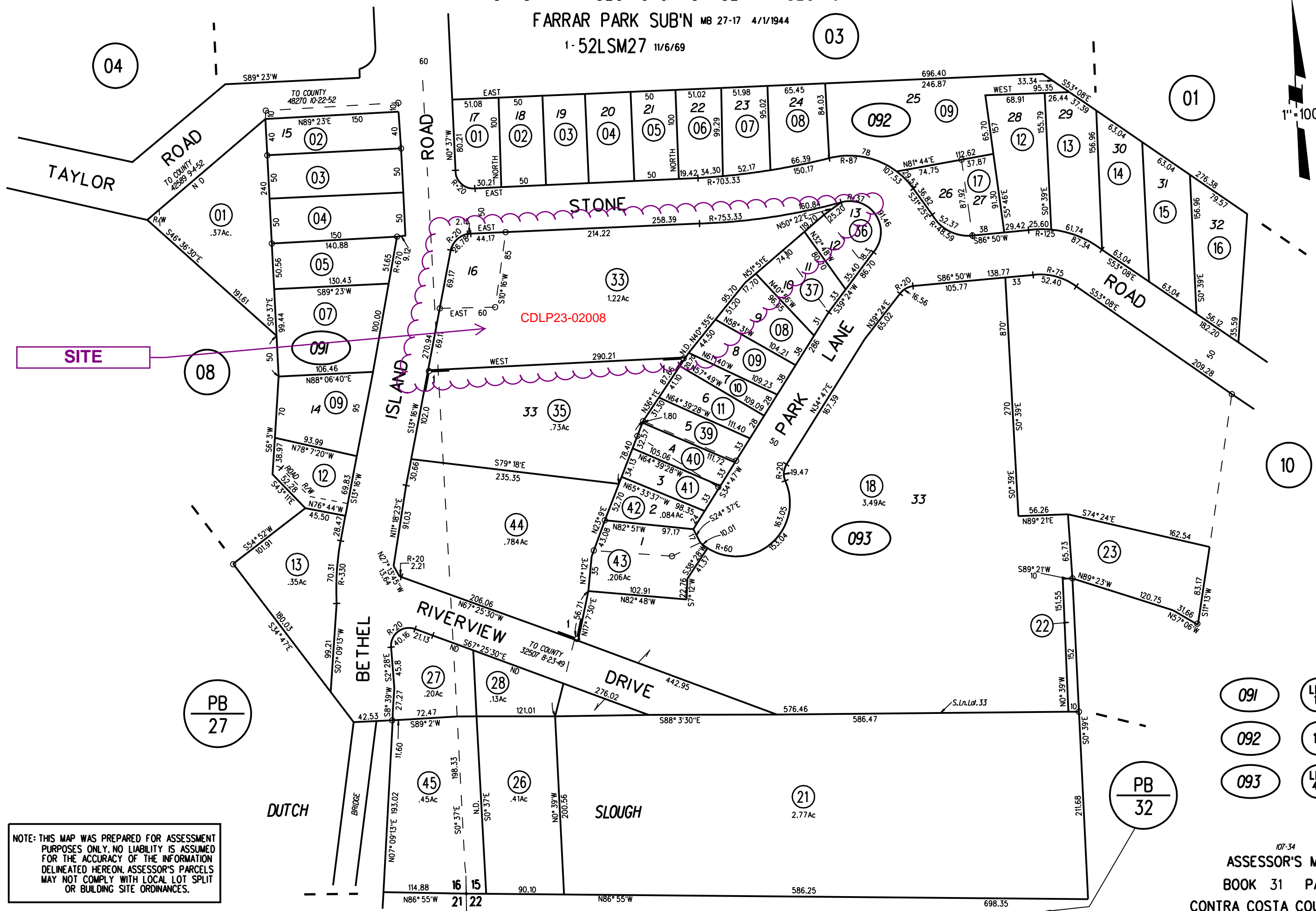
2007-1 (Stormwater Management Facilities) and entering into a standard Stormwater Management Facilities Operation and Maintenance Agreement with Contra Costa County.

POR SW 1/4 SEC 15 & POR SE 1/4 SEC 16

FARRAR PARK SUB'N MB 27-17 4/1/1944

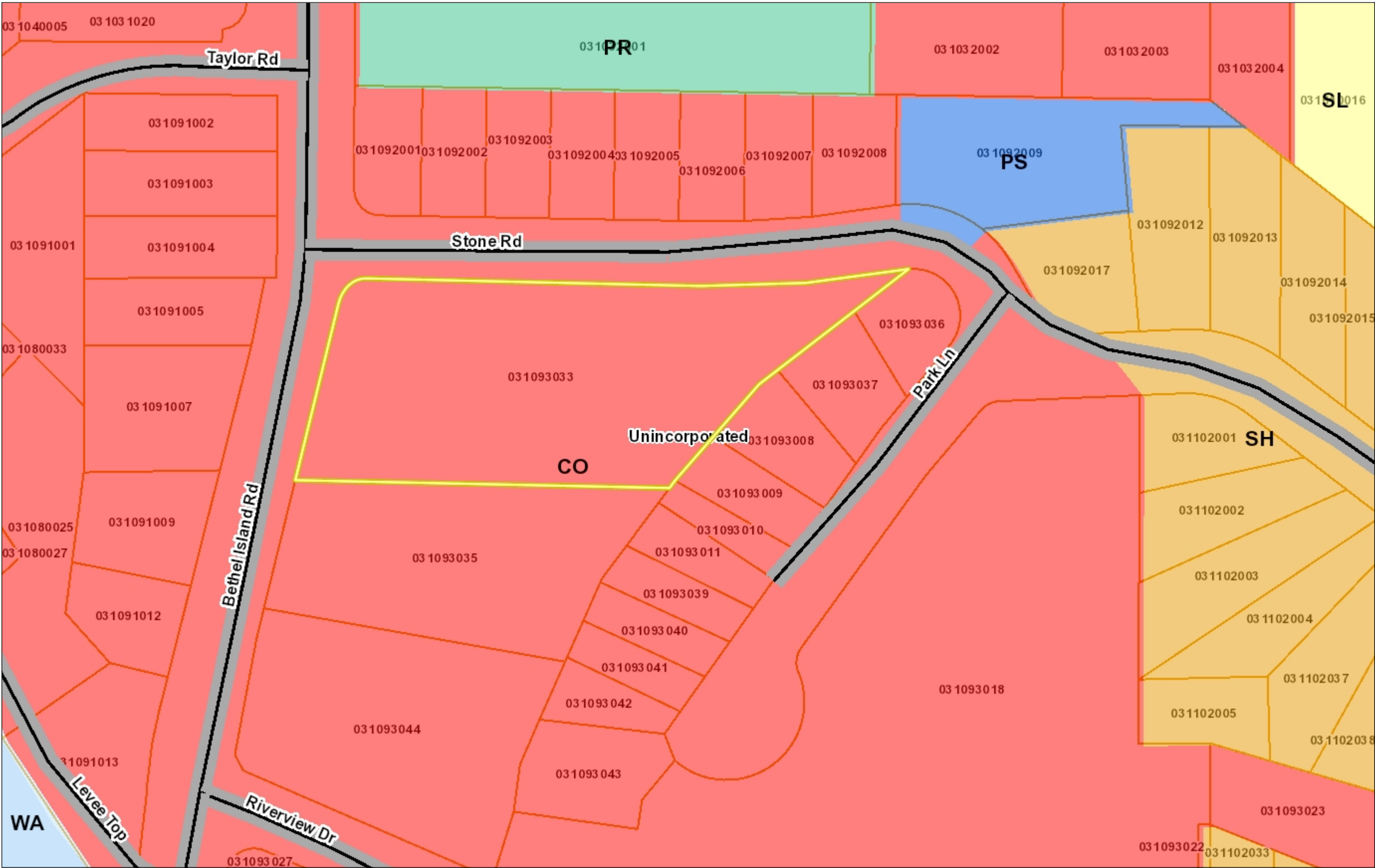
1-52LSM27 11/6/69

1"=100'



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

- 091 LLA 13 01/30/12
- 092 17 12/14/07
- 093 LLA 45 01/30/12



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- General Plan**
- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lc
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off
- CR (Commercial Recreation)
- ACO (Airport Commercial)

1: 1,128



0.0 0 0.02 0.0 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Notes
Contra Costa County -DOIT GIS

Zoning: R-B, -CE, -FH



Legend

City Limits

Unincorporated

Highways

Highways Bay Area

Streets

Zoning

R-6 (Single Family Residential)

R-6, -FH -UE (Flood Hazard and A

R-6 -SD-1 (Slope Density Hillside I

R-6 -TOV -K (Tree Obstruction anc

R-6, -UE (Urban Farm Animal Excl

R-6 -X (Railroad Corridor Combinir

R-7 (Single Family Residential)

R-7 -X (Railroad Corridor Combinin

R-10 (Single Family Residential)

R-10, -UE (Urban Farm Animal Exc

R-12 (Single Family Residential)

R-15 (Single Family Residential)

R-20 (Single Family Residential)

R-20, -UE (Urban Farm Animal Exc

R-40 (Single Family Residential)

R-40, -FH -UE (Flood Hazard and A

R-40, -UE (Urban Farm Animal Exc

R-65 (Single Family Residential)

R-100 (Single Family Residential)

D-1 (Two Family Residential)

D-1 -T (Transitional Combining Dist

D-1, -UE (Urban Farm Animal Excl

M-12 (Multiple Family Residential)

M-12 -FH (Flood Hazard Combining

M-17 (Multiple Family Residential)

M-29 (Multiple Family Residential)

F-R (Forestry Recreational)

F-R -FH (Flood Hazard Combining I

F-1 (Water Recreational)

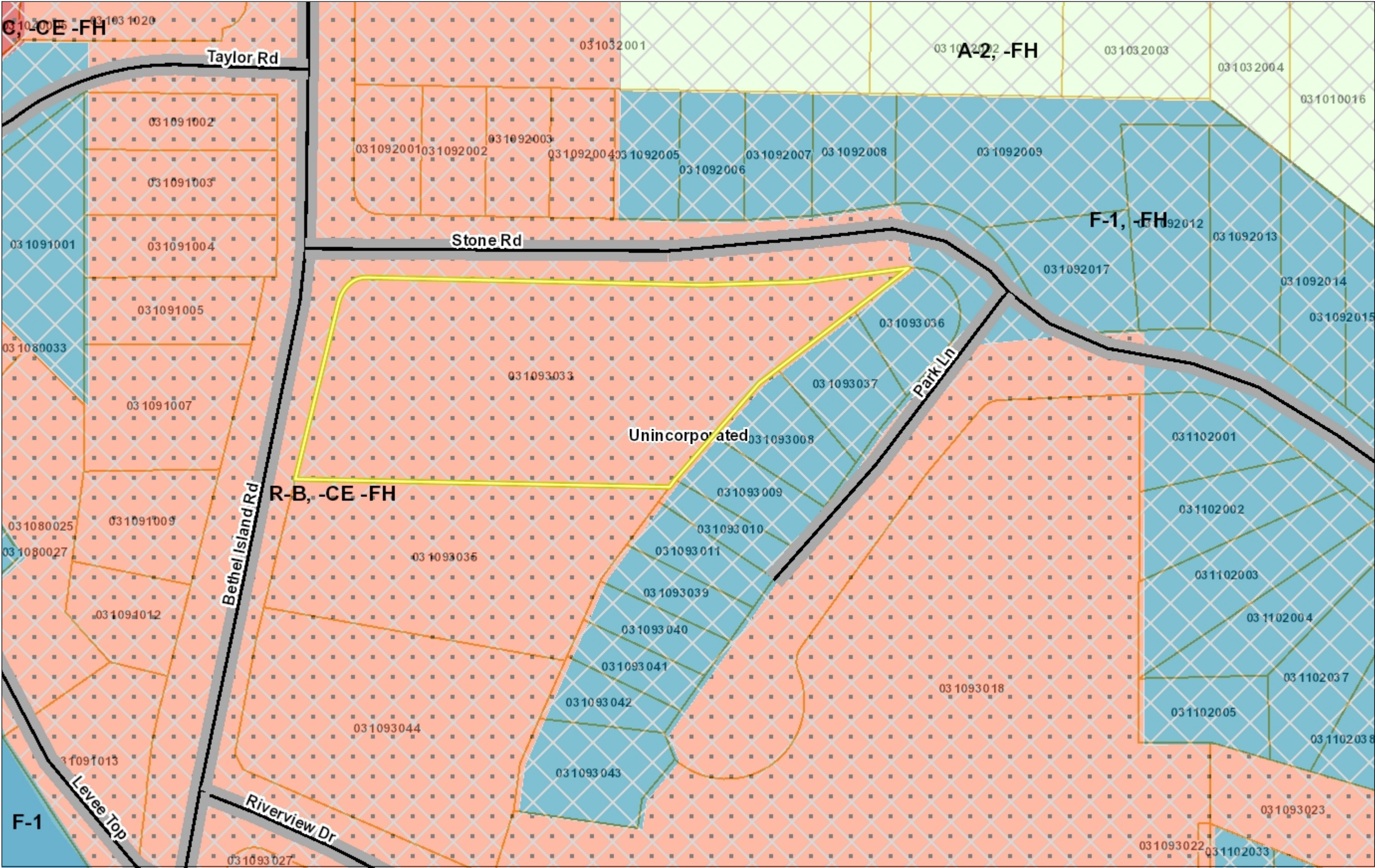
F-1 -FH (Flood Hazard Combining I

A-2 (General Agriculture)

A-2, -BS (Boat Storage Combining I

A-2, -BS -SG (Boat Storage and So

1: 1,128



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Contra Costa County -DOIT GIS



Legend

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

1: 1,128



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Contra Costa County -DOIT GIS

RECEIVED on 05/10/2023 **CDLP23-02008**
By Contra Costa County
Department of Conservation and Development

REVISED PLANS

6130 Bethel Island Rd
Bethel Island, CA 94511



SCOPE OF WORK:
SHOW CONDITION OF CONTRACTOR YARD 1.20 ACRES, LOCATION OF CAMERAS,
LIGHTING, FENCE TYPE, LOCATION OF EQUIPMENT, VEHICULAR CIRCULATION,
STORAGE LOCATION BASED ON THE SITE OPERATION

- INDEX
- A.0 COVER PAGE
 - A.1 SITE PLAN
 - A.2 PRELIMINARY GRADING AND DRAINAGE PLAN
 - A.3 OFFICE ELEVATIONS
 - A.4 FENCES ELEVATIONS

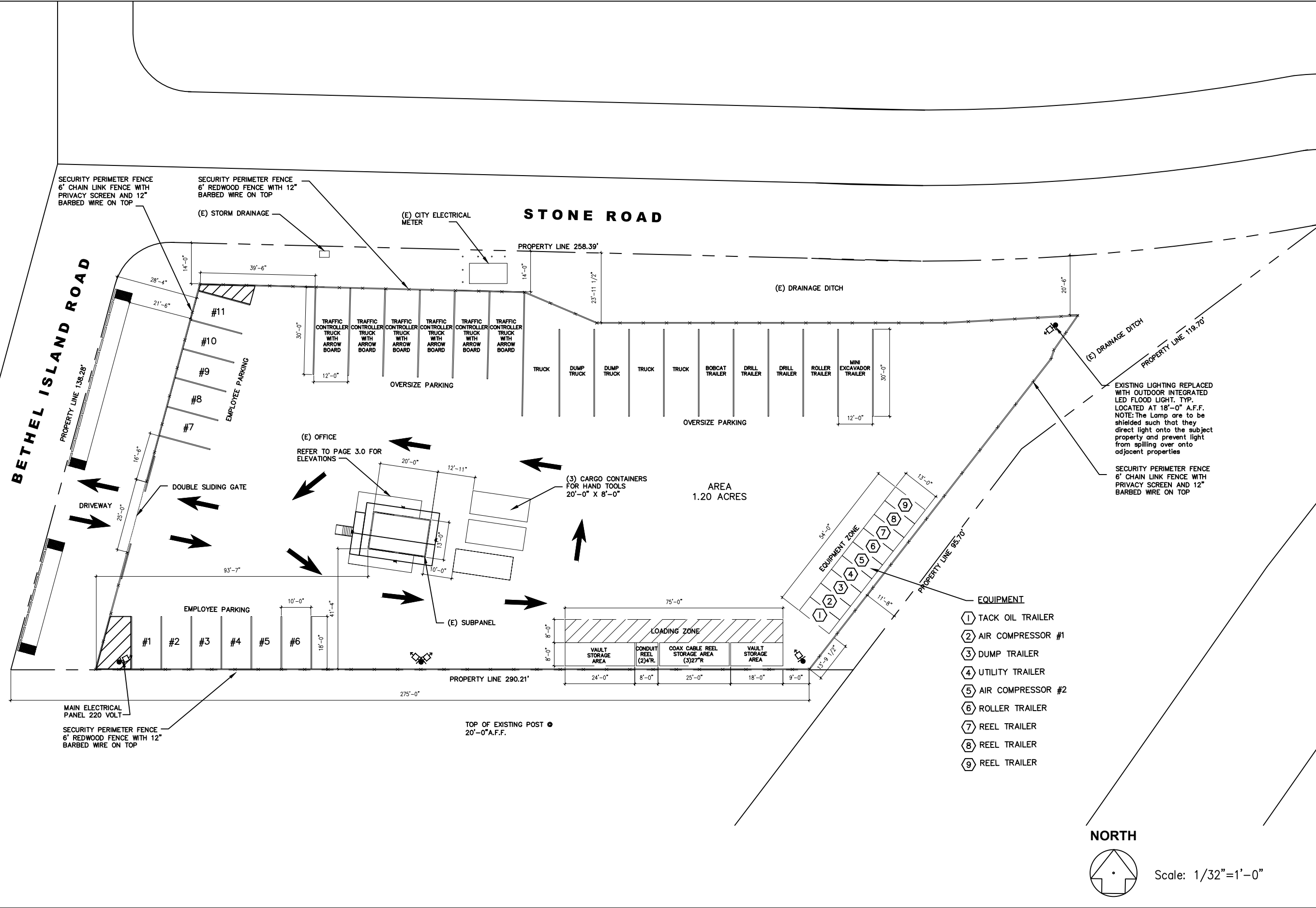
ADVANCE
TELECOM, INC

MAY 1, 2023

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

COVER SHEET

A.0



ADVANCE
TELECOM, INC

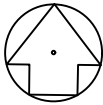
MAY 1, 2023

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

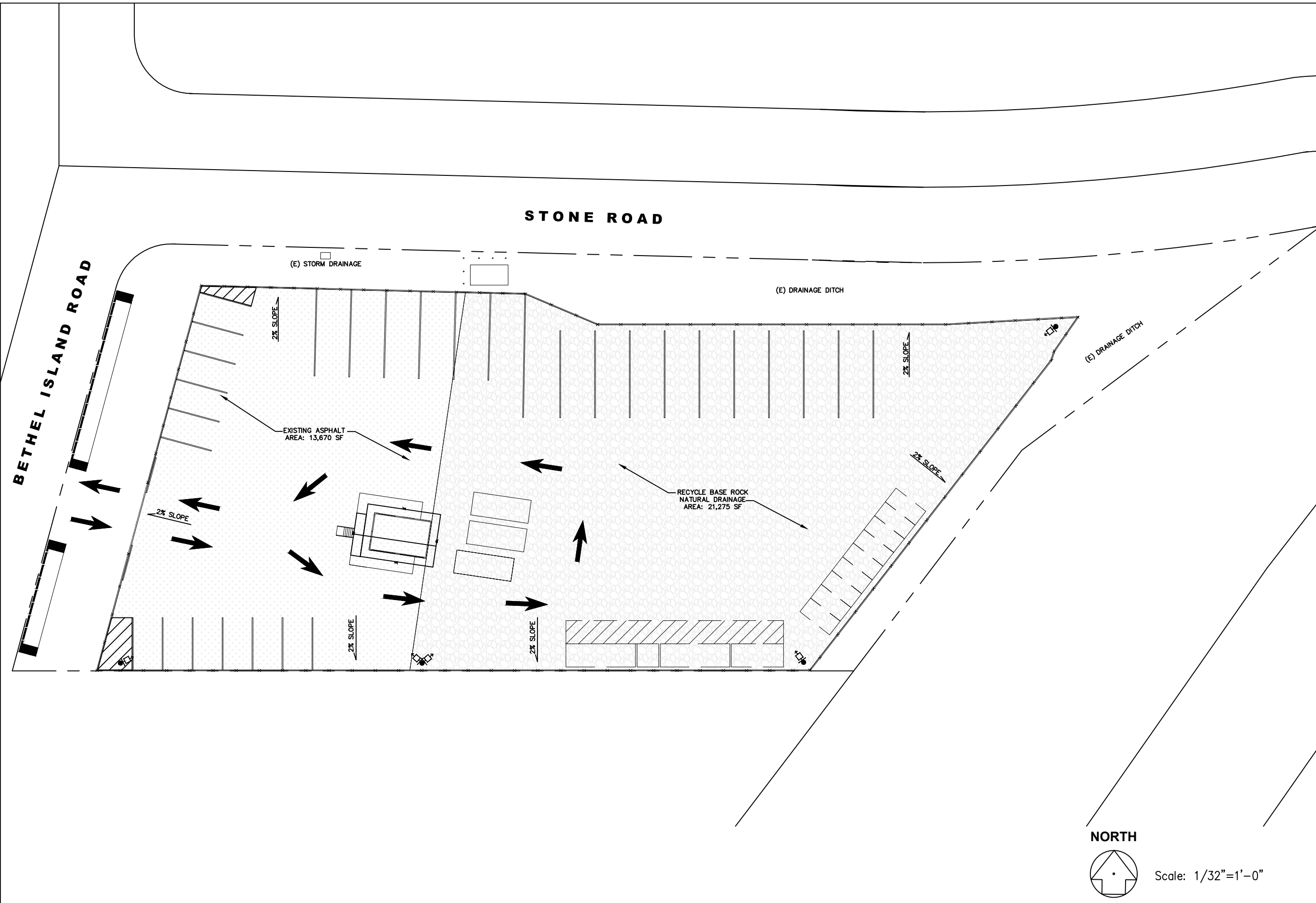
SITE PLAN

A.1

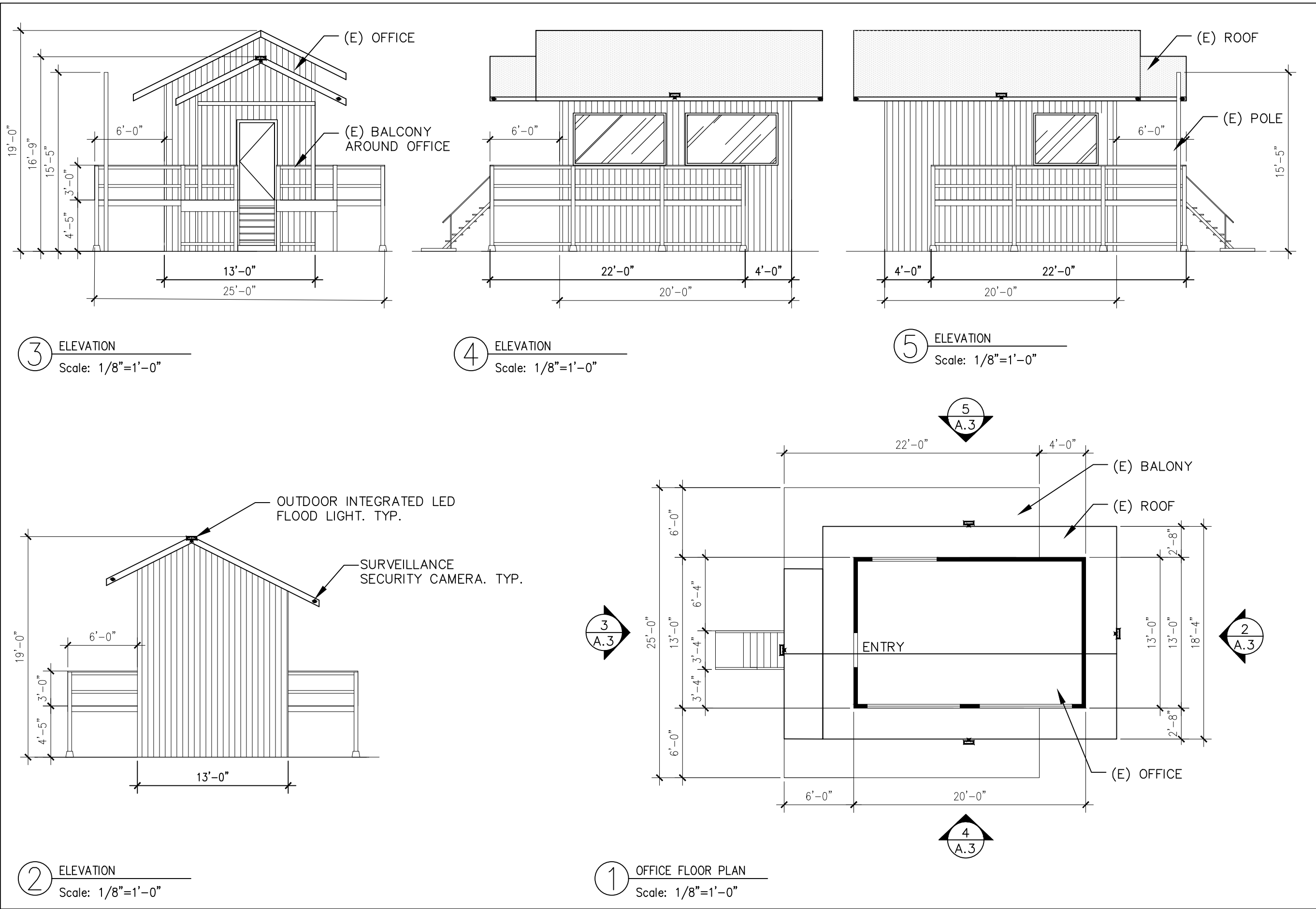
NORTH



Scale: 1/32"=1'-0"



ADVANCE TELECOM, INC	
MAY 1, 2023	
Project Address: 6130 Bethel Island Rd. Bethel Island, CA 94511	
PRELIMINARY GRADING AND DRAINAGE PLAN	
A.2	



ADVANCE TELECOM, INC	
MAY 1, 2023	
Project Address:	6130 Bethel Island Rd. Bethel Island, CA 94511
OFFICE ELEVATIONS	
A.3	

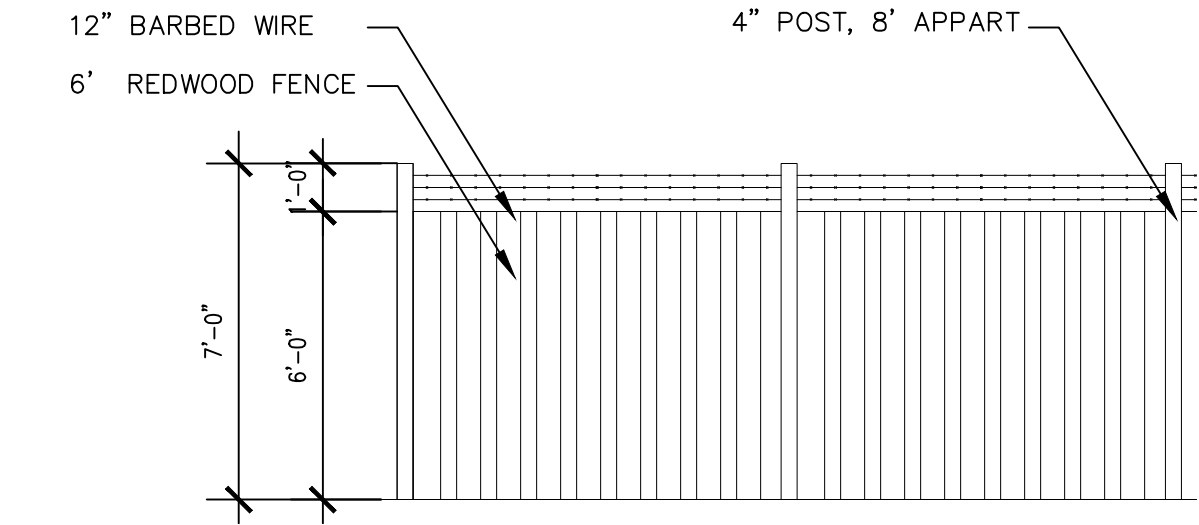
ADVANCE
TELECOM, INC

MAY 1, 2023

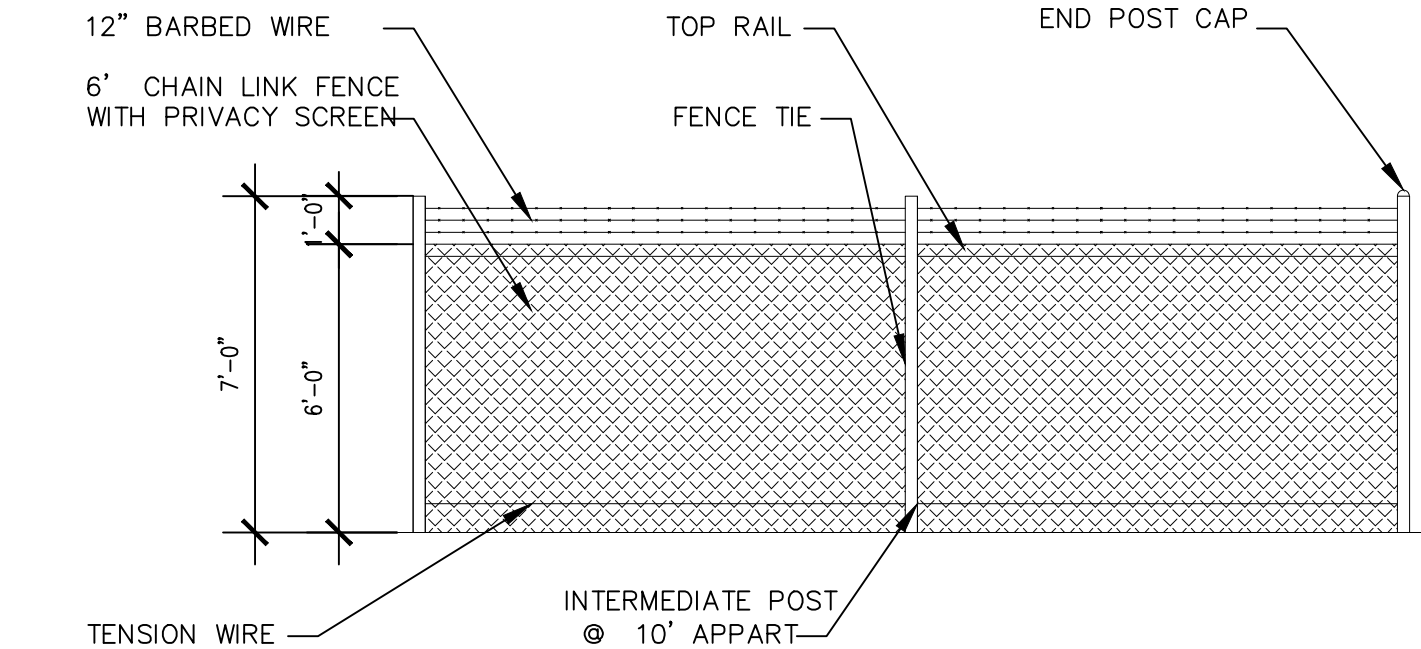
Project Address:
6130 Bethel Island Rd.
Bethel Island, CA 94511

FENCES ELEVATIONS

A.4



② TYP. ELEVATION OF REDWOOD FENCE
Scale: 1/4"=1'-0"



① TYP. ELEVATION OF THE CHAIN LINK FENCE
Scale: 1/4"=1'-0"



AGENCY COMMENT REQUEST

Date _____

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☐ Building Inspection ☐ Grading Inspection
☐ Advance Planning ☐ Housing Programs
☐ Trans. Planning ☐ Telecom Planner
☐ ALUC Staff ☐ HCP/NCCP Staff
☐ APC PW Staff ☐ County Geologist

HEALTH SERVICES DEPARTMENT

☐ Environmental Health ☐ Hazardous Materials

PUBLIC WORKS DEPARTMENT

☐ Engineering Services (1 Full-size + 3 email Contacts)
☐ Traffic
☐ Flood Control (Full-size) ☐ Special Districts

LOCAL

☐ Fire District _____
 ☐ San Ramon Valley – (email) rwendel@srvfire.ca.gov
 ☐ Consolidated – (email) fire@cccfdp.org
 ☐ East CCC – (email) brodriguez@cccfdp.org
☐ Sanitary District _____
☐ Water District _____
☐ City of _____
☐ School District(s) _____
☐ LAFCO
☐ Reclamation District # _____
☐ East Bay Regional Park District
☐ Diablo/Discovery Bay/Crockett CSD
☐ MAC/TAC _____
☐ Improvement/Community Association **BIMID**
☐ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

☐ CHRIS (email only: nwic@sonoma.edu)
☐ CA Fish and Wildlife, Region 3 – Bay Delta
☐ Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner _____

Phone # _____

E-mail _____

County File # _____

Prior to _____

* * * * *

We have found the following special programs apply to this application:

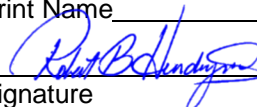
☐ Active Fault Zone (Alquist-Priolo) **Liquefaction**
☐ Flood Hazard Area, Panel # _____
☐ 60-dBA Noise Control
☐ CA EPA Hazardous Waste Site
 High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None ☐ Below ☐ Attached

Print Name _____

Signature  _____

DATE _____

Agency phone # _____

ANNA M. ROTH, RN, MS, MPH
HEALTH SERVICES DIRECTOR
MATTHEW S. KAUFMANN
DEPUTY HEALTH DIRECTOR
JOCELYN STORTZ, MS, REHS
ENVIRONMENTAL HEALTH DIRECTOR



CONTRA COSTA
ENVIRONMENTAL HEALTH
2120 Diamond Boulevard, Suite 100
Concord, California 94520
Ph (925) 608-5500
Fax (925) 608-5502
www.cchealth.org/eh/

February 27, 2023

Contra Costa Department of Conservation and Development
Community Development Division
Attn: Adrian Veliz
30 Muir Road
Martinez, CA 94553-4601

RE: CDLP23-02008 – Application For Land Use Permit To Establish A Contractor's
Yard And Office In Existing Building
6130 Bethel Island Road, Bethel Island, CA
APN: 031-093-033
Service Request #: SR0020723

Dear Mr. Veliz:

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. The following are our comments [if the project is served by public sewer and public water]:

1. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
3. If a septic system is utilized on this property, then CCEH must be contacted to perform an evaluation and give clearance before any building permit is issued. That septic system would be required to meet current standards, including disposal field replacement area.
4. If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
5. It is recommended that the project be served by public sewer and public water.



6. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.
7. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 608-5538.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Eric Fung', is written over a horizontal dotted line.

W. Eric Fung, REHS
Environmental Health Specialist II

WEF:tf



AGENCY COMMENT REQUEST

Date February 22, 2023

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

✓ Building Inspection Grading Inspection
 Advance Planning Housing Programs
 ✓ Trans. Planning Telecom Planner
 ALUC Staff HCP/NCCP Staff
 ✓ APC PW Staff County Geologist

HEALTH SERVICES DEPARTMENT

✓ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services (1 Full-size + 3 email Contacts)
 ✓ Traffic
 ✓ Flood Control (Full-size) Special Districts

LOCAL

✓ Fire District _____
 San Ramon Valley – (email) rwendel@srvfire.ca.gov
 ✓ Consolidated – (email) fire@cccfd.org
 East CCC – (email) brodriguez@cccfd.org

✓ Sanitary District IRONHOUSE SANITARY
 ✓ Water District Bethel Island Municipal Improvement District
 City of _____
 School District(s) _____
 LAFCO
 Reclamation District # _____
 East Bay Regional Park District
 Diablo/Discovery Bay/Crockett CSD
 ✓ MAC/TAC Bethel Island MAC
 ✓ Improvement/Community Association BIMID
 ✓ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

✓ CHRIS (email only: nwic@sonoma.edu)
 CA Fish and Wildlife, Region 3 – Bay Delta
 Native American Tribes

ADDITIONAL RECIPIENTS

Contra Costa County GSA (groundwater)
 Delta Protection Committee; Delta Stewardship Council

Please submit your comments to:

Project Planner Adrian Veliz
 Phone # 925-655-2879
 E-mail Adrian.Veliz@dcd.cccounty.us
 County File # CDLP23-02008

Prior to March 21, 2023

We have found the following special programs apply to this application:

✓ Active Fault Zone (Alquist-Priolo) Liquefaction
 ✓ Flood Hazard Area, Panel # AE
 ✓ 60-dBA Noise Control
 CA EPA Hazardous Waste Site
 High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

For Transportation Engineering:

Application did not include information on existing use. The applicant should provide a narrative on the existing land use and the number of employees at the property in the pre- and post-project conditions. This information will be used to review traffic impacts and to calculate AOB fees for the ECCRFFA and Bethel Island areas.

Print Name Joe Smithonic, Associate Civil Engineer
 March 6, 2023
 Signature DATE
 Agency phone # (925) 313-2348



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

March 21, 2023

Adrian Veliz
Contra Costa County - Planning
30 Muir Rd
Martinez, CA 94553

Subject: Contractor's yard
6130 Bethel Island Rd
Project # CDLP23-02008
CCCFPD Project No.: P-2023-000964

Dear Adrian Veliz:

We have reviewed the land use permit application to establish a contractor's yard and office (in an existing building) at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), and Local and County Ordinances and adopted standards:

Based on the materials provided the project meets requirements for water from an existing fire hydrant. The yard will need to maintain access for fire response, see requirements below. Any tenant improvement to office will need to be submitted to Fire District as well as building department.

Gate access will need to provide for Fire District access. Knox box or Knox key opener depending on if gate is mechanically operated.

1. Access requirements:

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC

2. Access gate for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.

3. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

4. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations,
Fire apparatus access to include slope and road surface
Elevations of building,
Size of building and type of construction,
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
Striping and signage plan to include "NO PARKING-FIRE LANE" markings
This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

5. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Michael Cameron
Fire Inspector

File: 6130 BETHEL ISLAND RD-PLN-P-2023-000964



**CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road, 2nd Floor
Martinez, CA 94553
Telephone: 925-655-2917**

TO: Adrian Veliz, Current Planning Section

FROM: Jamar Stamps, Transportation Planning Section 

DATE: March 23, 2023

**SUBJECT: Comments on Proposed Contractor's Yard (Bethel Island),
County File LP23-2008, APN: 031-093-033**

Thank you for the opportunity to review the subject project, which includes a proposed contractor's yard with a 500 square-foot office building (existing) on an approximately 1.22-acre site. The project referral was received by the Transportation Planning Section on 2/24/23. Comments from the Transportation Planning section are provided as follows:

1. Vehicle Miles Traveled ("VMT"): The proposed project is anticipated to utilize an existing 500 square-foot office building. The Institute of Transportation Engineers ("ITE") Trip Generation Manual (11th Edition) "General Light Industrial" trip generation code (Code 110) indicates this amount of office space would generate less than 100 daily vehicle trips. The Contra Costa County Transportation Analysis Guidelines provides screening criteria to quickly determine if a proposed project should be expected to prepare a detailed VMT analysis. Projects that generate less than 110 daily vehicle trips are considered to cause a less-than-significant impact under CEQA and would not require further VMT analysis.
2. Parking: Section 82-16.406 of the County Off-Street Parking Ordinance does not have a contractor's yard land use category to estimate the required number of parking spaces. However, based on the project description and type of operation, the "Mini (self) Storage" category is most comparable, which requires *one space per every three hundred fifty square feet of gross floor area of the office at the facility. A minimum of three spaces must be provided.* Based on the site's aerial photo the existing parking spaces should be sufficient.

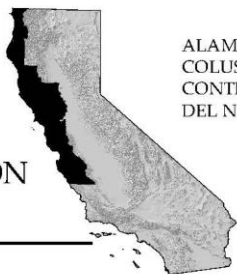
Per Section 82-16.412 (Bicycle parking) the proposed project would need to provide a minimum two short-term and two long-term bicycle parking spaces.

Electric Vehicle ("EV") Parking: Based on the number of required off-street parking spaces, the proposed project would not need to provide EV parking with fully operational electric vehicle service equipment ("EVSE") per County Code Section 74-4.006 (Electric Vehicle Charging), however it should be encouraged.

3. Transportation Demand Management (“TDM”): Given the proposed operation and low number of employees on-site, TDM in accordance with County Code Chapter 82-32 is not required, but should be encouraged.

cc: John Cunningham, DCD
Monish Sen, PWD

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
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MARIN
MENDOCINO
MONTEREY
NAPA
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SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

March 21, 2023

File No.: 22-1319

Adrian Veliz, Project Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553-4601

re: CDLP23-02008 / APN 031-093-033 at 6130 Bethel Island Rd., Bethel Island / Advance Telecom, Inc.

Dear Adrian Veliz,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description:

The applicant requests approval of Land Use permit for the purpose of establishing a contractor's yard and office (in an existing building) for a low voltage, pipe line and traffic control contractor, specializing in fiber optic, asphalt restoration and traffic control. The yard would be used to park employees' vehicles, store company vehicles as well as equipment (drill machines, excavator, bobcat, tools etc.) and materials.

Previous Studies:

XX This office has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study by a qualified professional archaeologist is recommended prior to commencement of project activities.

XX We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.

 The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

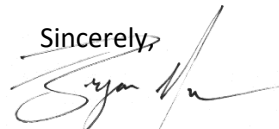
Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Contra Costa County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

Bryan Much
Coordinator



AGENCY COMMENT REQUEST

Date February 22, 2023

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
<input checked="" type="checkbox"/> Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
<input checked="" type="checkbox"/> APC PW Staff	County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services (1 Full-size + 3 email Contacts)

☒ Traffic

☒ Flood Control (Full-size) Special Districts

LOCAL

☒ Fire District _____

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfd.org

East CCC – (email) brodriguez@cccfd.org

☒ Sanitary District IRONHOUSE SANITARY

☒ Water District Bethel Island Municipal Improvement District

City of _____

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Bethel Island MAC

☒ Improvement/Community Association BIMID

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

☒ CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Contra Costa County GSA (groundwater)

Delta Protection Committee; Delta Stewardship Council

Please submit your comments to:

Project Planner Adrian Veliz

Phone # 925-655-2879

E-mail Adrian.Veliz@dcd.cccounty.us

County File # CDLP23-02008

Prior to March 21, 2023

We have found the following special programs apply to this application:

☒ Active Fault Zone (Alquist-Priolo) Liquefaction

☒ Flood Hazard Area, Panel # AE

☒ 60-dBA Noise Control

CA EPA Hazardous Waste Site

High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None ☒ Below Attached

Employ measures necessary to ensure no creation or maintenance of a public nuisance as defined by California Health and Safety Code §2002. Maintaining a nuisance may lead to abatement by the Contra Costa Mosquito & Vector Control District and civil penalties pursuant to California Health and Safety Code §2060 et seq. At no time should any aspect of the project or property produce, harbor, or maintain disease vectors or other nuisances. Stored equipment, materials, and other items should not hold stagnant water in excess of 72 hours to prevent creating mosquito habitat.

Print Name Jeremy Shannon

Jeremy Shannon 3/16/2023

Signature DATE

Agency phone # 925-685-9301

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Alicia Nuchols
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
District Representative, Alicia Nuchols

*The Bethel Island Municipal Advisory Committee serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

**6:02 p.m.
April 11, 2023**

MEMBERS PRESENT: Chair Phil Kammerer, Vice Chair Allen, Councilmember Bittner, Councilmember Brunham, Councilmember Whitlock were present in person.

MEMBERS ABSENT: None.

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Bittner. Second made by Allen. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, Kammerer, and Whitlock.

PUBLIC COMMENT:

Lori Castillo: Stone Rd resident since 2019. Construction traffic on Stone Rd – no signs? No construction traffic on Stone Rd.

Scott McKenzie: Sheriff came out to the property on Stone Road.

Jean Wise: Left hand turn issue – to be discussed under 7b.

Mark Whitlock: Stone Road exit out of Delta Coves will be emergency egress only

AGENCY REPORTS:

- a. **Office of the Sheriff:** Lt Jacquez went over calls for service report for March. Drug take back event 4/22 10-2pm at Discovery Bay Station – old prescriptions.
- b. **California Highway Patrol:** No Report – Officer Thomas is still out on leave.
- c. **Contra Costa Fire Protection District:** Vito Impastato – annexation, Pinole Fire now with ConFire, more capacity, more units, Station 92 added 2nd crew today. All units have ALS units and fully staffed water tender soon.
- d. **Office of Supervisor Diane Burgis:** Alicia Nuchols, District Representative reported out on East County Chamber Mixer being hosted by Supervisor Diane Bugis, April 19th 5-8pm our office. Provided an update on Anchor Marina.

CONSENT ITEMS:

- a. **Approval of the Record of Actions for March 28, 2023:** Motion to approve the draft record of actions as presented made by Brunham. Second made by Bittner. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, Kammerer, and Whitlock.

PRESENTATIONS

None.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Agency Comment Request #CDLP23-02008** – The applicant requests approval of a Land Use Permit for the purpose of establishing a contractor's yard and office (in an existing building) for a low voltage, pipeline, and traffic control contractor, specializing in fiber optic, asphalt restoration and traffic control. The yard would be used to park employees' vehicles, store company vehicles as well as equipment (drill machines, excavator, bobcat, tools, etc.) and materials. Previous concerns: lighting and traffic – applicant has been working with his employees to alleviate the traffic issue. He assigned a manager to open the gate in the morning and the afternoon to limit congestion. For the lighting, they lowered the lights in a downward position to keep light on the yard but not to bother the neighbors.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

Motion to approve made by Allen. Second by Brunham. Motion carried: 4-1 AYES: Allen, Bittner, Brunham and Kammerer. NAY: Whitlock

- b. **Ironhouse Sanitary District (ISD) Well Lid Replacement** – Informational Item – Louis Solana from ISD shared the mapping of the project and did an overview
- c. Discuss Senior assistance on the Island (*Standing Item*) – Holiday gifts for elderly, Meals on Wheels will distribute with food delivery.
- d. Community Projects for Downtown area with Mitigation Funds (*Standing Item*)

COMMITTEE REPORTS/MEMBER REPORTS

- a. **Code Enforcement:** No Report.
- b. **Bethel Island Chamber of Commerce:** No Report.
- c. **Bethel Island Municipal Improvement District:** No Report.
- d. **Bethel Island Post Office:** No Report.
- e. **Ad Hoc Park Committee:** Potential grant for improvements to the park.
- f. **San Joaquin Yacht Club:**
- g. **Scout Hall:** No Report.
- h. **Citizens' Fire Committee:** No Report.
- i. **Heart Safe Communities Program:** Battery replacement for AED is proving difficult to get at this time – may need to replace AED's all together
- j. **Emergency Preparedness Committee:** CWS – updating radio systems

CORRESPONDANCE/ANNOUNCEMENTS

- a. R-3/16/23 County Planning Commission Cancellation Notice for March 22, 2023
- b. R-4/3/23 Contra Costa County Zoning Administrator for April 3, 2023
- c. R-4/13/23 County Planning Commission Agenda for March 22, 2023

FUTURE AGENDA ITEMS

- Update on Anchor Marina
- Joint meeting with BIMID/BIMAC
- Drainage issues on Stone Road
- Bethel Island Road Developers presentation

ADJOURNMENT

There being no further business before the Bethel Island Municipal Advisory Council, Councilmember Allen made a motion to adjourn the meeting at 7:13pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on May 8, 2023, at 6:00p.m. at Scout Hall in Bethel Island.

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Bethel Island Road Contractor's Yard
County File #CDLP23-02008
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development,
Community Development Division
30 Muir Rd.
Martinez, CA 94553
3. **Lead Agency Contact Person and Phone Number:** Adrian Veliz, (925) 655-2879
Adrian.veliz@dcd.cccounty.us
4. **Project Location:** 6130 Bethel Island Road,
Bethel Island, CA 94511
Assessor's Parcel Number: 031-093-033
5. **Project Sponsor's Name and Address:** Advance Telecom, Inc.
5112 Prewett Ranch Drive
Antioch, CA 94531
6. **General Plan Designation:** The subject property is located within a Commercial (CO) General Plan Land Use designation
7. **Zoning:** The subject property is located within a Retail Business (R-B) Zoning District, and Cannabis Exclusion (-CE), Flood Hazard (-FH) Combining Districts.
8. **Description of Project:** The applicant requests approval of Land Use Permit to allow the establishment of a contractor's yard for a low voltage pipeline and traffic control contractor on a 1.22 acre lot. The contractor specializes in fiber optics, asphalt restoration and traffic control. The yard would be used for overnight parking of 11 to 13 light and medium duty field vehicles, equipment storage (drill machines, excavator, Bobcat, tools, trailers etc.) and general materials such as coaxial cable reels, vaults, conduit, etc. A westerly portion of the project site has been previously improved with a 260 square-foot office building within a $\pm 13,760$ square foot paved area. If approved, project activities would include installing compacted gravel over unpaved easterly portions of the property, consisting of approximately 21,275 square feet of the 1.22-acre project site. The graveled area would include a 75' x 8' area designated for the storage of materials and a 54' by 13' area designated for the storage of equipment. Additionally, three secure containers for hand tools are proposed immediately east of the existing office building. The site plan includes striped parking for 11 paved standard size employee parking stalls near the site's Bethel Island Road frontage. Additionally, the plan includes 16 oversize parking spaces (6 paved, 10 graveled) along the site's Stone Road frontage. Employees of the contractor would visit the site every morning, parking personal vehicles in one of the standard size parking stalls and leaving the site in a company truck for fieldwork. The existing 260 square-foot office building would be available for employees to have morning meetings or to complete paperwork, however, no full-time employees would be present on site and storage would be the primary land use. No new buildings are proposed for the contractor's yard.

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

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

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

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

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

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

Environmental Factors Potentially Affected


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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Services Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> 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.



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

09/05/2024

Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

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

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

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The change in ambient nighttime light levels on the project site, and the extent to which project lighting would spill off the project site and affect adjacent light-sensitive areas, would determine whether the project could adversely affect nighttime views in the area. The project includes site lighting at four locations, three spaced evenly along the southern property line, and one at the northeastern corner of the site. Each light would be affixed upon an 18'-tall pole and would include a shrouded lamp fixture designed to direct light downward onto the subject property, in order to minimize spillover onto adjacent properties. The inclusion of this lighting is reasonable given the need to secure the storage area. The inclusion of shrouded lamp fixtures will ensure that security lighting does not result in excessive light pollution on neighboring parcels.

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

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

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- U.S. Department Of Commerce, Economics & Statistics Administration, U.S. Census Bureau. *2020 Census - Urbanized Areas of the United States And Puerto Rico Map* [UA 2020 Wallmap \(census.gov\)](https://www.census.gov/geo/maps/maps/data/ua2020/wallmap.html)
- Caltrans website (Accessed 5/16/24) - [Scenic Highways | Caltrans](https://www.caltrans.ca.gov/scenic-highways/)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (No Impact)*

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not considered forest land as defined by California Public Resources Code Section 12220(g), timberland as defined by California Public Resources Code Section 4526, or zoned Timberland Production as defined by Government Code section 51104(g). Furthermore, the project site is within a Retail Business zoning district and the proposed use is consistent with permitted uses therein. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland.

California Public Resources Code Section 12220, under the Forest Legacy Program Act, defines "forest land" as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Public Resources Code 4526, under the Forest Practice Act, defines "timberland" as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the board on a district basis after consultation with the district committees and others.

California Government Code 51104, under the Timberland Productivity Act, defines "timberland" as privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre. "Timberland production zone" or "TPZ" means an area which has been zoned pursuant to Section 51112 or 51113 of the Government Code and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in Public Resources Code 4526 or 12220. With respect to the general plans of cities and counties, "timberland preserve zone" means "timberland production zone." As stated in the Contra Costa County General Plan, no land is used for timber harvesting.

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities would be contained within an established commercial strip along southern Bethel Island Road. Thus, the project has no potential to result in the conversion of farmland to a non-agricultural use.

Sources of Information

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

3. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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that job. In the afternoon, that employee would return to the site to return the company vehicle/equipment and to retrieve their personal vehicle. Since the contractor is typically working several job sites on any given day, employee visits to the site would not be simultaneously occurring every morning, rather, teams working on individual jobs would utilize the yard based on the schedule of that particular job. Given the small number of trips that are expected to occur with this project, the operation of the contractor's yard would not expectedly result in substantial air quality impacts. Construction/grading activities associated with installing and compacting gravel over easterly areas of the site would also have the potential to result in adverse air quality impacts, although these would be considered temporary experienced during the construction phase of the project. Considering that the project does not propose the construction of any buildings, and only limited grading activities are required to prepare the site for the proposed use, the construction phase of the project would occur over very limited time frame.

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

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

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

- a. *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
- b. *All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
- c. *All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
- d. *Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e. *Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).*
 - f. *Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).*
 - g. *Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*
 - h. *Replant vegetation in disturbed areas as quickly as possible.*
 - i. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
 - j. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
 - k. *Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.*
 - l. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.*
 - m. *Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.*
- b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (**Less than Significant with Mitigation**)*

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

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

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

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

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

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

Sources of Information

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

4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

According to the California Department of Fish and Wildlife (CDFW) Public Access Lands map, the project site is not located in or adjacent to an area identified as a wildlife or ecological reserve by the CDFW. According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) of the County General Plan, Bethel Island supports substantial acreage of seasonal and permanent wetlands having high value as biological habitat. Considering the lack of wetlands on the project site, and the absence of substantial grading/construction activity proposed in connection with the project, the project would not have substantial adverse effect on biological resources in Contra Costa County. Furthermore, the site is already disturbed from prior paving and construction activities on the western portion of the property, and eastern portions of the land have been previously graveled to suppress weeds. As such, the project would only affect previously disturbed lands within a semi-urbanized area on Bethel Island. Thus, the project is not expected to have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Thus, pursuant to CEQA, is expected from implementation of the proposed project.

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

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

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

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

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

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

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

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

Given all of the above, the project can be expected to have a less than significant impact in regard to interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (**Less Than Significant Impact**)*

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

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

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

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

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

Sources of Information

- California Department of Fish and Wildlife. Accessed August 31, 2020. <https://apps.wildlife.ca.gov/lands/>.
- East Contra Costa County Habitat Conservancy, Habitat Conservation Plan. Accessed August 20, 2020. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>.

5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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There is one existing building on the subject property, a 260 square foot building previously utilized as an office building. Neither the building nor the property itself is of known historical significance; thus, the project would not impact any known historical or culturally significant resources.

The archaeological sensitivity map of the County's General Plan (Figure 9-2), identifies the Bethel Island area as having low to moderately sensitive areas in terms of potential for significant archeological resources. The project is not expected to result in impacts to archaeological resources because it does not involve construction of new buildings or structures and requires minimal ground disturbing activities limited to installing and compacting gravel over an easterly portion of the site. The site has been previously disturbed and is within a developed commercial corridor along Bethel Island Road. While unlikely given the minor scope of work proposed, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measure would reduce the potentially significant impact to a less than significant level.

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

- ii) *Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.*
- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5? (**Less Than Significant Impact with Mitigations**)*

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential Impact: Surface construction activities could potentially damage or destroy previously undiscovered human remains.

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

Sources of Information

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

6. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and equipment does not require energy use, although security lighting and alarm systems associated therewith would rely on electrical service. Overall, the project has minor energy needs, relative to commercial activities where employees are present throughout the workday. The proposed project's energy demand would be typical for a development of this scope and nature, and would comply with current state and local codes concerning energy consumption.

Sources of Information

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

7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*
- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Less Than Significant Impact)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Marsh Creek fault, which is mapped approximately 15 miles southwest of the project site. However, because the site is not within the Hayward A-P zone, the risk of fault rupture is generally regarded as low. As a result, the potential impact from surface fault rupture would be less than significant.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (No Impact)*

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

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

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

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Safety Element*.
- United States Department of Agriculture Soil Conservation Service, 1977. *Soil Survey of Contra Costa County, California*. Accessed September 15, 2020.
https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA013/0/contracosta.pdf

8. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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various fluorocarbons commonly found in aerosol sprays. Typically, a single residential or commercial construction project in the County would not generate enough greenhouse gas (GHG) emissions to substantially change the global average temperature; however, the accumulation of GHG emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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codes and debris recovery programs are among the strategies currently implemented by the County. All building/grading activities associated with the project are subject to compliance with these measures. Since the measures identified in the CAP are recommendations and not requirements, the project would not conflict with the CAP and thus would not be considered to have a significant impact in this respect.

Sources of Information

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

9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (**Less Than Significant Impact**)*

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

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

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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expectation that the presence of hazardous materials on the project site that would create a significant hazard to the public or the environment.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (No Impact)*

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

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

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

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

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

Sources of Information

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

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

10. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes. The proposed project involves covering unpaved portions of the subject property with drain rock which would result in over 10,000 square feet of new impervious surface. Based on this square-footage, the proposed project would be required to include stormwater management facilities. With the implementation of all applicable C.3 requirements, including stormwater controls, the project would be compliant with applicable water quality standards or waste discharge requirements, resulting in a less than significant impact.

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

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

- c) *Would the project substantially alter the existing drainage pattern of the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i) *Result in substantial erosion or siltation on- or off-site? (Less Than Significant Impact)*

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (**Less Than Significant Impact**)*

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

- iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (**Less Than Significant Impact**)*

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? (No Impact)*

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

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

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

Sources of Information

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

11. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) *Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Less Than Significant Impact)*

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

Sources of Information

- Contra Costa County General Plan, 2005-2020.

12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

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

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

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

Sources of Information

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Contra Costa County General Plan, 2005-2020, *Conservation Element*.

13. NOISE – <i>Would the project result in:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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generate ground-borne vibrations during project operations. Furthermore, the project entails minimal physical alterations to the project site, limited to installing and compacting gravel over a 21,272 square foot area. Given the small scope of work involved in the construction phase, any potential noise impacts would accordingly be very brief in nature. The implementation of the following mitigation measures will ensure that construction activities do not result in significant noise impacts to nearby residences.

Potential Impacts – Temporary noise levels due to construction

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

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

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

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

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

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

Sources of Information

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

14. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

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

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

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

Sources of Information

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

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

SUMMARY:

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa County Fire Protection District. Fire protection to the project site would be provided by the fire station #95 located at 3200 E. Cypress Road, Oakley (approximately 1.5 miles driving distance to the site). Assuming an average travel speed of 35 miles per hour, an engine responding from Station 95 would take less than five minutes to reach the project site. This response time is typical for areas in the project vicinity. Final improvement drawings would be reviewed and approved by the fire district to ensure the adequacy of access for emergency vehicles and apparatus. As a result, potential impacts of the proposed project relating to fire protection would be less than significant.

b) Police Protection? (Less Than Significant Impact)

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

c) Schools? (Less Than Significant Impact)

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

d) Parks? (Less Than Significant Impact)

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

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

Libraries:

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

Health Facilities:

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Contra Costa County Health Services Department (CCCHSD) operates a regional medical center (hospital) and 11 health centers and clinics in the County. County health facilities generally serve low income and uninsured patients. CCCHSD is primarily funded by federal and state funding programs, with a small portion of revenue from the County General Fund. Thus, the impact of the use of public health facilities by project employees and their families who live in or move to the area, would have less than significant impacts on the County's ability to maintain current service levels as they relate to the CCCHSD.

16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

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

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

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

SUMMARY:

- a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?(Less Than Significant Impact)*

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Less Than Significant Impact)*

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

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

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

Sources of Information

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

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? (**Less Than Significant Impact With Mitigations**)*

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

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

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

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Nevertheless, the expected construction/grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigations Measure ***Cultural Resources 1*** would reduce the impact on archeological resources during project related work to a less than significant level.

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

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

Sources of Information

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

19. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

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

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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compliance with all CalGreen requirements ensures less than significant impacts relating to solid waste.

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

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

20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: (No Impact)

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources of Information

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

21. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Less Than Significant Impact)*

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

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

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

ATTACHMENTS

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



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessor Parcels

Aerials 2019

- Red: Band_1
- Green: Band_2
- Blue: Band_3

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

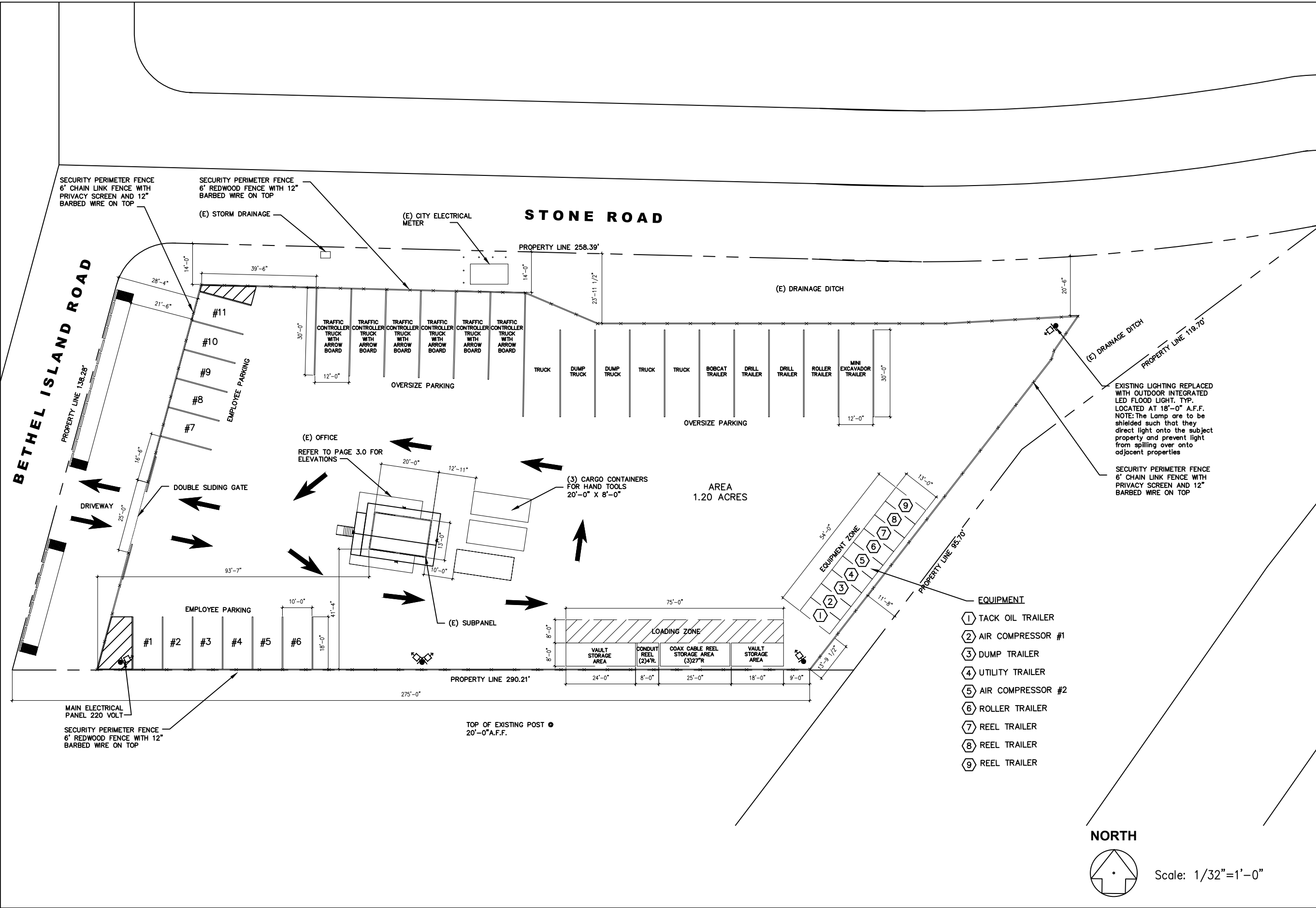
1: 1,128



0.0 0 0.02 0.0 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Notes
Contra Costa County -DOIT GIS



ADVANCE
TELECOM, INC

MAY 1, 2023

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

SITE PLAN

A.1

**Mitigation Monitoring and Reporting Program
County File #CDLP23-02008**

**6130 Bethel Island Road
Bethel Island, CA 94511**

September 5, 2024

SECTION 3: AIR QUALITY**Potentially Significant Impacts:**

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

Mitigation Measures(s):

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

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
- d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.*
- e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).*
- f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).*
- g. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*
- h. Replant vegetation in disturbed areas as quickly as possible.*
- i. All vehicle speeds on unpaved roads shall be limited to 15 mph.*
- j. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
- k. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne*

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDLP23-02008

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

- l. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.*
- m. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.*

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

SECTION 5: CULTURAL RESOURCES

Potentially Significant Impacts:

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

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

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

Mitigation Measure(s):

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

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDLP23-02008

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

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

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

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

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program
CDLP23-02008

Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans verifying that CUL-1 measures are included on plan notes printed thereon.
SECTION 13: NOISE	
Potentially Significant Impacts:	
<p><u>Potential Impact: Impact NOI-1 – NOI-6:</u> <i>Construction/Grading activities may result in a temporary increase in ambient noise levels, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan. Therefore, the developer is required to implement the following noise mitigation measures throughout the construction phase to reduce impacts from ground borne vibrations and temporary increases in ambient noise levels to less than significant levels:</i></p>	
<p><u>Mitigation Measure:</u> <i>Implementation of mitigations measure NOI-1 through NOI-6 would reduce project-related noise impacts to a less than significant level.</i></p>	
<p><u>Mitigation Measure NOI-1:</u> <i>All construction activities, including delivery of construction materials, shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below</i></p>	
<p><i>New Year's Day (State and Federal)</i> <i>Birthday of Martin Luther King, Jr. (State and Federal)</i> <i>Washington's Birthday (Federal)</i> <i>Lincoln's Birthday (State)</i> <i>President's Day (State)</i> <i>Cesar Chavez Day (State)</i> <i>Memorial Day (State and Federal)</i> <i>Juneteenth National Independence Holiday (Federal)</i> <i>Independence Day (State and Federal)</i> <i>Labor Day (State and Federal)</i> <i>Columbus Day (Federal)</i> <i>Veterans Day (State and Federal)</i> <i>Thanksgiving Day (State and Federal)</i> <i>Day after Thanksgiving (State)</i> <i>Christmas Day (State and Federal)</i></p>	

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDLP23-02008

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

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

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

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

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

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

SECTION 18: TRIBAL CULTURAL RESOURCES

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDLP23-02008

Potentially Significant Impacts:

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

Potential Impact: *The project could cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.*

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

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of building/grading permits.
Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans verifying that CUL-1 measures are included on plan notes printed thereon.

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program
CDLP23-02008

**Mitigation Monitoring and Reporting Program
County File #CDLP23-02008**

**6130 Bethel Island Road
Bethel Island, CA 94511**

September 5, 2024

SECTION 3: AIR QUALITY**Potentially Significant Impacts:**

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

Mitigation Measures(s):

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- d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.*
- e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).*
- f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).*
- g. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*
- h. Replant vegetation in disturbed areas as quickly as possible.*
- i. All vehicle speeds on unpaved roads shall be limited to 15 mph.*
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Implementing Action:	COA
Timing of Verification:	Prior to ground disturbing activities
Party Responsible for Verification:	CDD staff, Consulting Biologist.
Compliance Verification:	Review of Biologist's report

SECTION 5: CULTURAL RESOURCES

Potentially Significant Impacts:

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

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

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

Mitigation Measure(s):

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

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDLP23-02008

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

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

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

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program
CDLP23-02008

Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans verifying that CUL-1 measures are included on plan notes printed thereon.
SECTION 13: NOISE	
Potentially Significant Impacts:	
<p><u>Potential Impact: Impact NOI-1 – NOI-6:</u> <i>Construction/Grading activities may result in a temporary increase in ambient noise levels, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan. Therefore, the developer is required to implement the following noise mitigation measures throughout the construction phase to reduce impacts from ground borne vibrations and temporary increases in ambient noise levels to less than significant levels:</i></p>	
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<p><u>Mitigation Measure NOI-1:</u> <i>All construction activities, including delivery of construction materials, shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below</i></p>	
<p><i>New Year's Day (State and Federal)</i> <i>Birthday of Martin Luther King, Jr. (State and Federal)</i> <i>Washington's Birthday (Federal)</i> <i>Lincoln's Birthday (State)</i> <i>President's Day (State)</i> <i>Cesar Chavez Day (State)</i> <i>Memorial Day (State and Federal)</i> <i>Juneteenth National Independence Holiday (Federal)</i> <i>Independence Day (State and Federal)</i> <i>Labor Day (State and Federal)</i> <i>Columbus Day (Federal)</i> <i>Veterans Day (State and Federal)</i> <i>Thanksgiving Day (State and Federal)</i> <i>Day after Thanksgiving (State)</i> <i>Christmas Day (State and Federal)</i></p>	

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDLP23-02008

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

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

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

SECTION 18: TRIBAL CULTURAL RESOURCES

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program

CDLP23-02008

Potentially Significant Impacts:

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

Potential Impact: *The project could cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.*

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

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of building/grading permits.
Party Responsible for Verification:	CDD staff
Compliance Verification:	Review of construction plans verifying that CUL-1 measures are included on plan notes printed thereon.

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring Program
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