



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, June 2, 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. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 2a. THOMAS BIGGS (Applicant) - ROBEL ASEFAW (Owner), County File #CDDP24-03060: The applicant requests approval of a Development Plan for a Kensington Design Review to allow for the construction of a new 1,643-square-foot, two-story single-family residence with an approximately 54-square-foot covered front porch and an approximately 83-square-foot covered second story balcony. The total gross floor area of the parcel will be 3,235 square feet, where 2,600 square feet is the maximum gross floor area. The project is located at 279 Colusa Ave, in the Kensington area of Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views, -K Kensington Combining District) (Assessor's Parcel Number: 571-350-018) (Continued from 05.19.2025) EL [25-2068](#)

Attachments: [Attachment A Findings and Conditions of approval CDDP24-03060](#)

3. MINOR SUBDIVISION: PUBLIC HEARING

- 3a. ALEXANDER MEHRAN (Applicant and Owner), County File CDMS24-00013: The applicant requests approval of a Vesting Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 5.89-acre residential parcel into a 2.59-acre Parcel A and a 3.29-acre Parcel B. No development is proposed with this application. The applicant is also requesting authorization of an Exception to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey). The project site is located at 1699 Alameda Diablo in the Diablo area of unincorporated Contra Costa County (Zoning: R-20, Single-Family Residential District, -UE Urban Farm Animal Exclusion Combining District) (Assessor's Parcel Number: 195-151-009) DL [25-2069](#)

Attachments: [Attachment A - Findings and COAs final](#)
[Attachment B - Maps](#)
[Attachment C - Project Plans](#)
[Attachment D - Cultural Resources Records Review](#)
[Attachment E - Agency Comments](#)
[Attachment F - MND](#)
[Attachment G - MMRP](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 16, 2025.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-2068

Agenda Date: 6/2/2025

Agenda #: 2a.

CONTINUED CLOSED PUBLIC HEARING ITEM

Project Title:	Development Plan for a Kensington Design Review of a Residence
County File(s):	#CDDP24-03060
Applicant: Owner:	Thomas Biggs - Biggs Group Robel Asefaw
Zoning General Plan:	R-6 Single-Family Residential District (R-6), Kensington C (-K), Tree Obstruction of Views Combining District (-TOV Medium Density (RM)
Site Address/Location:	279 Colusa Ave, Kensington / APN: 571-350-018
California Environmental Quality Act (CEQA) Status:	Categorical Exemption, CEQA Guidelines Section 15303(i) Family residence.
Project Planner:	Everett Louie, Planner III - phone: (925) 655-2873 and er everett.louie@dcd.cccounty.us
Staff Recommendation:	Approve (See section II for full recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Development Plan for a Kensington Design Review for the construction of a new 1,643-square-foot, two-story single-family residence with an approximately 54-square-foot, covered front porch and an approximately 83-square-foot covered second-story balcony. The total gross floor area of the parcel will be 3,235 square feet, where 2,600 square feet is the maximum gross floor area.

II. RECOMMENDATION

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

- A. APPROVE the Development Plan (County File #CDDP24-03060), based on the attached Findings and Conditions of Approval; and
- B. DETERMINE that the proposed project is categorically exempt from CEQA under Section 15303(a) of the CEQA Guidelines.

C.DIRECT Staff to file a Notice of Exemption with the County Clerk.

III. BACKGROUND

The project, County File #CDDP24-03060 was submitted on December 12, 2024. The project was scheduled for a public hearing before the Zoning Administrator on May 19, 2025. During the public hearing, the Zoning Administrator received testimony from the applicant and the public. The Zoning Administrator continued the item as a closed public hearing to June 2, 2025, in order to visit the site and consider public comments received shortly before the public hearing.

IV. CONCLUSION

Staff recommends that the Zoning Administrator APPROVE County file #CDDP24-03060 based on the attached findings and conditions of approval.

ATTACHMENTS

Attachment A - Findings and Conditions

FINDINGS AND CONDITIONS OF APPROVAL – COUNTY FILE #CDDP24-03060, THOMAS BIGGS (APPLICANT) & ROBEL ASEFAW (OWNER)

FINDINGS

A. Kensington Combining District Findings

Kensington Combining District (-K) requires the project to satisfy seven criteria to be approved:

1. Recognizing the rights of property owners to improve the value and enjoyment of their property.

Project Finding: The project is to construct a new single-family residence. The new single-family residence is on a parcel where the gross floor area (GFA) exceeds the threshold because the GFA includes the existing accessory dwelling unit and garage. The 1,643-square-foot residence will not be excessively larger than other dwellings in the neighborhood and would not deprive surrounding properties of views, privacy, natural light or parking. The construction of a new residence will increase the value of the property because it would allow an accessory dwelling unit and a new single-family residence to reside on the same lot, further increasing the property value of the site. This allows the property owners to enjoy the lot. Moreover, many properties in the Kensington area contain both accessory dwelling units and single-family homes. The project allows the owner of this property to utilize their property similar to that which has been enjoyed by nearby neighbors who also have two living units on their properties.

2. Recognizing the rights of property owners of vacant lots to establish a residence that is compatible with the neighborhood in terms of bulk, scale and design.

Project Finding: The residence is to be constructed on a lot with a large upslope away from the street frontage. The development footprint of the residence will comply with all applicable setback requirements of the R-6 Zoning District. While the lot isn't vacant, the project is designed in a comparable height to nearby structures, has a similar roof shape that is a sloped gable roof which matches the low-sloping gables of the neighborhood and will utilize wood siding which is consistent with exterior materials of surrounding homes. Views from homes along Coventry Road directly behind the project will not be impacted because the building height of the residence is 25.1' and does not exceed the height limits of 35'. The bulk of the residence will be 1,643-square-foot of conditioned space which is compatible with other residences in the neighborhood in that homes along

Colusa Ave range in size from 1,000 sq ft to over 2,557 square feet.

3. Minimizing impacts upon surrounding neighbors.

Project Finding: The new residence is located towards the rear of the lot and meets all R-6 setback standards. The total height of the residence will be 25.1' which is well below the maximum building height of 35'. Additionally, the project design includes a gable roof form which allows the building to be low at the sides and thus, allow for more sunlight access to any surrounding neighbors. In order to maintain privacy, the windows along the side exterior are minimized and narrow to respect neighbors privacy. The project has no design aspect that would violate privacy views into neighboring properties. The project parcel currently has an existing garage that will provide the 1 off-street parking space required. Moreover, the residence will be constructed at the rear of the parcel, therefore, construction noise and impacts will be limited and will be screened from view from the frontage. The design of the second story roof line has been pulled back which creates a more stepped-back appearance at the upper level, helping to break up the building's vertical and horizontal scale. Therefore, the project is not expected to have significant impacts to adjacent neighbors with respects to privacy. The applicant provided a shadow study and the study determined that new house will cast a small shadow on the property to the north for a few hours and will not cast a shadow on the property to the south. Therefore, the project minimizes impacts upon surrounding neighbors.

4. Protecting the value and enjoyment of the neighbors' property.

Project Finding: The project does not obstruct any views, predominantly of the San Francisco Bay, from surrounding vantage points. The project does not create any privacy concerns as the second story balcony is orientated away from any properties. Additionally, it does not substantially decrease access to sunlight for any surrounding properties, due to its siting and how great the elevation increase is from the subject parcel to the parcel directly behind it. The project will not infringe upon existing street parking as the project parcel has an existing garage that will be utilized. Moreover, a shadow study provided shows that the project will have a minimal impact on the parcel directly north and no impact on the parcel directly south. Thus, the project will protect the value and enjoyment of the neighbor's property.

5. Maintaining the community's property values.

Project Finding: The project is to construct a new single-family residence in conjunction with an accessory dwelling unit application. The construction of the new single-family residence will increase the value of the subject lot and maintain the values of the existing properties in the vicinity. Moreover, the project will increase the housing stock of this area (1 SFR and 1 ADU). Property tax values will go up for this property and the area in general as residential appraisals will increase due to the new house.

6. Maximizing the use of existing interior space.

Project Finding: The existing residence will be converted into an accessory dwelling unit. The project is to construct a new residence, thus, there is no existing space and thus, this criteria does not apply to the project.

7. Promoting the general welfare, public health, and safety.

Project Finding: The project does not change the land use of the subject property and, as described earlier, is not expected to impact surrounding properties. The new development improves the value of the neighboring properties as the construction of a new house will increase property values of the area and will increase the housing units in the area, thereby helping to address the housing shortage in the County. The project does not include hazardous substances beyond what is normal for a residential property. The project is required to comply with all applicable building and fire codes. Based on the foregoing reasons, the project will maintain the general welfare, public health, and safety of the Kensington community.

B. California Environmental Quality Act (CEQA) Findings

The project is exempt under CEQA Guidelines Section 15301(a) – New Construction of one single-family residence. The project is to construct a new single-family residence. Therefore, it qualifies for the CEQA Guidelines Section 15301(a).

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDDP24-03060

Project Approval

Development Plan for a Kensington Design Review

1. This DEVELOPMENT PLAN application for a Kensington Design Review to allow for the construction of a new approximately 1,643-square-foot, two-story single-family residence, with a new gross floor area of 3,235 square feet (where 2,600 square feet is the maximum gross floor area) is APPROVED, as generally based on the following:
 - The application and project plans received by the Department of Conservation and Development, Community Development Division (CDD) on December 12, 2024.
 - Revised plans received on March 31, 2025.
2. Any change from the approved plans shall require review and approval by the CDD and may require the filing of an application to modify this Development Plan.

Payment of Fees

3. This Development Plan Permit application is subject to an initial application deposit of \$3,000.00, which was paid with the application submittal, plus time and materials costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to issuance of a building permit, or 60 days of the effective 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. A bill will be mailed to the applicant shortly after permit issuance.

Construction Period Restrictions and Requirements

All construction activity shall comply with the following restrictions, which shall be

included in the construction drawings.

4. The applicant and his contractor shall make a good faith effort to park any construction related vehicles on the project driveway and existing asphalt parking area at the front of the parcel.
5. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
6. The project sponsor 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.
7. Transportation of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.
8. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
9. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
10. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

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

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov/policy-data-oversight/holidays-leave/)

California Holidays: <http://www.ftb.ca.gov/aboutftb/holidays.shtml>

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. Prior to applying for a building permit, the applicant is strongly encouraged to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Contra Costa County Building Inspection Division
- Contra Costa County Environmental Health Division
- East Bay Municipal Utility District
- Stege Sanitary District
- Kensington Fire Protection District



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-2069

Agenda Date: 6/2/2025

Agenda #: 3a.

Project Title: 1699 Alameda Diablo Two-Lot Minor Subdivision

County File(s): CDMS24-00013

Applicant/Owner: Alexander Mehran (Applicant and Owner)

Zoning/General Plan: R-20 Single-Family Residential District, -UE Urban Farm Animal Exclusion Combining District / RL Residential Low Density

Site Address/Location: 1699 Alameda Diablo in the Diablo area of unincorporated Contra Costa County (Assessor's Parcel Number: 195-151-009)

California Environmental Quality Act (CEQA) Status: Mitigated Negative Declaration, SCH 2025030612

Project Planner: Diana Lecca, Project Planner (925) 655-2869
diana.lecca@dcd.cccounty.us

Staff Recommendation: Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Vesting Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 5.89-acre residential parcel into a 2.59-acre Parcel A and a 3.29-acre Parcel B. No development is proposed with this application. The applicant is also requesting authorization of an Exception to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey).

II. RECOMMENDATION

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

- A. ADOPT Mitigated Negative Declaration/Initial Study (MND), SCH 2025030612, and the March 14, 2025 Mitigation Monitoring and Reporting Program (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. GRANT the exception to the drainage improvements required under County Code Section 914-2.004 (Offsite Collect and Convey), as detailed in the attached findings.
- C. APPROVE the Vesting Tentative Parcel Map for the Two-Lot Minor Subdivision of a 5.89 -acre residential lot (County File CDMS24-00013), based on the attached findings and subject to the attached conditions of approval.
- D. DIRECT staff to file a Notice of Determination with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: RL Residential Low Density.
- B. Zoning District: R-20 Single-Family Residential District; -UE, Urban Farm Animal Exclusion Combining District.
- C. California Environmental Quality Act (CEQA): A draft Mitigated Negative Declaration/Initial Study, State Clearinghouse Number (SCH) 2025030612, was prepared and published for the application. The public review period for the draft MND started on March 18, 2025, and ended on April 18, 2025. No comments were received in response to the publication of the draft MND.
- D. Tribal Cultural Resources: In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was both mailed and sent via email on March 7, 2025 for the Minor Subdivision CDMS24-00013 application to the Confederated Villages of Lisjan and the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to Section 21080.3.1(d), there was a 30-day time period from receipt of the Notice for the Native American tribes to either request or decline consultation in writing for this project. On March 7, 2025, the Confederated Villages of Lisjan submitted an email requesting any cultural resource or archaeological reports. On March 7, 2025, the Wilton Rancheria submitted an email with no comments on the project.

On March 10, 2025. staff send a request for information on cultural resources related to the project site, to the Northwest Information Center of the California Historical Resources

Information System (CHRIS). On March 24, 2025, CHRIS submitted a letter stating that there was no record of previous cultural resource studies for the project area. The letter from CHRIS is included as Attachment D. In its letter, CHRIS also stated that given the proximity of known archaeological sites located in similar environments, they recommend that a qualified archaeologist conduct further archival and field study of the project area to identify cultural resources. The possibility of discovery of previously undiscovered archaeological resources was identified as a potentially significant adverse environmental impact in the MND, which includes mitigation measure Cultural Resources 3 to address this potential impact. Cultural Resources 3 is included as Condition of Approval #19.

On March 25, 2025, the Confederated Villages of Lisjan submitted an email stating that it wished to be contacted if any cultural resources or burial sites are encountered during ground disturbance. Mitigation measures Cultural Resources 3 and Cultural Resources 4 in the MND respond to this request and are included as Conditions of Approval #19 and #20.

E. Previous Applications:

1. CDLL24-00011: This Lot Line Adjustment to transfer 954 square feet of land from Assessor Parcel Number 195-151-007 (Parcel 1) to Assessor Parcel Number 195-151-002 (Parcel 2) was approved by the Zoning Administrator on August 2, 2024. Resultant Parcel 1, which was assigned new Assessor's Parcel Number 195-151-009, is the current project site.
2. CDTP20-00007: This Tree Permit to remove three code protected trees, including one Walnut Tree and two fruit trees, and to work under the drip line of one Walnut tree for the construction of a new 20-foot-wide private driveway was approved by the Zoning Administrator on April 22, 2020.
3. CDTP14-00039: Tree permit to remove one code-protected Valley Oak tree due to tree failure, with no proposed development, was approved by the Zoning Administrator on October 23, 2014.
4. CDTP10-00002: Tree permit to remove one code-protected Canary Island Pine tree due to tree hazard was approved by the Zoning Administrator on March 4, 2010.

IV. SITE/ AREA DESCRIPTION

The 5.89-acre project site at 1699 Alameda Diablo is located on the north side of Alameda Diablo and Diablo Road, and is east of Calle Arroyo and south of Hole 17 of the Diablo Country Club Golf Course. The property is bisected by the East Branch of the Green Valley Creek that runs (north-to-south) through the property.

Buildings and structures located east of the creek include one single-family residence built in 1916, a carriage house, a pool house and a bridge leading to the west side of the creek. Buildings and structures located west of the creek include a stable, hay barn, tack room, a shed, a water tower, and four Doric columns with a trellis. The residence, carriage house, stable, hay barn, tack room, water tower, Doric columns, and bridge are located on the 3.29-acre Parcel B and the property has been identified as a contributor to the Diablo Historic District. Parcel A is a 2.59-acre vacant area of the project site located west of Parcel B.

The project site is located along the northern boundary of the Town of Danville along Diablo Road. Access to Parcel B is from Alameda Diablo, a privately maintained road within the Diablo community. Future access to Parcel A would be from either Diablo Road and/or Calle Arroyo. The topography of the project site is fairly level. The only significant sloping occurs on either side of the creek.

The project site is adjacent to developed single-family residential lots to the southeast, east and west, the Diablo Country Club Golf Course to the north, and an undeveloped hillside south of Diablo Road. The immediate vicinity generally consists of parcels to the southeast, east, and west in the R-20 Single-Family Residential District and the -UE Urban Farm Animal Exclusion Combining District, and Golf Course parcels to the north in the F-R Forestry Recreational District. The entirety of the property is within a RL Residential Low Density General Plan land use designation.

V. PROJECT DESCRIPTION

The applicant requests approval of a Vesting Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 5.89-acre residential parcel into a 2.59-acre Parcel A and a 3.29-acre Parcel B. As described above, Parcel B is already developed with a single-family residence and accessory structures. Parcel A is the vacant portion of the property. There is no development associated with this application and future development is not contemplated. The project site is in the R-20 Single-Family Residential District wherein a single-family residence is permitted use. Therefore, it is possible that there would be a new single-family residence on Parcel A at some future time. This future possibility was evaluated in the MND, which is included as Attachment F.

With the existing topography of the project site, stormwater runoff flows generally towards the west. The East Branch of the Green Valley Creek intercepts the runoff from the eastern portion of Parcel B. West of the creek, the site slopes gently towards Calle Arroyo; however the stormwater falling in the property is generally retained onsite. Given that the project proposes no development, there will be no development on Parcel A for the foreseeable future. Thus rather than construct drainage improvements now, the applicant is also requesting authorization of an Exception to the requirements and regulations of County Code Section 914 -2.004 (Offsite Collect and Convey) to retain Parcel A in its undeveloped state.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on June 24, 2024, to a number of public agencies, including Building Inspection Division, Advanced Planning Section, Housing Programs Section, Environmental Health Division of the Health Services Department, Engineering Services and Flood Control Divisions of the Public Works Department. San Ramon Valley Fire Protection District, Central Contra Costa Sanitary District, East Bay Municipal Utility District, City of Danville, San Ramon Unified School District, Diablo Municipal Advisory Council, and Diablo Community Services District. Comments received by staff are included in Attachment E. Following are summaries of the comments received.

- A. Housing Programs Section: On June 27, 2024, Housing Programs returned the agency comment request form with no comments.
- B. Diablo Municipal Advisory Council (MAC): On July 16, 2024, the Diablo MAC returned the agency comment request form stating that it had no objection to the subdivision, and that any future permit application for Parcel A be submitted to the Diablo MAC for review and comment.
- C. San Ramon Valley Fire Protection District: On July 17, 2024, the Fire Protection District submitted a letter stating that it had no comments.
- D. East Bay Municipal Utility District (EBMUD): On July 22, 2024, EBMUD submitted a memorandum stating that separate meters for each parcel will be required, and that the project sponsor should contact EBMUD regarding new water service.
- E. Department of Public Works, Engineering Services Division: On April 22, 2025, the Engineering Services Division submitted a memo describing the regulatory programs that applied to the project site and included a number of conditions of approval and advisory notes to be applied to the proposed project. The Division recommended approval of the request for an exception to County Code Section 914-2.004 (Offsite Collect and Convey).

The April 22, 2025 Public Works conditions of approval and advisory notes are incorporated in the Conditions of Approval and the Advisory Notes.

VII. ENVIRONMENTAL REVIEW

A draft Mitigated Negative Declaration/Initial Study, State Clearinghouse Number (SCH) 2025030612, was prepared and published on March 18, 2025. Potentially significant impacts were identified in the draft MND, related to possible future construction, including:

construction period air pollutant emissions, odors, and release of hazardous emissions; construction impacts on nesting birds; adverse changes to a historical resource, uncovering previously unknown cultural remains, burial sites, and paleontological resources during construction, including potential tribal cultural resources; potential liquefaction, effects of expansive and corrosive soils, and construction period noise. The public review period for the draft MND started on March 18, 2025, and ended on April 18, 2025. No comments were received in response to the publication of the draft MND, and therefore, preparation of a final MND is not necessary. The draft MND constitutes the MND for the application and is included as Attachment F.

A Mitigation Monitoring and Reporting Program (MMRP) was prepared for MND, SCH 2025030612, that addresses all of the mitigation measures recommended in the draft MND. The MMRP is included as Attachment G. If approved, the MND mitigation measures will be applied to Minor Subdivision CDMS24-00013 as Conditions of Approval.

VIII. STAFF ANALYSIS AND DISCUSSION

A. General Plan Consistency: The proposed two-lot Minor Subdivision is consistent with the General Plan, as discussed below.

1. Land Use Element: The 5.89-acre residential lot is located within the RL Residential Low Density General Plan land use designation. Uses in the RL designation typically include single-family residences on lots approximately 15,000 square feet to 1 acre in size. The RL designation also has residential densities of between 1 and 3 residential units per acre. The existing density of the project site is 1 unit per 5.89 acres. The project is proposed to subdivide the project site into two smaller parcels, a 2.59-acre Parcel A and a 3.29-acre Parcel B. Parcel B already sites an existing residence and does not propose any development. Currently, there is no proposed development for Parcel A; however, the future development of one potential new residence on Parcel A would result in a density of 1 unit per 2.95 acres for the project site, which will not exceed the maximum density allowed under the RL land use designation.
2. Transportation and Circulation Element: The Transportation Element of the General Plan shows designated arterials and expressways that are part of the County roadway network. The project site is located on Alameda Diablo, which intersects with Diablo Road, which, in turn, merges with Blackhawk Road. Both Diablo Road and Blackhawk Road are County-designated arterials. At some point in the future, residential development of Parcel A would create a new driveway accessing Diablo Road and/or Calle Arroyo. The Engineering Services Division has included Condition of Approval #30 that requires a code-compliant access from Parcel A. Thus the new driveway would not create a substantial adverse effect on the County-designated arterials.

3. Noise Element: The General Plan Health and Safety Element includes Table HS-3, Maximum Allowable Noise Exposure by Use, which shows levels of 60 dB or less are normally acceptable and 70 dB or less are conditionally acceptable for residential land uses. As evaluated in the MND, no development is associated with the project and therefore, activities at the project site will not change and are not expected to expose persons to, or generate noise levels in excess of those shown in Table HS-3 for residential uses. At some time in the future, there may be a new residence on Parcel A; however, the types and levels of noise generated from future residential use on Parcel A would be similar to noise levels from existing surrounding residential development. Therefore, the subdivision and potential future residential development of the site would meet the acceptable single-family residential noise level standards of the Health and Safety Element of the General Plan.

As identified in the MND, during grading and construction of a future single-family residence on Parcel A, there may be periods of time when there would be loud noise from construction equipment, vehicles, and tools. The construction period noise could disturb occupants of nearby residences. The MND includes mitigation measure Noise 1 that details noise reduction measures to be implemented during project construction. This mitigation measure is included as Condition of Approval #25, which would limit disruptions due to noise, in compliance with the policies and restrictions of the Health and Safety Element.

- B. Zoning Compliance: The project site is located in the R-20, Single-Family Residential District, which requires a 20,000 square-foot minimum lot size, a minimum average lot width of 120 feet, and a minimum lot depth of 120 feet. As shown on the Vesting Tentative Parcel Map, both Parcel A and Parcel B would meet these minimum requirements for a R-20 lot. At some time in the future, Parcel A may be developed with a single-family residence. At the time of submittal of a development application for Parcel A, CDD staff will review the application for compliance with applicable R-20 zoning standards.

The project site is also in the -UE Urban Farm Animal Exclusion Combining District. The project does not include or contemplate raising any urban farm animal, and therefore, the project is not in conflict with the -UE Combining District.

- C. Diablo Historic District: As discussed in the MND, the Diablo Historic District is listed in the Contra Costa County Historic Resources Inventory as a historic district, and the property at 1699 Alameda Diablo is identified as a contributor to the District. A Historic Resources Evaluation (*Historic Resources Assessment and Project Evaluation, 1699 Alameda Diablo, Diablo, CA*; Valerie Nagel, Architect, February 12, 2025) was prepared for the project. As described in the evaluation, the Parcel B includes a number of contributory buildings and structures, including a single-family residence built in 1916, a carriage house, a stable, hay barn, tack room, a water tower, four Doric columns with a trellis, and a bridge. The non-

contributor buildings and structures include a pool house, shed, various greenhouse buildings, and a pool. There is no proposal to alter any existing buildings or structures. The vacant portion of the project site that will become Parcel A was obtained after the period of significance for the Diablo Historic District, and therefore, separating Parcel A from the rest of the property will not impact the integrity of the resource. Thus, the proposed project has no impact on any known historical or culturally significant resources.

Regarding possible future development on Parcel B, the MND includes mitigation measure Cultural Resources 1 that requires CDD approval of any modification to the listed contributory buildings or structures, and requires submittal of a Secretary of the Interior's Standards report to CDD for review and approval. This mitigation measure is included as Condition of Approval #17.

Because the project site is in the R-20 Single-Family Residential District, there could be a new single-family residence constructed on Parcel A at some time in the future. The MND includes mitigation measure Cultural Resources 2 that requires review and approval of architectural plans by the CDD prior to the submittal of a building permit application, to verify that the design will not deter from the character defining features of the contributor buildings of Parcel B. The mitigation measure also requires submittal of as-built photos to the CDD for review and approval prior to final building inspection. This mitigation measure is included as Condition of Approval #18.

Thus, as conditioned, the project would be compatible and consistent with the Diablo Historic District.

- D. Request for Exception: County Code Section 914-2.004 (Offsite Collect and Convey). requires that runoff from any subdivision be conveyed without diversion to an adequate storm drainage facility.

Based on County elevation data, surface runoff of the property flows westerly. The East Branch of Green Valley Creek intercepts the runoff from the eastern portion of Parcel B. The remainder of the site gently slopes towards Calle Arroyo but since Parcel A is undeveloped, the stormwater falling on the property is generally retained. In the event that Parcel A is developed at some time in the future, the development may not comply with County Code Section 914-2.004 since there is no apparent infrastructure in the vicinity of Parcel A to collect the runoff and convey it to an adequate storm drainage facility.

Given the cost and logistical constraints of designing and constructing off-site drainage infrastructure to accommodate development on Parcel A that is not proposed or contemplated, pursuant to County Code Chapter 92-6, the applicant has requested an exception to the offsite collect and convey requirements specified in County Code Section 914-2.004.

Future development of Parcel A will be subject to permitting by the Department of Conservation and by the Public Works Department. Moreover, the Engineering Services Division has included Condition of Approval #33 that requires the property owner to record a deed disclosure stating that future development of Parcel A is subject to the drainage requirements of the County Ordinance Code, or to mitigate storm water runoff so as to not concentrate runoff or increase peak flow rates in excess of that for the current undeveloped condition of Parcel A. Accordingly, the granting of the exception would not be detrimental to the public welfare. For these reasons, staff recommends granting the requested exception.

- E. Appropriateness of the Use: Subdivision of the 5.89-acre residential lot would result in two lots, a 2.59-acre Parcel A and a 3.30-acre Parcel B. Parcel B is already developed in a manner consistent with the General Plan and the R-20 Single-Family Residential District. The development on Parcel B is a contributor to the Diablo Historic District. Parcel A is undeveloped and no development is proposed or contemplated. Development of Parcel A at some time in the future will be subject to compliance with the goals, policies, and implementing actions of the General Plan, the development standards and regulations of the R-20 District, the Diablo Historic District, and the Conditions of Approval and Advisory Notes herein. Thus, future development of Parcel A would not conflict with the General Plan, the R-20 regulations, or the Diablo Historic District.

IX. CONCLUSION

The proposed Two-Lot Minor Subdivision, as conditioned, would be compatible with existing residential development in the surrounding vicinity, would be consistent with the General Plan and in compliance with all applicable R-20 District regulations. Staff recommends approval of the Vesting Tentative Parcel Map for the Two-Lot Minor Subdivision of the 5.89-acre residential parcel into a 2.59-acre Parcel A and a 3.29-acre Parcel B, based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDMS24-00013,
ALEX MEHRAN (APPLICANT AND OWNER)

FINDINGS

A. Growth Management Performance Standards

1. Traffic: Based on the Institute of Transportation Engineers peak period trip generation rate of 0.74 AM peak hour trip and 0.99 PM peak hour trip per dwelling unit for single-family residences, the existing single-family residence on Parcel B generates a total of 2 (1 AM and 1 PM) peak hour trips. The project is for a two-lot subdivision, with no development. As is, the project site will not affect the use or occupancy of the onsite residence. At some time in the future, Parcel A could be developed with a single-family residence. Similar to the existing residence on Parcel B, a future residence on Parcel A will generate a total of 2 (1 AM and 1 PM) peak hour trips. Accordingly, a project-specific traffic impact analysis is not required. Since the project will yield less than 100 AM or PM peak hour trips, the proposed project will not conflict with circulation along the Alameda Diablo and Calle Arroyo in the Diablo neighborhood.
2. Water: The project site is within the service boundaries of the East Bay Municipal Utility District (EBMUD). Since there is no new development that will require water service, the minor subdivision will not affect water supplies as there will not be an increase in water consumption. At some time in the future, a new single-family residence on Parcel A will be served by EBMUD. EBMUD submitted comments on the project application detailing requirements for water service connections. EBMUD did not indicate any issues related to the project causing an insufficient water supply.
3. Sanitary Sewer: The project site is within the service boundaries of the Central Contra Costa Sanitary District. The minor subdivision does not include any development. Thus, the subdivision will not produce any added demand on the wastewater system. At some time in the future, a new single-family residence on Parcel A will be served by the Sanitary District. The project sponsor is required to apply to the Sanitary District for a sanitary sewer connection. The Sanitary District has not indicated any issues related to inadequate wastewater treatment capacity.
4. Fire Protection: The project site is located within the service area of the San Ramon Valley Fire Protection District. No development is proposed with this project, but

any future development will be subject to the current Fire Code. Fire protection at the project site will be provided by Fire Station 33 located at 1051 Diablo Road, Danville, approximately 0.7 mile driving distance to the west. If necessary, additional fire protection support will be provided by Fire Station 32 located at 2100 Stone Valley Road, Alamo, approximately 3.6 mile driving distance to the northwest. The minor subdivision does not include any development, and therefore, it will not have an impact on fire protection services. At some time in the future, a single-family residence could be constructed on Parcel A. It is expected that compliance with District requirements and applicable fire and building regulations will ensure that the project will not represent a new fire hazard or result in a need for expanded fire protection services.

5. Public Protection: Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to the Diablo area. The minor subdivision into two lots and potential future development of one single-family residence on the project site will not significantly increase population in the existing single-family residential neighborhood, and therefore, will not increase the demand for police service facilities or personnel.
6. Parks and Recreation: The expected development of one future single-family residence will not significantly increase population in the area, and therefore, will not increase the demand for parks or recreational facilities. Payment of Park Dedication/Park Impact fees will be required prior to the issuance of building permits for a new residence. The fees will be used to purchase land and develop parks within this area of the County. Thus, the impacts of the minor subdivision on parks and recreation facilities will be less than significant.
7. Flood Control and Drainage: The project site is located on FEMA (Federal Emergency Management Agency) Flood Map 06013C0455G. Except for the portion of Parcel B within the banks of the East Branch of the Green Valley Creek, the project site is not within a 100-year flood hazard area. The portion of the site within the banks of the creek is within a 100-year flood hazard area and the creek is fenced off from the rest of Parcel B. As shown on the FEMA flood map, Parcel A and the developed portion of Parcel B is classified as being in Zone X, which is considered to be an area of minimal flood hazard. Development of Parcel A at some time in the future will occur within Zone X, and therefore, the future development will have a less than significant impact on flood flows. Storm runoff is expected to be the same as it is currently established and will not result in an increase of potential on- or off-site flooding. Future development will be subject

to the requirements of the County Code and the Public Works Department design standards, as well as the regulations of the National Pollutant Discharge Elimination System and Provision C.3 of the County Stormwater Management and Discharge Control Ordinance. Thus, there will not be any significant risk due to an increase in the volume of runoff that will result in onsite or off-site flooding.

B. Vesting Tentative Parcel Map Findings

The following are required findings for the approval of a vesting tentative parcel map.

1. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with applicable general and specific plans.*

Project Finding: The minor subdivision is consistent with the RL Residential Low Density General Plan land use designation. Uses in the RL designation typically include single-family residences on lots approximately 15,000 square feet to 1 acre in size. The RL designation also has residential densities of between 1 and 3 residential units per acre. The existing density of the project site is 1 unit per 5.89 acres. The project is proposed to subdivide the project site into two smaller parcels, a 2.59-acre Parcel A and a 3.29-acre Parcel B. Parcel B already sites an existing residence and does not propose any development. Currently, there is no proposed development for Parcel A; however, the future development of one potential new residence on Parcel A will result in a density of 1 unit per 2.95 acres for the project site, which will not exceed the maximum density allowed under the RL land use designation.

The Transportation Element of the General Plan shows designated arterials and expressways that are part of the County roadway network. The project site is located on Alameda Diablo, which intersects with Diablo Road, which, in turn, merges with Blackhawk Road. Both Diablo Road and Blackhawk Road are County-designated arterials. At some point in the future, residential development of Parcel A will create a new driveway accessing to Diablo Road and/or Calle Arroyo. As conditioned, a code-compliant access will be required from Parcel A. Thus, the new driveway will not create a substantial adverse effect on the County-designated arterials.

The Health and Safety Element of the General Plan includes acceptable and conditionally acceptable noise levels for residential land uses. The types and levels of noise generated from the future residential uses on the project site will be similar

to noise levels from existing surrounding residential development. Therefore, the future residential development of the site will meet the acceptable single-family residential noise level standards of the Health and Safety Element.

During grading and construction of a future single-family residence on Parcel A, there may be periods of time when there will be loud noise from construction equipment, vehicles, and tools. The construction period noise could disturb occupants of nearby residences. As conditioned, the project will include construction noise restrictions which will limit disruptions due to noise, in compliance with the policies and restrictions of the Health and Safety Element.

2. *The proposed subdivision fulfills construction requirements.*

Project Finding: The project site is in the R-20, Single-Family Residential Zoning District, which allows residential uses, including single-family residences. The minor subdivision maintains the residential character of the area and although there is no development proposed or contemplated on Parcel A, the new parcel could accommodate a new single-family residence at some time in the future. The future residence will have access from Calle Arroyo and/or Diablo Road. Development of Parcel A will be required to comply with all requirements for access and drainage improvements that have been provided by the Public Works Department as conditions of approval for the project. Additionally, the future new residence will need to comply with any construction/development requirements imposed by the San Ramon Valley Protection District, the Building Inspection Division, and applicable building and fire codes, at the time of building permit issuance.

C. Exceptions Findings:

The applicant has requested an exception to County Code Section 914-2.004 (Offsite Collect and Convey) that requires that runoff from any subdivision be conveyed without diversion to an adequate storm drainage facility. Pursuant to Chapter 92-6 of the County Code, the Advisory Agency (Zoning Administrator) may authorize exceptions to the requirements and regulations of County Code Section 914-2.004. Accordingly, following are the findings for granting the requested exceptions.

1. *That there are unusual circumstances or conditions affecting the property.*

Project Finding: Presently, based on County elevation data, surface runoff of the property flows westerly. The East Branch of Green Valley Creek intercepts the

runoff from the eastern portion of Parcel B. The remainder of the site gently slopes towards Calle Arroyo but since Parcel A is undeveloped, the stormwater falling on the property is generally retained. In the event that Parcel A is developed at some time in the future, the development may not comply with County Code Section 914-2.004 since there is no apparent infrastructure in the vicinity of Parcel A to collect the runoff and convey it to an adequate storm drainage facility.

The fact that there is no existing storm drain facilities in the vicinity of Parcel A is an unusual circumstance which warrants granting the requested exception. Given the cost and logistical constraints of designing and constructing off-site drainage infrastructure to accommodate development on Parcel A that is not proposed or contemplated, requiring drainage improvements now is not feasible.

2. *That the exception is necessary for the preservation and enjoyment of a substantial property right of the applicant.*

Project Finding: Given the cost and logistical constraints of designing and constructing off-site drainage infrastructure to accommodate development that is not even envisioned on Parcel A, the exception is necessary for the preservation and enjoyment of a substantial property right of the applicant to subdivide their property in a manner consistent with single-family residential development in the immediate vicinity. Additionally, there is no proposed development at this stage. Thus, the exception is necessary in order to allow reasonable development of the project site without the burden of unnecessary off-site storm drain improvements that are of limited public benefit.

3. *That the granting of the exception will not be materially detrimental to the public welfare or injurious to other property in the territory in which the property is situated.*

Project Finding: Considering the current zoning and size of the property, future development of Parcel A will be subject to permitting by the Department of Conservation and by the Public Works Department. The Public Works Department has conditioned the project to require the property owner to record a deed disclosure stating that future development of Parcel A is subject to the drainage requirements of the County Ordinance Code, or to mitigate storm water runoff so as to not concentrate runoff or increase peak flow rates in excess of that for the current undeveloped condition of Parcel A. Accordingly, the granting of the exception will not be detrimental to the public welfare, or injurious to other

property in the project vicinity.

D. 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) 2025030612, was prepared for Minor Subdivision CDMS24-00013 on March 18, 2025. The public review period for the draft MND started on March 18, 2025, and ended on April 18, 2025. No comments were received during the public review period for the draft MND.
2. As there were no comments received on the draft MND, preparation of a final MND that includes written comments received, responses to the comments received, and staff-initiated text changes is not necessary.
3. On the basis of the whole record before it, including the draft MND, the Zoning Administrator finds that:
 - There is no substantial evidence that the project with the proposed mitigation measures will have a significant effect on the environment;
 - MND SCH 2025030612, consisting of the draft MND, 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.
4. A Mitigation Monitoring and Reporting Program has been prepared, based on the identified significant environmental impacts and mitigation measures in MND SCH 2025030612. The mitigation measures in the Mitigation Monitoring and Reporting Program are included in the project Conditions of Approval.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDMS24-00013

Project Approvals

1. The 1699 Alameda Diablo Two-Lot Minor Subdivision, including the Vesting Tentative Parcel Map, is APPROVED for the subdivision of the 5.89-acre residential parcel into two parcels, including a 2.59-acre Parcel A and a 3.29-acre Parcel B.
2. The project approval described above is granted based on, or as generally shown on the following documents.
 - Application and materials accepted by the Department of Conservation and Development, Community Development Division (CDD) on June 21, 2024.
 - Vesting Tentative Parcel Map, 1699 Alameda Diablo, Subdivision CDMS24-00013, prepared by CBG, Civil Engineers, received on August 27, 2024.
3. A copy of the recorded Parcel Map shall be submitted to the CDD upon recordation.
4. Any modification to the project approved under this permit that is not required by a Condition of Approval herein shall be subject to the review and approval of the CDD.
5. The Vesting Tentative Parcel Map approval described above is granted for a period of three years. Map time extensions may be granted subject to proper request for extension and review and approval of the CDD.

Application Costs

6. The Minor Subdivision application was subject to an initial deposit of \$7,500 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 issuance of a building permit, or 60 days of the effective 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 application shall be charged interest at a rate of ten percent (10%) from the date of approval. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Indemnification

7. Pursuant to Government Code Section 66474.9, the applicant (including the subdivider or any agent thereof) shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the Agency (the County) or its agents, officers, or employees, to attack, set aside, void, or annul, the Agency's approval concerning this subdivision map application, which action is brought within the time period provided in Section 66499.37. The County will promptly notify the subdivider of any such claim, action, or proceeding and cooperate full in the defense.

Compliance Report

Parcel Map

8. At least 45 days prior to filing a Parcel Map, the applicant shall submit an application for COA Compliance Review and provide a report on compliance with the conditions of approval related to the Parcel Map for the review and approval by the CDD. The fee for this application shall be the fee listed on the current Land Development Fee Schedule that is an initial deposit subject to additional time and material costs. Should staff costs exceed the deposit, additional fees will be required.

Except for those conditions administered by the Public Works Department, the report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. A copy of the permit conditions of approval may be obtained from the CDD.

Development of Parcel A

9. Prior to filing an application for a grading or building permit for Parcel A, whichever occurs first, the applicant shall submit an application for COA Compliance Review and provide a report on compliance with the conditions of approval related to development of Parcel A for the review and approval by the CDD. The fee for this application shall be the fee listed on the current Land Development Fee Schedule that is an initial deposit subject to additional time and material costs. Should staff costs exceed the deposit, additional fees will be required.

The report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. A copy of the permit

conditions of approval may be obtained from the CDD.

Grading and Building Permits

10. This approval does not constitute a grading or building permit for either Parcel A or Parcel B. Please contact the Department of Conservation and Development, Building Inspection Division for information on how to apply for a grading or building permit.

Child Care

11. Prior to CDD-stamp approval of construction plans for the issuance of a grading or building permit for Parcel A, whichever occurs first, the applicant is required to pay a fee toward childcare facility needs in the area as established by the Board of Supervisors. The current childcare fee is \$400.00 per parcel. However, the actual fee amount collected will be that which is applicable at the time of building permit issuance.

Park Impact / Park Dedication Fee

12. Concurrently with filing of the Parcel Map, the applicant shall submit a copy of a proposed deed disclosure statement for the review and approval of the CDD. The disclosure statement shall be used to notify prospective buyers of Parcel A that prior to the issuance of building permits for residential development on the parcel, the applicant shall pay a Park Impact / Park Dedication fee for park and recreation improvements in the area as established by the Board of Supervisors. The current park dedication / park impact fee is \$9,584.00, however, the actual fee amount collected will be that which is applicable at the time of the building permit issuance. Parcel B shall be exempt from this requirement due to the existing residence at this location.

Police Services

13. Concurrently with filing of the Parcel Map, the applicant shall submit a copy of a proposed deed disclosure statement for the review and approval of the CDD. The disclosure statement shall be used to notify prospective buyers of Parcel A, that prior to the issuance of building permits for residential development on the parcel, the applicant shall pay a fee of \$1,000.00 for police services mitigation in the area as established by the Board of Supervisors. Parcel B shall be exempt from this requirement due to the existing residence at this location.

MITIGATION MEASURES FROM THE MITIGATION MONITORING AND REPORTING PROGRAM APPLIED AS CONDITIONS OF APPROVAL FOR COUNTY FILE CDMS24-00013

Air Quality

14. *Mitigation Measure Air Quality 1:* The following Bay Area Air Quality Management District, Basic Best Management Practices for Construction-Related Fugitive Dust Emissions shall be implemented during project construction and shall be included on all construction plans.
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 - g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
 - h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
 - i. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air

Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

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

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

Biological Resources

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

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Cultural Resources

17. *Mitigation Measure Cultural Resources 1:* The CDD shall approve any modification to one of the listed contributing buildings or structures on Parcel B (single-family residence, carriage house, stable, hay barn, tack room, water tower, four Doric columns with a trellis, or bridge), and a Secretary of the Interior's Standards report prepared by a qualified architectural historian as defined in the Secretary of Interior's Standards (36 CFR 61), shall be submitted to CDD for the review and approval, if deemed necessary by CDD staff. If a building permit is required, prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the modification was constructed per approved plans.
18. *Mitigation Measure Cultural Resources 2:* Prior to submittal of a building permit application for Parcel A, the architectural plans for the new residence shall be submitted for the review and approval by CDD staff to verify its design will not deter from the character defining features of the contributor buildings of Parcel B. Prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the residence was constructed per approved plans.
19. *Mitigation Measure Cultural Resources 3:* The following Mitigation Measures shall be implemented during project construction.
- a. A program of on-site education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.
 - b. If archaeological materials are uncovered during grading, trenching, or other on-site excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.
20. *Mitigation Measure Cultural Resources 4:* 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 landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Geology and Soils

21. *Mitigation Measure Geology 1:* At the time of submittal of a grading or building permit application for Parcel A, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls, their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.
22. *Mitigation Measure Geology 2:* The geotechnical report required in Geology 1 shall be subject to review by the County Peer Review Geologist, and review and approval by the CDD. Improvement, grading, and building plans shall carry out the recommendations of the approved report.
23. *Mitigation Measure Geology 3:* The geotechnical report required in Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to (i) ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, (ii) allow the

geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and (iii) provide the opportunity for field modifications of geotechnical recommendations with Contra Costa County Department of Conservation and Development, Building Inspection Division (BID) approval, based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A hard hold shall be placed by the CDD on the "final" grading inspection for each residence, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services during grading and drainage related improvements. Similarly, a hard hold shall be placed on the final building inspection for each residence by the CDD, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of foundation-related geotechnical recommendations. The geotechnical monitoring shall include any pier hole drilling/ foundation preparation work/ installation of drainage improvements.

24. *Mitigation Measure Geology 4:* All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review and approval by the BID Grading Section.

Noise

25. *Mitigation Measure Noise 1:* The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.
- a. The project sponsor shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
 - b. The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

- c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
- d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:
 - New Year's Day (State and Federal)
 - Birthday of Martin Luther King, Jr. (State and Federal)
 - Washington's Birthday (Federal)
 - Lincoln's Birthday (State)
 - President's Day (State)
 - Cesar Chavez Day (State)
 - Memorial Day (State and Federal)
 - Juneteenth National Independence Holiday (Federal)
 - Independence Day (State and Federal)
 - Labor Day (State and Federal)
 - Columbus Day (Federal)
 - Veterans Day (State and Federal)
 - Thanksgiving Day (State and Federal)
 - Day after Thanksgiving (State)
 - Christmas Day (State and Federal)

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

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

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

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

PUBLIC WORKS CONDITIONS OF APPROVAL FOR SUBDIVISION CDMS24-00013

The applicant shall comply with the following conditions of approval prior to filing of the Parcel Map.

General Requirements:

26. In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the vesting tentative map received by the Department of Conservation and Development, Community Development Division, on August 27, 2024.
27. Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Access to Adjoining Property:

Encroachment Permit

28. The applicant shall obtain an encroachment permit from the Town of Danville, if necessary, for construction of utility or other improvements within the right-of-way of Diablo Road.

Abutter's Rights:

29. The applicant shall relinquish abutter's rights of access along Diablo Road.

Road Intersection Design/Sight Distance:

30. The applicant shall provide sight distance at the intersection of the private driveways with the fronting roadways in accordance with Chapter 82-18 "Sight Obstructions at Intersections" of the County Ordinance Code. The applicant shall trim vegetation, as

necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at this intersection shall be setback to ensure that the sight line is clear of any obstructions.

Countywide Street Light Financing:

31. Property owner(s) shall annex to the County Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

Utilities/Undergrounding:

32. The applicant shall underground all new utility distribution facilities.

Drainage Improvements:

Collect and Convey

33. The applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code.

Exception, Subject to granting thereof by the "Advisory Agency"

An exception from this requirement is hereby granted, provided the Owner records a deed disclosure over Parcel A stating that future development of said Parcel is subject to the drainage requirements of the County Ordinance Code, or successor regulations, or to mitigate storm water runoff so as not to concentrate runoff or increase peak flow rates for the Code's "design storm" in excess of the un-developed conditions that exist at the time of the document's recordation.

Miscellaneous Drainage Requirements:

34. The applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.

Creek Banks and Creek Structure Setbacks:

35. The property owner shall relinquish "development rights" over that portion of the site that is within the structure setback area of the East Branch of Green Valley Creek. The structure setback area shall be determined by using the criteria outlined in Chapter 914-14, "Rights of Way and Setbacks," of the Subdivision Ordinance. "Development rights" shall be conveyed to the County by grant deed.

National Pollutant Discharge Elimination System (NPDES):

36. The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards San Francisco Bay - Region II.

Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

- Minimize the amount of directly connected impervious surface area.
- Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
- Place advisory warnings on all catch basins and storm drains using current storm drain markers.
- Offer pavers for household driveways and/or walkways as an option to buyers.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Other alternatives comparable to the above as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

37. Based on the vesting tentative map, this project does not require submittal of a Stormwater Control Plan. This project shall be subject to all other provisions of the County Stormwater Management and Discharge Control Ordinance (§1014, Ordinance No. 2005-01).

Future development applications or building permits on the subject parcels may be required to comply with Provision C.3 of the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit and the Stormwater Management and Discharge Control Ordinance. A deed disclosure shall be recorded on each parcel informing all future property owners of the requirement to comply with Provision C.3 as a condition of any building or development permit application. 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.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of

any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

- B. The applicant shall submit grading and building plans to the Building Inspection Division and comply with Division requirements. It is advisable to check with the Division prior to requesting a grading or building permit or otherwise proceeding with the project.
- C. The applicant must submit site access and building plans to the San Ramon Valley Fire Protection District and comply with its requirements. The applicant is advised that plans submitted for a building permit must receive prior approval and be stamped by the Fire Protection District.
- D. The applicant must submit building plans to the Central Contra Costa Sanitary District and comply with its requirements. The applicant is advised that plans submitted for a building permit must receive prior approval and be stamped by the Sanitary District.
- E. The applicant must comply with applicable requirements of the East Bay Municipal Utility District.
- F. The applicant is responsible for contacting the Contra Costa Mosquito & Vector Control District regarding its requirements and permits.
- G. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County, Southern Contra Costa Regional, and Tri-Valley Transportation Areas of Benefit of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

A- MT. DIABLO ESTATE PARK SUB'N. UNIT NO. 1 M.B. 15-301

POR. SEC.22 T.1S. R.1W. M.D.B.M.

1- 94LSM47 6-27-90

1"=100'

CDMS24-00013
Project site

M.B.-202

151

8.9

1/29/25

152

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.

ASSESSOR'S MAP

BOOK 195 PAGE 15

R.J.C.'59 55-37 CONTRA COSTA COUNTY, CA 41

Sanborn Date : 11/06/1999



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Unincorporated

City Limits

Board of
Supervisors'
Districts

DOIT GIS
CONTRA COSTA COUNTY

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

General Plan

SL (Single
Family

Residential -
Low) 1.0 - 2.9
Units per Net
Acre

SM (Single
Family

Residential -
Medium) 3.0 -
4.9 Units per
Net Acre

PR (Parks and
Recreation)

Unincorporated

City Limits

Board of
Supervisors'
Districts



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



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Zoning

ZONE_OVER

R-20, -UE
(Urban Farm
Animal
Exclusion)

F-R (Forestry
Recreational)

Unincorporated

City Limits

Board of
Supervisors'
Districts

DOIT
GIS
CONTRA COSTA COUNTY

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

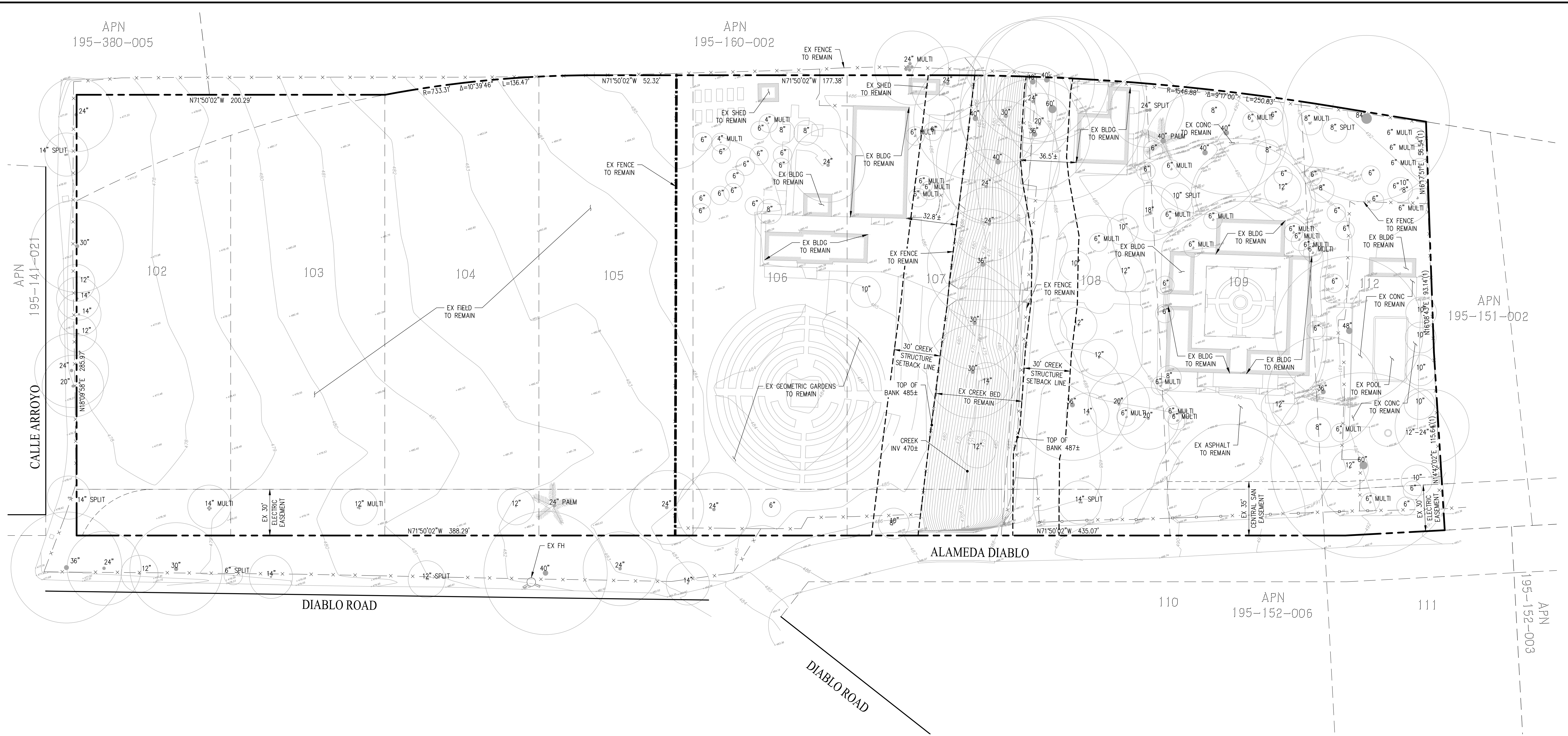
THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



1. APPLICANT: ALEXANDER R. MEHRAN
2600 CAMINO RAMON, SUITE 201
SAN RAMON, CA 94583
(925)-866-0100
2. OWNERS: ALEXANDER R. MEHRAN, AS SUCCESSOR TRUSTEE UNDER
THAT CERTAIN DECLARATION OF TRUST ESTABLISHED BY
MARYAM R. MEHRAN DATED MAY 5, 1992
2600 CAMINO RAMON, SUITE 201
SAN RAMON, CA 94583
(925)-866-0100
3. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
RYAN HANSEN, P.E.
(925)-866-0322

SHEET NO.
1
OF 2 SHEETS



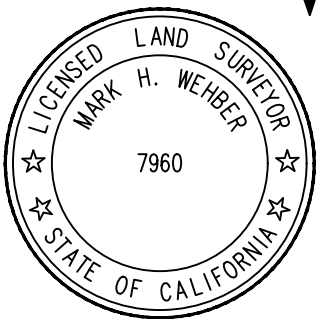
ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT

LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY BOUNDARY
	HISTORIC LOT LINE
	EXISTING EASEMENT
	STRUCTURE SETBACK LINE
	EXISTING CONTOUR
	HISTORIC LOT NUMBER
	EXISTING FIRE HYDRANT
	EX TREE TO REMAIN & DIAMETER SIZE(2)

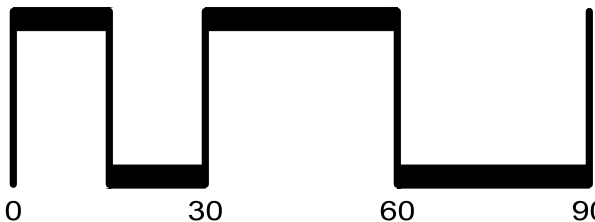
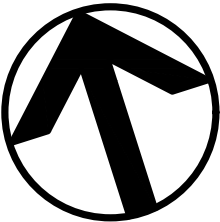
- NOTES:
- (1) PER APPLICATION 2024-CDLL24-00011
 - (2) TREE LOCATION & DIAMETER PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.
 - (3) CREEK INVERT AND TOP OF BANK PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.



VESTING TENTATIVE PARCEL MAP
EXISTING CONDITIONS
1699 ALAMEDA DIABLO
SUBDIVISION CDMS24-00013

CITY OF DIABLO CONTRA COSTA COUNTY COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: AUGUST 27, 2024



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
2
OF 2 SHEETS

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

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 24, 2025

File No.: 24-1407

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

re: CDMS24-00013 / APN-195-151-007 at 1699 Alameda Diablo, Diablo / Alexander R. Mehran

Dear Diana Lecca,

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 a tentative parcel map for the subdivision of a 5.89-acre parcel into two lots resulting in a 2.59-acre "Parcel A" and a 3.30-acre "Parcel B". No development is requested at this time. Concurrent Lot Line Adjustment CDL24-00011.

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 sites due to the proximity of known archaeological sites located in similar environments as the proposed project area. Given this sensitivity and lack of prior survey of the proposed project area, we therefore recommend that a qualified archaeologist conduct further archival and field study of the project area to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

XX We recommend 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:

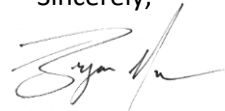
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture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

A handwritten signature in black ink, appearing to read "Bryan Much", with a stylized flourish at the end.

Bryan Much
Coordinator



AGENCY COMMENT REQUEST

Date 6/24/24

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 Central San

☒ Water District EBMUD

☒ City of Danville

☒ School District(s) San Ramon Unified
LAFCO
Reclamation District # _____
East Bay Regional Park District

☒ Diablo Discovery Bay/Crockett CSD

☒ MAC/TAC Diablo
Improvement/Community Association

☒ 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

Diablo Improvement Association

Historic Landmarks Staff - D. Vogelphohl

Please submit your comments to:

Project Planner Diana Lecca

Phone # 925-655-2869

E-mail diana.lecca@dcd.cccounty.us

County File # CDMS24-00013

Prior to July 24, 2024

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

Active Fault Zone (Alquist-Priolo)

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 Kristin Sherk

Signature Kristin Sherk

DATE 6/27/24

Agency phone # 925-655-2889



AGENCY COMMENT REQUEST

Date 6/24/24

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 _____ Central San

☒ Water District _____ EBMUD

☒ City of _____ Danville

☒ School District(s) _____ San Ramon Unified

LAFCO

Reclamation District # _____

East Bay Regional Park District

☒ Diablo Discovery Bay/Crockett CSD

☒ MAC/TAC _____ Diablo

Improvement/Community Association

☒ 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

Diablo Improvement Association

Historic Landmarks Staff - D. Vogelpohl

Please submit your comments to:

Project Planner _____ Diana Lecca

Phone # _____ 925-655-2869

E-mail _____ diana.lecca@dcd.cccounty.us

County File # _____ CDMS24-00013

Prior to _____ July 24, 2024

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

Active Fault Zone (Alquist-Priolo)

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 _____

Katharine Torru

Signature _____ DATE _____

Agency phone # _____



San Ramon Valley Fire Protection District
Community Risk Reduction Division
2401 Crow Canyon Road, Suite A
San Ramon, CA 94583

phone: 925.838.6600

web: www.firedepartment.org

Wednesday, July 17, 2024

Hello Diana Lecca,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

PROJECT: CDMS24-00013
ADDRESS: 1699 ALAMEDA DIABLO (195151007)
APPLICATION TITLE: Planning and Site Development Review
PROJECT NUMBER: 1390820

Roy Wendel
Fire Marshal
rwendel@srvfire.ca.gov
925.838.6687

Planning Comments

Open Issues: 1

PLANNING


General Issues

1. No Comment

Roy Wendel 7/17/24 5:05 AM	The San Ramon Valley Fire Protection District has reviewed the his application and has no comments.
-------------------------------	---



REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES		
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY		
DATE: 07/24/2024	EBMUD MAP(S): 1575B488	EBMUD FILE: S-11621
AGENCY: Department of Conservation and Development Attn: Diana Lecca 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDMS24-00013	FILE TYPE: Development Plan
APPLICANT: Alexander R Mehran 2600 Camino Ramon San Ramon, CA 94583		OWNER: Alexander R Mehran 2600 Camino Ramon San Ramon, CA 94583
DEVELOPMENT DATA		
ADDRESS/LOCATION: 1699 Alameda Diablo City: DIABLO Zip Code: 94528		
ZONING: R-20, UE PREVIOUS LAND USE: Residential		
DESCRIPTION: Minor lot subdivision of a 5.89-acre parcel into two lots: lot A, 2.59 acres, and lot B, 3.30 acres.		TOTAL ACREAGE: 5.29 ac.
TYPE OF DEVELOPMENT: Single Family Residential: 2 Units		
WATER SERVICES DATA		
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 472-491	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 475-492
All of development may be served from existing main(s) Location of Main(s): Alameda Diablo, Calle Arroyo		
None from main extension(s) Location of Existing Main(s):		
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE
F5B	450-650	SERVICE ELEVATION RANGE
COMMENTS		
<p>Once the property is subdivided, separate meters for each lot will be required. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p> <p>AAL</p>		
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.		
<div style="text-align: right;"> 07/22/2024</div> <div style="text-align: center;">Jennifer L. McGregor, Senior Civil Engineer; WATER SERVICE PLANNING SECTION</div>		



Memo

April 22, 2025

TO: Diana Lecca, Planner, Department of Conservation and Development
FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division
SUBJECT: **MINOR SUBDIVISION MS24-0013**
STAFF REPORT & CONDITIONS OF APPROVAL - REVISED
(Alexander Mehran/Alameda Diablo/Diablo/APN 195-151-007)
FILE: **MS24-0013**

Our memo dated February 6, 2025, was based on the tentative map dated August 24, 2024, and related documents that accompanied that submittal. Subsequent to said February 2025 memo, the applicant's engineer, on behalf of the applicant, submitted an exception requires to the Country Subdivision Ordinance for consideration by the "advisory agency" in accordance with the procedures outlined in Chapter 92-6 of said Code. This memo is in response to this exception request and supersedes our prior memo.

Background

The applicant requests approval of a tentative parcel map for the subdivision of a 5.89-acre parcel into two lots resulting in a 2.59-acre "Parcel A" and a 3.30-acre "Parcel B". No development is requested at this time.

The property is in Diablo under R-20 zoning. The East Branch of Green Valley Creek bisects Parcel B of the property. The property is bounded to the north by the Diablo Country Club golf course, to the south by both Alameda Diablo and Diablo Road, to the west by Calle Arroyo, and to the east by other R-20 zoned parcels. Part of the southern property line directly abuts the Town of Danville. Proposed Parcel A is an undeveloped pasture. Parcel B is occupied by an existing residence and amenities.

An exception request from Section 914-2.002 – "onsite collect and convey requirements" of the County Ordinance Code was submitted dated April 1, 2025, along with the requisite supporting arguments relative to the findings that need to be made to grant the exception request. These will be further discussed below.

Traffic and Circulation

Proposed Parcel B fronts and gains access from Alameda Diablo, a private road. Parcel A fronts both Diablo Road, maintained by the Town of Danville and the private Calle Arroyo. It is not clear which road Parcel A will gain access from. At this location, Alameda Diablo is a 20-foot road within a 60-foot right-of-way, Diablo Road is a 28-foot road within a 115-foot right-of-way,

and Calle Arroyo is an 18-foot road within a 20-foot right-of-way. Public Works would defer to the Town of Danville to determine if additional right-of-way for Diablo Road is necessary.

Access rights to Alameda Diablo and Calle Arroyo appear to have been established as part of the formation of the Diablo Community Services District in 1969. As those two roads are private and meet County Ordinance Code minimum standards for private roads, no additional easement width or improvements are required. No frontage improvements along Diablo Road are proposed as part of this project either, unless the Town of Danville identifies a need or nexus for improvements. Since access is available to Parcel A from Calle Arroyo, we will request the applicant relinquish abutter's rights along its frontage of Diablo Road in accordance with County General Plan policies.

Underground Utilities

Chapter 96-10 of the County Ordinance Code requires all new and existing utility distribution facilities to be installed underground. Since the fronting streets are either private or within the corporate limits of the Town of Danville, relocation of existing overhead utilities will not be applicable.

Drainage

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse.

Based on County elevation data, surface runoff of the property flows westerly. The East Branch of Green Valley Creek intercepts the runoff from the eastern portion of Parcel B. The remainder of the site gently slopes towards Calle Arroyo but being pasture, the stormwater falling on the property is generally retained. That may not be the case if the site is further developed. There is no apparent infrastructure in the vicinity of the property to collect the runoff and convey it to Green Valley Creek, the ultimate receiving waters for excess runoff in this area.

Given the cost and logistical constraints of designing and constructing off-site drainage infrastructure to accommodate development that is not even envisioned on Parcel A, the applicant has requested an exception from this Ordinance Code requirement. Considering the current zoning and size of the property, any future development of the site will be subject to either entitlement or ministerial regulations that will require County review over drainage facilities and compliance with drainage standards and infrastructure to serve said development and mitigate any impacts related thereto. With this consideration, Public Works will not be averse to the granting of this exception request, with the inclusion of a deed disclosure to any future property owner that future development is subject to the drainage requirements of said Code or adequately mitigate storm waters so as not to increase peak runoff flow rates or concentrate runoff in excess of the existing undeveloped conditions.

Creek Structure Setback

The applicant should be aware of the Creek Structure Setback requirements of the County Ordinance Code. The structure setback line from the East Branch of Green Valley Creek is indicated on the tentative map to determine development restrictions applicable to Parcel B.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface areas in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. Since Parcel B is fully developed, a single-family residence on Parcel A would be allowed up to 10,000 square feet of impervious surfaces before a SWCP would be required. This would be evaluated as part of the building permit review process for future development of parcel A.

Floodplain Management

Excluding the portion of the property within the banks of the East Branch of Green Valley Creek, the property does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map.

Lighting District Annexation

The subject property is not annexed into the lighting district. The property owner will be required, as a condition of approval, to annex into the County Facilities District 2010-1 formed for the Countywide Street Light Financing.

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County, Southern Contra Costa Regional, and Tri-Valley Transportation Areas of Benefit, as adopted by the Board of Supervisors. This fee shall be paid prior to issuance of building permits.

Drainage Area Fee and Creek Mitigation

The property is located within unformed Drainage Area 36. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact me at (925) 313-2016 or larry.gossett@pw.cccounty.us.

LG:ss
G:\engsvc\Land Dev\MS\MS 24-0013\Staff Report & COAs MS24-0013 Revised 4-22-25.docx

cc: J. LaRocque, Engineering Services
A. Vazquez, Engineering Services
Alexander R. Mehran, *owner/applicant*
2600 Camino Ramon
San Ramon, CA 94583

**PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT MS24-0013**

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO FILING OF THE PARCEL MAP.

General Requirements:

- In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the vesting tentative map received by the Department of Conservation and Development, Community Development Division, on August 27, 2024.
- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Access to Adjoining Property:

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Town of Danville, if necessary, for construction of utility or other improvements within the right-of-way of Diablo Road.

Abutter's Rights:

- Applicant shall relinquish abutter's rights of access along Diablo Road.

Road Intersection Design/Sight Distance:

- Applicant shall provide sight distance at the intersection of the private driveways with the fronting roadways in accordance with Chapter 82-18 "Sight Obstructions at Intersections" of the County Ordinance Code. The applicant shall trim vegetation, as necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at this intersection shall be setback to ensure that the sight line is clear of any obstructions.

Countywide Street Light Financing:

- Property owner(s) shall annex to the County Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing. Annexation into a street light service area does not include the transfer of ownership and maintenance of street lighting on private roads.

Utilities/Undergrounding:

- Applicant shall underground all new utility distribution facilities.

Drainage Improvements:

Collect and Convey

- Applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage system, to *an adequate* natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to *an adequate* natural watercourse, in accordance with Division 914 of the Ordinance Code.

Exception, Subject to granting thereof by the "Advisory Agency"

As exception from this requirement is hereby granted, provided the Owner records a deed disclosure over Parcel A stating that future development of said Parcel is subject to the drainage requirements of the County Ordinance Code, or successor regulations, or to mitigate storm water runoff so as not to concentrate runoff or increase peak flow rates for the Code's "design storm" in excess of the un-developed conditions that exist at the time of the document's recordation..

Miscellaneous Drainage Requirements:

- Applicant shall design and construct all storm drainage facilities in compliance with the Ordinance Code and Public Works Department design standards.

Creek Banks and Creek Structure Setbacks:

- Property owner shall relinquish "development rights" over that portion of the site that is within the structure setback area of the East Branch of Green Valley Creek. The structure setback area shall be determined by using the criteria outlined in Chapter 914-14, "Rights of Way and Setbacks," of the Subdivision Ordinance. "Development rights" shall be conveyed to the County by grant deed.

National Pollutant Discharge Elimination System (NPDES):

- The applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards San Francisco Bay - Region II.

Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, the following long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage:

- Minimize the amount of directly connected impervious surface area.
- Install approved full trash capture devices on all catch basins (excluding catch basins within bioretention area) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES Permit.
- Place advisory warnings on all catch basins and storm drains using current storm drain markers.
- Offer pavers for household driveways and/or walkways as an option to buyers.

- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Other alternatives comparable to the above as approved by the Public Works Department.

Stormwater Management and Discharge Control Ordinance:

- Based on the tentative map, this project does not require submittal of a Stormwater Control Plan. This project shall be subject to all other provisions of the County Stormwater Management and Discharge Control Ordinance (§1014, Ordinance No. 2005-01).

Future development applications or building permits on the subject parcels may be required to comply with Provision C.3 of the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit and the Stormwater Management and Discharge Control Ordinance. A deed disclosure shall be recorded on each parcel informing all future property owners of the requirement to comply with Provision C.3 as a condition of any building or development permit application. 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.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the South County, Southern Contra Costa Regional, and Tri-Valley Transportation Areas of Benefit of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Assistant Deputy Director

March 18, 2025

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** 1699 Alameda Diablo Minor Subdivision
- 2. County File Number:** CDMS24-00013
- 3. Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
- 4. Contact Person and Phone Number:** Diana Lecca, Project Planner
(925) 655-2869
- 5. Project Location:** 1699 Alameda Diablo, in the Diablo area of unincorporated Contra Costa County (Assessor's Parcel Numbers 195-151-009)
- 6. Applicant / Project Sponsor's Name, Address, and Phone Number:** Alexander Mehran
2600 Camino Ramon
San Ramon, CA 94583
(925) 866-0322

- 7. Description of Project:** The proposed project is approval of a Vesting Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 5.89-acre residential parcel into a 2.59-acre "Parcel A" and a 3.29-acre "Parcel B". Parcel B is already developed with a single-family residence and accessory structures. Parcel A is the vacant portion of the property. There is no development associated with this application and future development is not contemplated.

The project site is in the R-20 Single-Family Residential District wherein a single-family residence is a permitted use. Therefore, it is possible that there would be a new single-family residence on Parcel A at some future time

- 8. Surrounding Land Uses and Setting:** The 5.89-acre project site at 1699 Alameda Diablo is located in the Diablo area of unincorporated Contra Costa County on the north side of abuts Alameda Diablo and Diablo Road, east of Calle Arroyo, and south of Hole 17 of the Diablo Country Club Golf Course. The property is bisected by the East Branch of the Green Valley Creek that runs (north-to-south) through the property.

Buildings located east of the creek include one single-family residence built in 1916, a carriage house, a pool house and a bridge leading to the west side of the creek. Buildings located west of the creek include a stable, hay barn, tack room, a shed, a water tower, and four Doric columns with a trellis. The property, including the residence, carriage house, stable, hay barn, tack room, water tower, Doric columns, and bridge, has been identified as a contributor to the Diablo Historic District, which is listed in the Contra Costa County Historic Resources Inventory as a historic district. A 2.59-acre vacant area is located west of the 3.29-acre built portion of the property. The vacant area is proposed Parcel A and the developed portion of the property is proposed Parcel B

The project site is located along the northern boundary of the Town of Danville along Diablo Road. Access to Parcel B is from Alameda Diablo, a privately maintained road within the Diablo community. Future access to Parcel A would be from either Diablo Road and/or Calle Arroyo. The topography of the project site is fairly level. The only significant sloping occurs on either side of the creek.

The project site is adjacent to developed single-family residential lots to the southeast, east and west, the Diablo Country Club Golf Course to the north, and an undeveloped hillside south of Diablo Road. The immediate vicinity generally consists of parcels to the southeast, east, and west in the R-20 Single-Family Residential District and the -UE Urban Farm Animal Exclusion Combining District, and Golf Course parcels to the north in the F-R Forestry Recreational District. The entirety of the property is within a RL Residential Low Density General Plan land use designation.

- 9. Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations

Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 20-day public comment period.

The Mitigated Negative Declaration/Initial Study can be viewed online at the following link: [California Environmental Quality Act \(CEQA\) Notifications | Contra Costa County, CA Official Website](#) or upon request by contacting the project planner. Any documents referenced in the Mitigated Negative Declaration/Initial Study can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will extend to **4:00 PM, Friday, April 18, 2025**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Diana Lecca
30 Muir Road
Martinez, CA 94553

or via email to: diana.lecca@dcd.cccounty.us

The proposed Mitigated Negative Declaration and the proposed project will be considered at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, contact Diana Lecca by telephone at (925) 655-2869, or email at diana.lecca@dcd.cccounty.us

Sincerely,

Diana Lecca

Diana Lecca
Project Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attachment: Project Vicinity



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Unincorporated

City Limits

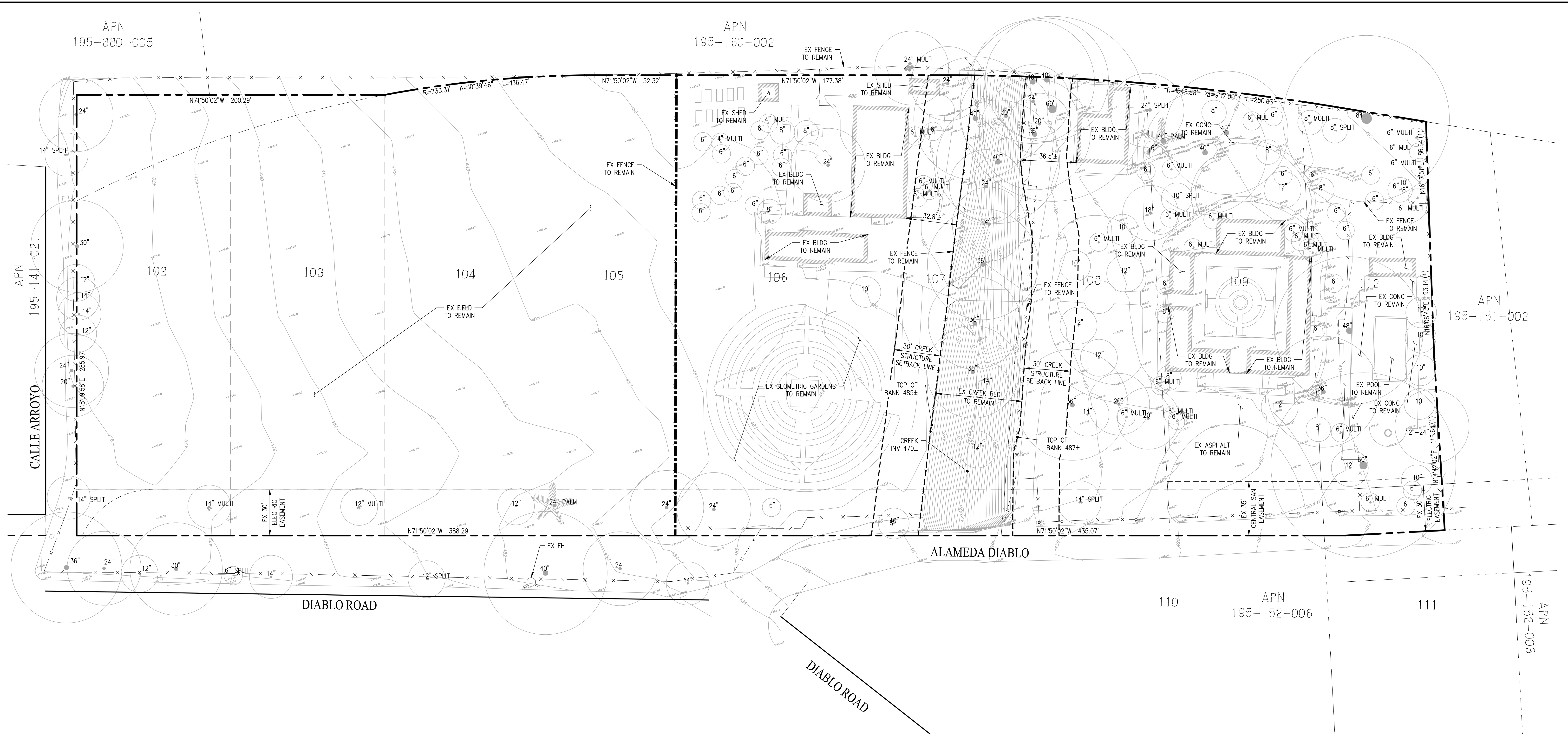
Board of
Supervisors'
Districts

DOIT GIS
CONTRA COSTA COUNTY

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT

LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY BOUNDARY
	HISTORIC LOT LINE
	EXISTING EASEMENT
	STRUCTURE SETBACK LINE
	EXISTING CONTOUR
	HISTORIC LOT NUMBER
	EXISTING FIRE HYDRANT
	EX TREE TO REMAIN & DIAMETER SIZE(2)

NOTES:

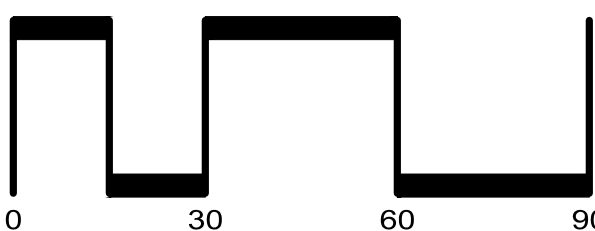
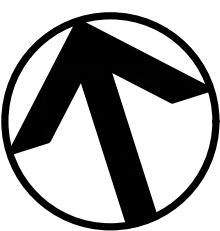
- (1) PER APPLICATION 2024-CDLL24-00011
- (2) TREE LOCATION & DIAMETER PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.
- (3) CREEK INVERT AND TOP OF BANK PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.



VESTING TENTATIVE PARCEL MAP
EXISTING CONDITIONS
1699 ALAMEDA DIABLO
SUBDIVISION CDMS24-00013

CITY OF DIABLO CONTRA COSTA COUNTY COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: AUGUST 27, 2024



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
2
OF 2 SHEETS

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** 1699 Alameda Diablo Minor Subdivision
County File CDMS24-00013
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development,
Community Development Division
30 Muir Road
Martinez, CA 94553
3. **Contact Person and Phone Number:** Diana Lecca, (925) 655-2869
Diana.Lecca@dcd.cccounty.us
4. **Project Location:** 1699 Alameda Diablo in the Diablo area of unincorporated Contra Costa County (Assessor's Parcel Numbers: 195-151-009)
5. **Project Sponsor's Name and Address:** Alexander Mehran
2600 Camino Ramon
San Ramon, CA 94583
6. **General Plan Designation:** RL Residential Low Density
7. **Zoning:** R-20 Single-Family Residential District, -UE - Urban Farm Animal Exclusion Combining District
8. **Description of Project:** The applicant requests approval of a Vesting Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 5.89-acre residential parcel into a 2.59-acre "Parcel A" and a 3.29-acre "Parcel B". Parcel B is already developed with a single-family residence and accessory structures. Parcel A is the vacant portion of the property. There is no development associated with this application and future development is not contemplated.

The project site is in the R-20 Single-Family Residential District wherein a single-family residence is a permitted use. Therefore, it is possible that there would be a new single-family residence on Parcel A at some future time. This CEQA analysis accounts for this possibility.

9. Surrounding Land Uses and Setting: The 5.89-acre project site at 1699 Alameda Diablo is located in the Diablo area of unincorporated Contra Costa County on the north side of abuts Alameda Diablo and Diablo Road, east of Calle Arroyo, and south of Hole 17 of the Diablo Country Club Golf Course. The property is bisected by the East Branch of the Green Valley Creek that runs (north-to-south) through the property.

Buildings located east of the creek include one single-family residence built in 1916, a carriage house, a pool house and a bridge leading to the west side of the creek. Buildings located west of the creek include a stable, hay barn, tack room, a shed, a water tower, and four Doric columns with a trellis. The property, including the residence, carriage house, stable, hay barn, tack room, water tower, Doric columns, and bridge, has been identified as a contributor to the Diablo Historic District, which is listed in the Contra Costa County Historic Resources Inventory as a historic district. A 2.59-acre vacant area is located west of the 3.29-acre built portion of the property. The vacant area is proposed Parcel A and the developed portion of the property is proposed Parcel B

The project site is located along the northern boundary of the Town of Danville along Diablo Road. Access to Parcel B is from Alameda Diablo, a privately maintained road within the Diablo community. Future access to Parcel A would be from either Diablo Road and/or Calle Arroyo. The topography of the project site is fairly level. The only significant sloping occurs on either side of the creek.

The project site is adjacent to developed single-family residential lots to the southeast, east and west, the Diablo Country Club Golf Course to the north, and an undeveloped hillside south of Diablo Road. The immediate vicinity generally consists of parcels to the southeast, east, and west in the R-20 Single-Family Residential District and the -UE Urban Farm Animal Exclusion Combining District, and Golf Course parcels to the north in the F-R Forestry Recreational District. The entirety of the property is within a RL Residential Low Density General Plan land use designation.

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

Public Works Department

San Ramon Valley Fire Protection District

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

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on March 6, 2025, to the Confederated Villages of Lisjan Nation and the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria and/or the Villages of Lisjan Nation to either request or decline

consultation in writing for this project. To date, no response has been received from either the Confederated Villages of Lisjan Nation or the Wilton Rancheria.

Previously, the Wilton Rancheria had requested consultation in response to a Notice of Opportunity for a different project that led to a meeting between staff and a representative of the Wilton Rancheria. At that meeting, a tentative agreement was reached between staff and the Wilton Rancheria that the Native American tribe will be notified of any discovery of cultural resources or human remains on a project site. Subsequently, the Native American Heritage Commission (NAHC) requested that pursuant to State law, the NAHC shall be notified of any discovery of human remains rather than the Native American tribe. Standard Contra Costa County Department of Conservation and Development, Community Development Division (CDD) Conditions of Approval – see Conditions of Approval Cultural Resources 3 and Cultural Resources 4 in Environmental Checklist Section 5 (Cultural Resources) – provide for notice to the California Native American tribes of any discovery of cultural resources and notice to the NAHC of any discovery of human remains on the site. Any future construction activity on the project site would be subject to CDD Conditions of Approval Cultural Resources 3 and Cultural Resources 4.

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 checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" 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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Services Systems | <input checked="" 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.

Diana Lecca
Project Planner
Contra Costa County
Department of Conservation & Development

Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<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 checked="" type="checkbox"/>	<input 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 COS-12 (Scenic Resources) of the Contra Costa County 2045 General Plan Conservation, Open Space, and Working Lands Element identifies the major scenic resources in the County, including scenic ridges and scenic routes, which should be considered when evaluating nearby development proposals. Views of these identified scenic resources are considered scenic vistas. The project site is not located near a major scenic resource and will therefore have no impact on a scenic vista.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? (Less than Significant Impact)*

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. Thus, the project would have no impact on scenic resources within a state scenic highway.

Figure COS-12 of the County General Plan's Conservation, Open Space, and Working Lands Element identifies County designated Scenic Routes, including South Gate Road and Blackhawk

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Road which are near the project site. There are limited views of the project site from these roads. The scope of work involves a minor subdivision of a larger lot into two smaller lots with no proposed development. Since the lot is in the R-20 Single-Family Residential District wherein a single-family residence is a permitted use, it is possible that there would be a new residence on Parcel A at some future time. This development would be required to include new landscaping and a new paved driveway, pursuant to the development standards of the R-20 District. The new construction would be expected to be compatible with existing single-family homes in the Diablo Historic District neighborhood. As a result, the proposed project would have a less than significant adverse environmental impact on the scenic resources in the vicinity.

- 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**)*

As discussed in Environment Checklist Section 1.b. above, views of the project site would not change as a result of the project, and would have a less than significant adverse effect with future development of Parcel A. The site is within the County General Plan's RL Residential Low Density land use designation and the R-20 Single-Family Residential District. Thus, any new construction would be required to be consistent with the RL land use designation, the development standards of the R-20 District, and the Diablo Historic District. The overall character would remain residential and as discussed in Environment Checklist Section 1.b. above, the project impact on the existing visual character of the site and its surroundings would be less than significant.

- 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**)*

There is no development associated with this application and future development is not contemplated. However, it is possible that there would be a new residence built on Parcel A at some future time. After construction, the new single-family residence will introduce more light and glare in the Alameda Diablo area which may change the existing character of the area. Daytime views would be similar to views of other residences on Alameda Diablo. Lighting of the home, including yard and exterior house lights, may affect nighttime views; however, the lighting would be similar to that of existing residences on Alameda Diablo. Accordingly, the impact on nighttime views would be less than significant.

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013.*

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- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element*.
- Contra Costa County 2045 General Plan. *Land Use Element*.
- Caltrans website (Accessed 10/28/24) - [Scenic Highways | Caltrans](#).

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"/>
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)*

As shown on the California Department of Conservation’s Contra Costa County Important Farmland 2020 map, the project site does not contain farmland designated “Prime”, “Unique”, or of “Statewide Importance”. Therefore, the project would not result in any impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use.

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

The project site is within a R-20 Single-Family Residential District. The project proposes to split the 5.89-acre lot into two lots. The property is not zoned for agricultural use and the property is

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not included in a Williamson Act contract. Therefore, there would be no impact arising 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)*

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 R-20 Single-Family Residential District and the use remains consistent with permitted uses therein. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland.

- 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 Environment Checklist Section 2.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 project site is not currently used for agricultural production, and therefore, the project would not involve changes to the existing environment, which due to their location or nature would result in conversion of Farmland to non- agricultural use. The project would split a lot into two new lots. Thus, the project has no potential to result in the conversion of farmland to a non-agricultural use.

Sources of Information

- Contra Costa County Ordinance Code, Title 8, Zoning Ordinance.
- Contra Costa County 2045 General Plan. *Land Use Element*.
- California Department of Conservation. *Contra Costa County Important Farmland Map 2020*.

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3. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
(No Impact)

The project site is within the San Francisco Bay Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate* (CAP). The CAP serves as the regional Air Quality Plan for the Air Basin for attaining National Ambient Air Quality Standards (NAAQS) established by the United States Environmental Protection Agency (EPA). The EPA has established NAAQS for six of the most common air pollutants—carbon monoxide, lead, ground level ozone, particulate matter, nitrogen dioxide, and sulfur dioxide—known as “criteria pollutants”. The Air Basin is designated as nonattainment for State standards for 1-hour and 8-hour ozone, 24-hour respirable particulate matter 10 micrometers or less in diameter (PM₁₀), annual PM₁₀, and annual particulate matter 2.5 micrometers or less in diameter (PM_{2.5}).

The primary goals of the CAP are to protect public health and protect the climate. The CAP identifies a wide range of control measures intended to decrease both criteria pollutants and greenhouse gas (GHG) emissions. The BAAQMD does not provide a numerical threshold of significance for project-level consistency analysis with the CAP. A measure for determining whether the proposed project supports the primary goals of the CAP is if the project would not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the air quality plans. This measure is determined by comparing project emissions to the significance thresholds identified by the BAAQMD for construction- and operation-related pollutants. Given that the project does not propose any development, there would not be a conflict with or obstruct implementation of the applicable air quality plan. At some point in the future, a single-family residence could be constructed on Parcel A. This construction would take place in a single-family residential zoning district within the urbanized portion of the

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County, and therefore, the proposed project would be consistent with CAP goals, objectives, and control measures to decrease emissions of harmful air pollutants and GHGs.

- 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 Impact)*

This cumulative analysis focuses on whether the proposed project would result in cumulatively considerable emissions. The determination of cumulative air quality impacts for construction and operational emissions is based on whether the project would result in regional emissions that exceed the BAAQMD regional thresholds of significance for construction and operations on a project level. The thresholds of significance represent the allowable amount of emissions each project can generate without generating a cumulatively considerable contribution to regional air quality impacts. Therefore, a project that would not exceed the BAAQMD thresholds of significance on the project level also would not be considered to result in a cumulatively considerable contribution to these regional air quality impacts.

The BAAQMD 2024 CEQA Guidelines include screening criteria for purposes of identifying development projects for potentially significant air quality impacts. If a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts relating to criteria air pollutants and precursors, absent exclusionary conditions. As stated in section 3a, the project does not propose any development and would therefore subdivision of the property would not result in a cumulatively considerable net increase of any criteria pollutant.

Regarding the possible future construction of a single-family residence on Parcel A, neither the construction screening criteria of 254 dwelling units nor the operational screening criteria of 421 dwelling units would be exceeded, and therefore, the proposed project would not cause a violation of any air quality standard and would not contribute substantially to any existing or projected air quality violation. Thus, the impact of the proposed construction of three single-family residences would have a less than significant adverse environmental impact on any air quality standard.

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

The BAAQMD defines a sensitive receptor as the following: “Facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples include schools, hospitals, and residential areas.” As specified by the BAAQMD, health risk and hazard impacts should be analyzed for sensitive receptors within a 1,000-foot radius of the project site.

Since the project is not proposing any construction, there would be no exposure of sensitive receptors to substantial pollutant concentrations arising from the subdivision of the property.

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However, it is possible that there would be a new residence built on Parcel A at some future time. Occupancy of the future single-family residence would not be expected to cause any localized emissions that could expose sensitive receptors to unhealthy long-term air pollutant levels. Construction activities, however, would result in localized emissions of dust and diesel exhaust that could result in temporary impacts at nearby single-family residences.

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

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

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

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- g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- i. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

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

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

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

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

As stated in the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard. The ability to detect odors varies considerably among the populations and is subjective. Objectionable odors are typically associated with agricultural or heavy industrial land uses such as refineries, chemical plants, paper mills, landfills, sewage-treatment plants, etc. The minor subdivision project is not proposing any construction; however, it is possible that there would be a new residence built on Parcel A at some future time. The proposed project would not contain any major sources of odor and would not be located in an area with existing odors. Similarly a new residence on Parcel A would not be expected to generate objectionable odors. Therefore, the operation of the project would have a less-than-significant impact in terms of odors.

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

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

Sources of Information

- [attachment-a -proposed-final-cap-vol-1-pdf.pdf \(baaqmd.gov\)](#), 2024. *Spare the Air, Cool the Climate, Final 2017 Clean Air Plan, Bay Area Air Quality Management District.*
- [CEQA Thresholds and Guidelines Update \(baaqmd.gov\)](#), 2024. *CEQA Thresholds and Guidelines Update, 2022 CEQA Guidelines, Bay Area Air Quality Management District.*

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

The Alameda Diablo area of unincorporated Diablo is a single-family residential area that has historically been urbanized. The site has been in use as a single-family residential lot and surrounded to the east and west by existing residences, the Diablo Country Club Golf Course to the north, and Alamea Diablo to the south. The western, vacant portion of the project site consists of ruderal grassland with a variety of trees along the perimeter. The eastern, developed portion of the project site includes a single-family residence, accessory buildings, landscaping, and a fenced

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in creek bed. The proposed minor subdivision would have no impact on any onsite habitat. Potential future construction of a single-family residence on parcel A would occur within a non-natural habitat, and therefore, it is unlikely that there would be any plant or animal species of concern that would be affected by future construction of a residence.

- 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)*

The East Branch of Green Valley Creek runs from north to south across the subject property. The portion of the creek on the property is separated from other portions of the creek by Alameda Diablo to the south and Hole 17 of the Diablo Country Club Golf Course to the north. Existing development on Parcel B is located west and east of the creek bed, which is fenced except for a bridge that provides access across the creek. The project is not proposing any type of construction or development as part of the minor subdivision, and therefore, the creek on the property will remain intact. Similarly, potential future development of a single-family residence on Parcel A would not be adjacent to the creek. Thus, the project has 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 with Mitigation)*

The proposed minor subdivision would not include any development but at some time in the future, a single-family residence could be constructed on Parcel A. This vacant parcel is surrounded by Calle Arroyo to the west, the Diablo Country Club Golf Course to the north, Parcel B to the east, and Diablo Road to the south. Therefore, Parcel A does not have any direct connection to an open space area and does not include any established wildlife corridors.

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

Although the Parcel A is currently vacant, the minor subdivision parcel includes ruderal grassland with a variety of trees along the perimeter. Due to the existing onsite vegetation, the site and adjoining undeveloped areas may provide nesting and foraging habitat for a variety of raptors and passerine bird species. Accordingly, **there would be a potentially significant adverse environmental impact on nesting birds during project construction on Parcel A.** Consequently, the project sponsor is required to implement the following mitigation measures.

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

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

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

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No Impact)*

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private

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property. The Ordinance applies to any developable vacant lot, such as Parcel A. The Ordinance requires tree alteration or removal to be considered as part of the project application.

The proposed minor subdivision would create a developable lot that could accommodate the future construction of a single-family residence. At the time a residence is proposed, trees on Parcel A would be evaluated to determine if any trees would be protected under the tree ordinance would and would be affected by construction activity. If any code-protected trees would be removed or have construction-related activity within their drip lines, a *Tree Permit* will be evaluated by CDD staff pursuant to the tree ordinance. Any tree permit approved for the proposed project would include conditions of approval for the restitution of any tree approved to be removed, protection of those trees where work may occur within the drip lines of the trees, and tree protection measures. As a result of CDD staff applying the Tree Protection and Preservation Ordinance to the proposed project, there would be no conflict with the Ordinance.

- f) *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 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/NCCP.

Sources of Information

- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element*.
- California Department of Fish and Wildlife. Accessed September 13, 2024. <https://apps.wildlife.ca.gov/lands/>.
- California Department of Fish and Wildlife. *Terrestrial Habitat Connectivity*. Accessed November 5, 2024. <https://apps.wildlife.ca.gov/bios6/?bookmark=648>.
- East Contra Costa County Habitat Conservancy, Habitat Conservation Plan. Accessed November 5, 2024. <https://www.contracosta.ca.gov/4343/East-Contra-Costa-County-Habitat-Conserv>.

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5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<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 with Mitigation)*

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

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

The Diablo Historic District is listed in the Contra Costa County Historic Resources Inventory as a historic district, and the property at 1699 Alameda Diablo is identified as a contributor to the District. A Historic Resources Evaluation (*Historic Resources Assessment and Project Evaluation, 1699 Alameda Diablo, Diablo, CA*; Valerie Nagel, Architect, February 12, 2025) was prepared for the proposed project. As described in the evaluation, the property includes a number of contributory buildings and structures, including a single-family residence built in 1916, a carriage house, a stable, hay barn, tack room, a water tower, four Doric columns with a trellis, and a bridge. The non-contributor buildings and structures include a pool house, shed, various greenhouse buildings, and a pool. All of the buildings and structures are on Parcel B. There is no proposal to alter any existing buildings or structures, and the vacant portion of the property that will become its own separate parcel (Parcel A) was obtained after the period of significance for the Diablo Historic District, and therefore, separating Parcel A from the rest of the property will not impact the integrity of the resource. Thus, the proposed project has no impact on any known historical or culturally significant resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As stated above Parcel B will include all of the historic buildings and structures. Although no development is proposed or contemplated, **there is a possibility that future development on Parcel B may not adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, such that the buildings and structures may lose their historic integrity and make a substantial adverse change to the historical resource.** The following mitigation measure is to ensure that the historic integrity of Parcel B is maintained:

Cultural Resources 1: The CDD shall approve any modification to one of the listed contributing buildings or structures on Parcel B (single-family residence, carriage house, stable, hay barn, tack room, water tower, four Doric columns with a trellis, or bridge), and a Secretary of the Interior's Standards report prepared by a qualified architectural historian as defined in the Secretary of Interior's Standards (36 CFR 61), shall be submitted to CDD for the review and approval, if deemed necessary by CDD staff. If a building permit is required, prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the modification was constructed per approved plans.

Implementation of this mitigation measure would reduce the impact of future development on Parcel B on the Parcel B historical resource to a less than significant level.

Because Parcel A is in the R-20 single-Family Residential District, there could be a new single-family residence constructed on the vacant parcel at some time in the future. **Development on Parcel A may deter from the character defining features of the contributor buildings on Parcel B, and thereby could have a potentially significant adverse environmental impact on the historical resource on Parcel B.** Consequently, the project sponsor is required to implement the following mitigation measure.

Cultural Resources 2: Prior to submittal of a building permit application for Parcel A, the architectural plans for the new residence shall be submitted for the review and approval by CDD staff to verify its design will not deter from the character defining features of the contributor buildings of Parcel B. Prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the residence was constructed per approved plans.

Implementation of this mitigation measure would reduce the impact that development on Parcel A would have on the Parcel B historical resource to a less than significant level.

- 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 Mitigation)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The archaeological sensitivity map (Figure 9-2) of the County's General Plan Open Space Element identifies the Diablo area as having low to moderately sensitive areas in terms of potential for significant archeological resources. The project does not involve construction of new buildings or structures and would therefore not cause any adverse changes to archeological resources. However, **buried archaeological resources could be present on Parcel A, and future construction and/or grading of a new residence or other structures could result in accidental discovery, resulting in a potentially significant adverse environmental impact on archaeological resources.** Consequently, the project sponsor is required to implement the following mitigation measures.

Cultural Resources 3: The following Mitigation Measures shall be implemented during project construction.

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

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

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

No human remains or cemeteries are known to exist within or near the project site: however, there is a possibility that human remains could be present and accidental discovery could occur. Consequently, **if Parcel A were to be developed at some time in the future, construction and/or grading of a new residence or other structures could result in a potentially significant adverse environmental impact due to disturbance of human remains.** Thus, the project sponsor is required to implement the following mitigation measure for any future development on the proposed new lot.

Cultural Resources 4: Should human remains be uncovered during grading, trenching, or other onsite excavation(s), earthwork within 30 yards of these materials shall be stopped until

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

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

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- Valerie Nagel, Architect, February 12, 2025. *Historic Resources Assessment and Project Evaluation, 1699 Alameda Diablo, Diablo, CA*.
- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 entails the subdivision of a 5.89-acre lot into two new parcels. The current project site includes an established single-family residence and accessory buildings with typical energy usage on Parcel B and a vacant Parcel A with no proposed development. It is possible that a new residence could be constructed on Parcel A at some future time, along with a driveway and drainage improvements. The new residence would use energy during construction and operation.

Construction

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

Operation

During the operation of the new single-family residence, energy would be consumed as part of the use of the residence, which would involve energy consumption for the various household appliances and equipment, along with outdoor lighting. The future residence would be designed

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, while there would be an incremental increase in energy use with the proposed project, such increase would be considered to be less than significant.

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

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

The project does not involve any new construction or any type of development. However, construction and operation of a single-family residence on Parcel A at some time in the future would be subject to the measures in the 2024 Update. Thus, a future residence on Parcel A would be consistent with the strategies of the adopted Climate Action and Adaptation Plan 2024 Update, and would not impede any State or local initiatives for increasing renewable energy or efficiency.

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*
- Contra Costa County, *Climate Action and Adaptation Plan 2024 Update*. 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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)*

The California Geological Survey (CGS) has delineated Alquist-Priolo Earthquake Fault Zones along the known active faults in California. The nearest fault considered active by CGS is the Calaveras Fault, which is mapped approximately three miles west of the project site. According to the California Earthquake Hazards Zone Application, implemented by

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the California Department of Conservation, the project site is not within the Calaveras A-P zone. Because the site is not within an official Earthquake Fault Zone, the risk of fault rupture can be considered to be less than significant.

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

Figure HS-17 of the County General Plan's Health and Safety Element identifies the project site to be outside of the area rated as an earthquake shaking hazard threat. Furthermore, 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 site is outside of the earthquake shaking hazard threat area, potential impacts resulting from seismic ground shaking on new structures would be less than significant.

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

According to the California Earthquake Hazards Zone Application, implemented by the California Department of Conservation, the project site is within a Liquefaction Zone. The site is also shown in a Liquefaction Seismic Hazard Zone on Figure HS-18 of the County General Plan's Health and Safety Element. No construction is proposed with the minor subdivision; however, **at some time in the future, a single-family residence could be constructed on Parcel A, and therefore, there is a potentially significant impact due to liquefaction at the project site.** Consequently, the project sponsor is required to implement the following mitigation measures.

Geology 1: At the time of submittal of a grading or building permit application for Parcel A, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls. their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.

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

Geology 3: The geotechnical report required in Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to (i) ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, (ii) allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and (iii) provide the opportunity for field modifications of geotechnical recommendations with Contra Costa County Department of Conservation and Development, Building Inspection Division (BID) approval, based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A hard hold shall be placed by the CDD on the "final" grading inspection for each residence, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services during grading and drainage related improvements. Similarly, a hard hold shall be placed on the final building inspection for each residence by the CDD, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of foundation-related geotechnical recommendations. The geotechnical monitoring shall include any pier hole drilling/ foundation preparation work/ installation of drainage improvements.

Geology 4: All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review and approval by the BID Grading Section.

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

iv) *Landslides? (No Impact)*

Figure HS-18 of the County General Plan's Health and Safety Element shows the project site to be outside of a Landslide Seismic Hazard Zone. Similarly, Figure HS-18B of the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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County General Plan's Health and Safety Element shows the project site to be outside of a Landslide Susceptibility area. Therefore, landsliding is not a potential hazard for this site.

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

The soil series that occur on the project site is primarily Botella clay loam (0 to 2 percent slopes) on the site. The Botella series is described as consisting of very deep, well drained soils that formed in alluvial material from sedimentary rocks. The hazard of erosion of Botella clay loam is none to slight where soil is tilled and exposed. The project does not propose any new construction or development; however, at some time in the future, a single-family residence could be developed on Parcel A. Incorporation of the applicable geotechnical measures including drainage related improvements as described in Environmental Checklist Section 7.a.iii above would reduce the environmental impact related to substantial soil erosion or loss of topsoil to a less than significant level.

- 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 with Mitigation)*

As evaluated in Environmental Checklist Section 7.a.iii above, **there is a potentially significant impact on Parcel A due to liquefaction at the project site. Consequently, the project sponsor is required to implement mitigation measures Geology 1, Geology 2, Geology 3, and Geology 4.**

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

- 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 Mitigation)*

As discussed in Environmental Checklist Section 7.b, the soil series mapped on the site is Botella clay loam. With regard to its engineering properties, the underlying clayey soil is moderately expansive and moderately corrosive. Expansive soils are soils that expand when water is added and shrink when they dry out. This continuous change in soils volume causes homes and other structures to move unevenly and crack. Regarding the corrosion hazard, testing is needed to determine if metal and/or concrete that is in contact with the ground is subject to damage associated with the long-term exposure to corrosive soils. The risks of damage associated with these adverse engineering properties of the soils can be avoided or minimized by proper site preparation work, in combination with foundation and drainage design that is sensitive to the prevailing soils conditions. Additionally, there is an unknown, but possibility significant, risk of

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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undocumented fill on the site, including buried structures (e.g., septic tanks, utility lines). Existing fill, if present, may have adverse engineering properties and will warrant corrective grading and/or removal from the site. Thus, **expansive and corrosive soils on Parcel A could result in potentially significant impacts on the project site, including construction of a single-family residence, a driveway, and drainage improvements. Consequently, the project sponsor is required to implement mitigation measures Geology 1, Geology 2, Geology 3, and Geology 4.**

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

- 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 Central Contra Costa Sanitary District provides sanitary and sewer services to the project site. Given that the project will not generate any demand for septic tanks or alternative wastewater disposal, the project is not expected to have an impact.

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

Although there are no known unique paleontological resources or geologic features on the project site, **there is a possibility that buried fossils and other paleontological resources or hidden geologic features could be present on Parcel A and accidental discovery could occur during grading and other earthwork on the site, resulting in a potentially significant impact on unique paleontological resources and geologic features. Thus, the project sponsor is required to implement the mitigation measures of Cultural Resources 4.**

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

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013.*
- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element.*
- Contra Costa County 2045 General Plan. *Health and Safety Element.*
- United States Department of Agriculture, Soil Conservation Service, 1977. *Soil Survey of Contra Costa County, California.*
- [Web Soil Survey - Home \(usda.gov\)](https://websoilsurvey.sc.egov.usda.gov/), 2024. *USDA Web Soil Survey.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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 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.

Since there is no proposed development for this subdivision, the minors subdivision itself would not generate any emissions, and would therefore have no impact on the environment. At some time in the future, a single-family residence could be constructed on Parcel A. along with the installation of a driveway and drainage improvements. The construction and operation of the single-family residence on Parcel A will generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. The 2022 BAAQMD CEQA Guidelines state that for a project to have a less-than-significant impact related to operational GHG emissions, it must include, at a minimum, no natural gas appliances or natural gas plumbing in the residences, and no wasteful, inefficient, or unnecessary energy use. As discussed in Environmental Checklist Section 6 above, the future single-family residences would be operated and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, the project would result in the generation of less than significant amounts of GHG emissions.

- b) *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 CAP included a number of pollutant reduction strategies for the San Francisco Bay air basin. Within Contra Costa County, the Contra

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Costa County Board of Supervisors adopted the adopted the Contra Costa County Climate Action and Adaptation Plan 2024 Update on November 5, 2024, which includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

The minor subdivision project does not propose any construction or development, and would not be in conflict with either the CAP or the 2024 Update. The minor subdivision creates a vacant developable lot (Parcel A). Thus, there could be future construction of a single-family residence with a driveway and drainage improvements, and subsequent construct and operate the residence, which would generate some GHG emissions, but not at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions.

Sources of Information

- [attachment-a_-proposed-final-cap-vol-1-pdf.pdf \(baaqmd.gov\)](#), 2024. *Spare the Air, Cool the Climate, Final 2017 Clean Air Plan, Bay Area Air Quality Management District.*
- [CEQA Thresholds and Guidelines Update \(baaqmd.gov\)](#), 2024. *CEQA Thresholds and Guidelines Update, 2022 CEQA Guidelines, Bay Area Air Quality Management District.*
- Contra Costa County, *Climate Action and Adaptation Plan 2024 Update.* 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 type="checkbox"/>	<input checked="" 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:

- 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 scope of the project involves subdividing a 5.89-acre lot into two new smaller parcels. There is no proposed development or construction. As a result, the minor subdivision itself would not involve transport, use, and disposal of hazardous materials as there is no construction or development involved. At some time in the future, a single-family residence with a driveway and drainage improvement could be constructed on Parcel A. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With compliance with existing regulations, future development of Parcel A would have a less than significant impact from construction.

Operation of the new residence on Parcel A would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. For example, household hazardous substances can be dropped off for free at the Central Contra Costa Sanitary District Household Hazardous Waste Collection Facility, located at 4797 Imhoff Place in Martinez, 16.5 miles driving distance to the north. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from the new residence would be less than significant.

- 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 residential use of the project site would not involve handling, use, or storage of substances that are acutely hazardous. The site has historically been in residential use; while Parcel B includes the historic single-family residence and accessory structures, Parcel A is currently vacant. Thus, substantial concentrations of asbestos-containing materials, lead-based paint, or other hazardous materials would not be present on Parcel A, and the risk of release of hazardous materials into the environment during future development of the parcel would be less than significant.

- 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 within 0.25 mile of the project site. Green Valley Elementary located at 1001 Diablo Rd is approximately 0.7 mile west of the project site, and Noah's Ark Preschool at 1550 Diablo Road is located approximately 0.4 mile also to the west of the project site. Moreover, due to the existing residential land use of Parcel B and the possible future residential use of Parcel A, impacts on the schools due to hazardous substances at the site during project operation would be less than significant.

With respect to construction-related impacts of construction on Parcel A at some time in the future, although grading and construction activities would be temporary, there would be a potentially significant adverse environmental impact during project construction due to the release of hazardous emissions. Incorporation of the applicable Air Quality Mitigation Measures, as described in Environmental Checklist Section 3.c above, would reduce hazardous emissions through limiting idling of vehicles and equipment and requiring equipment to be properly

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintained. In addition, the project sponsor is required to implement the Department's standard construction restrictions that include, but are not limited to, limiting all construction activities and use of large trucks and heavy equipment to daylight, non-holiday weekday hours. With incorporation of the applicable Air Quality measures and the Department's standard construction restrictions to future construction on Parcel A, along with the greater than 0.25 mile distance from the schools, the impact from the construction-related hazardous emissions use would be less than significant.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (No Impact)*

The property is currently in residential use. 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. California Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Department of Toxic Substance Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List. The Cortese List is a planning document used by the State, local agencies, and developers to comply with the California Environmental Quality Act. Thus, there would be no impact.

- e) *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 is not located within two miles of an airport. The nearest airport is Buchanan Field Airport, which is approximately 14.3 miles north of the project site. The airport influence area is delineated in the Contra Costa County Airport Land Use Compatibility Plan. The site is not within the Buchanan Field Airport influence area. Thus, the proposed project is not considered to be located within an area where airport operations present a potential hazard.

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

Parcel B currently has access from Alameda Diablo which intersects with Diablo Road, which eventually merges with Blackhawk Road. At some point in time, future residential development of Parcel A would create driveway access to Diablo Road and/or Calle Arroyo. Diablo Road and Blackhawk Road are County-designated arterials that would be used in the event of an emergency requiring evacuation of the local neighborhood. If the project is approved, the Public Works Department will require a Code-compliant access from Parcel A (the newly created vacant lot) to

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Alameda Diablo. Therefore, the proposed project would have a less than significant impact on emergency response and emergency evacuation plans.

- 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 and vicinity are not in a high fire hazard severity zone in a state responsibility area, but it is located within a moderate and high fire hazard severity zone in a local responsibility area. Consequently, the existing single-family residence on Parcel B is required to conform to the provisions of the California Building Code and California Fire Code related to construction in wildland urban interface fire areas. Residential construction on Parcel A at some time in the future would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). As a result, the fire-related risks of future development of Parcel A would be less than significant.

Sources of Information

- [EnviroStor \(ca.gov\)](https://envirostor.ca.gov/), California Department of Toxic Substances Control, 2025. *Hazardous Waste and Substances List (Cortese)*.
- Contra Costa County 2045 General Plan. *Health and Safety Element*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Calfire, 2007. *Contra Costa County Draft Fire Hazard Severity Zones in LRA*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<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 type="checkbox"/>	<input checked="" 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:				
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 checked="" type="checkbox"/>	<input 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)*

The proposed project must comply with applicable Contra Costa County C.3 requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In 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 storm water runoff. The County has the authority to enforce compliance with its Municipal Regional Permit authority in its adopted C.3 requirements. The C.3

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements stipulate, that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat storm water runoff with permanent storm water management facilities, along with measures to control runoff rates and volumes. The proposed project is a minor subdivision of a 5.89-acre lot into two smaller lots without any new development. Thus, the minor subdivision itself would have no impact on water quality.

Regarding possible future residential development of Parcel A, the C.3 requirements stipulate that projects that create or replace 2,500 square feet or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. If 10,000 square feet of impervious surface is created, the project sponsor will need to prepare a storm water control plan. The Public Works Department has reviewed the minor subdivision plans and has stated that there is no apparent infrastructure in the vicinity of the property and has stated that the project sponsor will need to comply with the collect and convey drainage requirements of Division 914 of the County Ordinance Code. With compliance of the project with the requirements of Division 914, the project would have a less than significant impact on water quality.

- 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? (No Impact)*

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

- 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)*

As discussed in Environmental Checklist Section 7.b, the Botella clay loam soil series that occurs on the project site is characterized by none to slight erosion potential. Although the minor subdivision does not propose any new construction or development, at some time in the future, a single-family residence could be developed on Parcel A. Incorporation of the applicable geotechnical measures including drainage related improvements as described in Environmental Checklist Section 7.a.iii above would reduce the environmental impact related to substantial erosion or siltation to a less than significant level.

- 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)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The minor subdivision project does not include any development nor proposes changes to the drainage pattern. Storm runoff would be the same as it is currently established and would not result in an increase of potential on- or off-site flooding. As discussed above in Environmental Checklist Section 10.a, the Public Works Department has reviewed the minor subdivision plans and has stated that there is no apparent infrastructure in the vicinity of the property and has stated that the project sponsor will need to comply with the collect and convey drainage requirements of Division 914 of the County Ordinance Code. Through compliance of the project with the requirements of Division 914, the project would have a less than significant impact on surface runoff.

- iii) *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 minor subdivision project does not include any construction or new development and would therefore not contribute runoff water to the current drainage system. As discussed in Environmental Checklist Section 10.c.ii above, compliance with the with the collect and convey drainage requirements of Division 914 of the County Ordinance Code, will ensure that there would be no substantial increase in the rate or amount of surface runoff. Therefore, development of Parcel A at some time in the future would not have significant impacts on the operation of existing and planned stormwater drainage systems.

- iv) *Impede or redirect flood flows? (Less than Significant Impact)*

The project site is located on FEMA (Federal Emergency Management Agency) Flood Map 06013C0455G. Except for the portion of Parcel B within the banks of the East Branch of the Green Valley Creek, the project site is not within a 100-year flood hazard area. The portion of the site within the banks of the creek is within a 100-year flood hazard area and the creek is fenced off from the rest of Parcel B. As shown on the FEMA flood map, Parcel A and the developed portion of Parcel B is classified as being in Zone X, which is considered to be an area of minimal flood hazard. Development of Parcel A at some time in the future would occur within Zone X, and therefore, the future development would have a less than significant impact on flood flows.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? (No Impact)*

As discussed in Environmental Checklist Section 10.c.iv above, except for the portion of Parcel B within the banks of the creek, the project site is not within a 100-year flood hazard area. The portion of the site within the banks of the creek is fenced off from the rest of Parcel B. The project site is also not in an area that would be susceptible to inundation by seiche or tsunami. The

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. As mapped, the tsunami hazard in Contra Costa County is limited to the lowland areas immediately adjacent to these waterways. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the project vicinity as there are no large lakes or reservoirs in the area.

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

As discussed in Environmental Checklist Section 10.a above, the minor subdivision itself would have no impact on water quality. Possible future residential development of Parcel A would be required to comply with the County C.3 requirements, as well as the collect and convey drainage requirements of Division 914 of the County Ordinance Code. With compliance of the project with the requirements of Division 914, the project would have a less than significant impact on water quality. Thus, the project would not conflict with a water quality control plan or groundwater management plan.

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- Contra Costa County Public Works Department, February 6, 2025. *Minor Subdivision MS24-0013 Staff Report & Recommended Conditions of Approval*.
- Contra Costa County Ordinance Code, Title 9, Division 914. *Drainage*.
- Contra Costa County Ordinance Code, Title 10, Division 1014. *Stormwater Management and Discharge Control*.
- [SoilWeb: An Online Soil Survey Browser | California Soil Resource Lab \(ucdavis.edu\)](#). UC Davis, California Soil Resource Lab, 2024. *SoilWeb*.
- United States Department of Agriculture, Soil conservation Service, 1977. *Soil Survey of Contra Costa County, California*.
- [FEMA Flood Map Service Center | Search By Address](#), 2024. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0289G, effective 03/21/2017*.
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle*.
- Contra Costa County 2045 General Plan. *Health and Safety Element*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

Subdivision of a lot into two smaller parcels would not physically divide an established community. The project site includes an existing single-family residence that will remain on the site as part of Parcel B, while the currently vacant Parcel A could be developed at some time in the future with a single-family residence. The project site is located along Diablo Road and Alameda Diablo within an established R-20 Single-Family Residential District. Since the land use of the property will remain consistent with the R-20 District, the project will not divide an established community.

b) Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (No Impact)

The project involves the subdivision of a 5.89-acre lot into two lots with no proposed development, which will remain consistent with the R-20 District. Considering that the project is not proposing to construct or disturb the area, the project has less than significant potential to conflict with land use plans or regulations applicable to Diablo and surrounding areas. Development of Parcel A with a single-family residence at some time in the future would be in compliance with the R-20 District, and the County Ordinance Code regulations.

Sources of Information

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<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 COS-13 (Mineral Resource Areas) of the County General Plan's Conservation, Open Space, and Working Lands Element. No known mineral resources have been identified in the project vicinity, and therefore the proposed project would not result in the loss of availability of any known mineral resource.

- b) *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 County General Plan's Conservation, Open Space, and Working Lands Element, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

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

13. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 with Mitigation**)*

The purpose of the project is to subdivide an existing developed parcel into two smaller lots. There is no proposed development associated with this project. As a result, activities at the project site will not change and are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown in Table HS-3 of the County General Plan's Health and Safety Element. Parcels previously developed with single-family residences adjoin the project site to the south and west. Table HS-3 shows that levels of 60 dB or less are normally acceptable and noise levels up to 70 dB are conditionally acceptable in residential areas. Since the project is not altering the use and there is no proposed development, there would be no increase of ambient noise levels.

At some time in the future, a single-family residence could be constructed on Parcel A. Activities at the new single-family residence on Parcel A are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Table HS-3. Types and levels of noise generated from the new residential use on Parcel A would be similar to noise levels from the existing residential development in the area.

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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from existing residences as possible.

- c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
- d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:
 - New Year's Day (State and Federal)
 - Birthday of Martin Luther King, Jr. (State and Federal)
 - Washington's Birthday (Federal)
 - Lincoln's Birthday (State)
 - President's Day (State)
 - Cesar Chavez Day (State)
 - Memorial Day (State and Federal)
 - Juneteenth National Independence Holiday (Federal)
 - Independence Day (State and Federal)
 - Labor Day (State and Federal)
 - Columbus Day (Federal)
 - Veterans Day (State and Federal)
 - Thanksgiving Day (State and Federal)
 - Day after Thanksgiving (State)
 - Christmas Day (State and Federal)

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

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

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

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

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

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 result in generation of excessive groundborne vibration or groundborne noise levels? (No Impact)*

Residential use of the project site would not generate significant ground borne vibration. Also, the project does not include any components (e.g., pile driving) that would generate excessive ground-borne vibration levels during construction activities.

- 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)*

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

The nearest public use airport is the Buchanan Field Airport, which is approximately 14.6 driving miles north of the project site, and the nearest public airport is the Oakland International Airport, located approximately 24 driving miles to the southwest. Accordingly, the project site would not be located within an area where there would be excessive airport-related noise.

Sources of Information

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The minor subdivision of a larger residential lot into two smaller lots with no development proposed or contemplated would have no impact on population growth in the Diablo area. At some time in the future, Parcel A could be developed with a single-family residence, which would directly increase the Diablo area population by an estimated three persons, based on the Census 2020 estimate of 2.77 people per household for the 94528 zip code area (Diablo, California). The Census 2020 estimate for the population in the 94528 zip code area in 2023 is 42,999 persons, and therefore, the impact of adding three persons to the zip code area 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 includes one single-family residence on Parcel B that will remain after the lot subdivision and a vacant Parcel A. Also, there is no evidence of homeless persons residing on the site. Thus, the proposed project would not displace any person or existing housing and would have no housing displacement impact.

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- [U.S. Census Bureau QuickFacts: United States](#), 2023. *Census 2020, QuickFacts, Contra Costa County, CA*.

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 type="checkbox"/>	<input checked="" 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 in the project vicinity are provided by the San Ramon Valley Fire Protection District (SRVFPD). Fire protection at the project site would be provided by Fire Station 33 located at 1051 Diablo Road, Danville, approximately 0.7 mile driving distance to the east. If necessary, additional fire protection support would be provided by Fire Station 32 located at 2100 Stone Valley Road, Alamo, approximately 3.6 miles driving distance to the northwest. The minor subdivision does not include any development, and therefore, it would not have an impact on fire protection services. At some time in the future, a single-family residence could be constructed on Parcel A. Prior to construction of the residence, driveway, and drainage improvements, the construction drawings would be reviewed and approved by the SRVFPD. As a result, potential impacts of the proposed project on fire protection services 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 Diablo neighborhood. In addition to regular patrol service, backup police protection services would be provided by the Valley Station of the Sheriff's Office, located at 150 Alamo Plaza #C, approximately 5 miles driving distance to the northwest of the project site. The minor subdivision would not significantly affect the provision of police services to the Diablo neighborhood. Similarly, the addition of a single-family residence on Parcel A would not significantly affect the provision of police services to the Ayers Road neighborhood.

c) *Schools)? (Less than Significant Impact)*

The San Ramon Valley Unified School District (SRVUSD) provides public education services from kindergarten to 12th grade to the Diablo neighborhood. Students in this neighborhood would attend the Green Valley Elementary School located at 1001 Diablo Road, approximately 0.7 mile driving distance west of the project site, Los Cerros Middle School located at 968 Blemer Road, approximately 1.1 miles driving distance to the west, and Monte Vista High School located at 3131 Stone Valley Road, approximately 1.9 miles driving distance to the northwest. Green Valley Elementary School has a current enrollment of 503 students from kindergarten to 5th grade. Los Cerros Middle School has a current enrollment of 483 students from 6th to 8th grade. Monte Vista High School has a current enrollment of 2,168 students from 9th to 12th grade. The minor subdivision with no proposed development would not affect occupancy of the project site. Accordingly, the proposed project would not affect any school.

Based on Census 2020 data, 25.0% of the population of the 94528 zip code area would be under 18 years old and 4.5% of the population would be under 5 years old. Therefore, of the projected three persons living in the future single-family residence on Parcel A, at most one person would be under 18 years old. Using a conservative estimate of one person attending schools in the San Ramon Valley Unified School District, the project-related increase in enrollment at any school would be less than one percent. Also, the project sponsor of the new single-family residence on

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Parcel A would be required to pay the state-mandated school impact fee for the new dwelling unit. Accordingly, school impacts would be less than significant.

d) *Parks)? (No Impact)*

The closest public parks to the project site include Mount Diablo State Park 1.1 mile to the east (to the Summit Trailhead), Oak Hill Park 1.2 miles to the northwest, the Sycamore Valley Regional Open Space Preserve 2.2 miles to the southeast, and Las Trampas Regional Wilderness 4.2 miles to the west. Mount Diablo State Park receives 700,000 visitors each year and consists of almost 20,000 acres. The minor subdivision does not have any development either proposed or contemplated; however, Parcel A would be a vacant lot in the R-20 Single-Family Residential District. Therefore, at some time in the future, there could be a new single-family residence on Parcel A. Given the Census 2020 estimate of 2.77 people per household for the 94528 zip code area, occupancy of the new residence would contribute to a negligible increase in parks use. The amount of available park space and the project's small addition to the county's population would minimize project impacts on recreational facilities. As such, the project would have no impact.

e) *Other public facilities)? (Less than Significant Impact)*

Libraries: The Contra Costa Library operates 26 facilities in Contra Costa County, including the Danville Library, located at 400 Front Street, approximately 2.7 miles driving distance to the southwest of the project site. The minor subdivision would not have any associated development and would have no effect on the library. At some time in the future, there could be a single-family residence on Parcel A; however, based on the Census 2020 estimate of the occupancy of the residence, future development of Parcel A would not substantially increase the number of library patrons and would have a less than significant impact on library facilities.

Health Facilities: The Contra Costa County Health Services District operates a regional medical center (hospital) and 15 health centers and clinics in the county. There is no public health facility in the Diablo area. The closest public health facilities to the project site are the Concord Public Health Clinic, located at 2355 Stanwell Circle, approximately 15.1 miles driving distance northwest of the site, and the Concord Health Center, located at 3052 Willow Pass Road, approximately 14.9 miles driving distance to the northwest. The minor subdivision does not have any development either proposed or contemplated and would not impact the health facilities. Based on an average household size of 2.77 people for the 94528 zip code area, future development of Parcel A would not result in a substantial increase in population and thus would not substantially impact the use of public health facilities. The project would have a less than significant impact.

Sources of Information

- Contra Costa County 2045 General Plan. *Public Facilities and Services Element.*

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- <https://www.firedepartment.org/our-district/district-overview/stations-facilities>, 2024. *Stations & Facilities, San Ramon Valley Fire Protection District.*
- [Valley Station | Contra Costa Sheriff, CA \(cocosherriff.org\)](https://www.cocosherriff.org), 2024. *Contra Costa County office of the Sheriff, Valley Station.*
- [San Ramon Valley Unified School District - Home](https://www.sanramonvalleyunified.org), 2025. *San Ramon Valley Unified School District.*
- [School/District Profile Search Results \(CA Dept of Education\)](https://www.cde.ca.gov/sd/pa/sr/), 2025. *California Department of Education, 2024-2025 Enrollment by Grade, San Ramon Valley Unified School District.*
- <http://ccclib.org/>, 2025. *Contra Costa County Library.*
- <https://cchealth.org/#Centers>, 2025. *Health Centers & Clinics, Contra Costa Health Services.*

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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? (No Impact)*

As discussed in Environmental Checklist Section 15(d), there are many public parks and recreational facilities in and surround the Diablo area. Residents of the future single-family residence of Parcel A would have a very small incremental impact on the use of recreational facilities in the project area. As such, the project would have no impact on neighborhood or regional parks.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (No Impact)*

As described above, future residents of Parcel A would minimally increase the use of recreational facilities in the Diablo area. This small increase would not result in the construction or expansion of recreational facilities. Therefore, the project would have no impact.

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

- Contra Costa County 2045 General Plan. *Public Facilities and Services Element*.
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.

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 Contra Costa County Board of Supervisors adopted the Contra Costa County Transportation Analysis Guidelines in June 2020. The Transportation Analysis Guidelines require a transportation impact analysis of any project that is estimated to generate 100 or more new peak-hour trips. Based on the Institute of Transportation Engineers peak period trip generation rate of 0.74 AM peak hour trip and 0.99 PM peak hour trip per dwelling unit for single-family residences, the existing single-family residence on the project site generates a total of 2 (1 AM and 1 PM) peak hour trips. The project is for a two-lot subdivision, with no development. As is, the project site would not affect the use or occupancy of the onsite residence. At some time in the future, Parcel A could be developed with a single-family residence. Similar to the existing residence on Parcel B, the future residence would generate a total of 2 (1 AM and 1 PM) peak hour trips. Accordingly, a project-specific traffic impact analysis is not required. Since the project would yield less than 100 AM or PM peak hour trips, the proposed project would not conflict with circulation along the Alameda Diablo and Calle Arroyo in the Diablo neighborhood.

Similarly, since the minor subdivision would not affect the use or occupancy of the existing single-family residence on Parcel B, and there would be no change in the effects of the project site on public transit, bicycle facilities, and pedestrian facilities in the Diablo neighborhood. Future development of a single-family residence on Parcel A would at three persons to the property based on the 2020 2020 estimate of 2.77 people per household for the 94528 zip code area. Therefore,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the future development would have a less than significant effect on public transit, bicycle facilities, and pedestrian facilities in the Diablo neighborhood.,

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

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

- i. Projects that:
 - a. Generate or attract fewer than 110 daily vehicle trips; or,
 - b. Projects of 10,000 square feet or less of non-residential space or 20 residential units or less, or otherwise generating less than 836 VMT per day.
- ii. Residential, retail, office projects, or mixed-use projects proposed within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor.
- iii. Residential projects (home-based VMT) at 15% or below the baseline County-wide home-based average VMT per capita, or employment projects (employee VMT) at 15% or below the baseline Bay Area average commute VMT per employee in areas with low VMT that incorporate similar VMT reducing features (i.e., density, mix of uses, transit accessibility).
- iv. Public facilities (e.g. emergency services, passive parks (low-intensity recreation, open space), libraries, community centers, public utilities) and government buildings.

Based on the Institute of Transportation Engineers daily trip generation rate of 9.44 daily trips per dwelling unit for single-family residences, the existing single-family residence on Parcel B generates a total of 9 daily trips. Similarly, a future residence on Parcel A would generate a total of 9 daily trips. Thus, the current use and possible future use of the project site is below the thresholds of 110 daily vehicle trips and 20 residential units. The minor subdivision with no development would not affect the use of the site. Future development of Parcel A would have a less than significant effect on daily trip generation. Therefore, a VMT analysis is not required. Accordingly, the proposed project with future development of Parcel A would have a less than significant transportation impact and would be consistent with CEQA Guidelines Section 15064.3(b).

- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Less than Significant Impact)*

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As discussed in Environmental Checklist Section 9.f, Parcel B currently has access from Alameda Diablo. Given that no development is proposed or contemplated with the minor subdivision, the subdivision has no potential to increase traffic-related hazards. At some point in time, future residential development of Parcel A would create driveway access to Diablo Road and/or Calle Arroyo. The Public Works Department has reviewed the project plans and will require private driveways to comply with the sight obstruction requirements of Chapter 82-18 of the County Ordinance Code. Accordingly, the potential of future development of Parcel A to increase traffic-related hazards would be less than significant.

d) *Would the project result in inadequate emergency access? (Less than Significant Impact)*

Parcel B has access from Alameda Diablo and Parcel A will have access from Diablo Road and/or Calle Arroyo at some time in the future. B will use the current access. Parcel A will be a vacant lot with no development proposed or contemplated. If development of this parcel is proposed in the future, its access will be subject to review and approval by the Public Works Department, the Building Inspection Division of the Department of Conservation and Development, and the San Ramon Valley Fire Protection District. Therefore, the project would have a less than significant impact on emergency access.

Sources of Information

- Contra Costa County 2045 General Plan. *Growth Management Element*.
- Contra Costa County 2045 General Plan. *Transportation Element*.
- Contra Costa County, 2020. *Contra Costa County Transportation Analysis Guidelines*.
- Institute of Transportation Engineers, 2017. *Trip Generation Manual, 10th Edition*.
- Contra Costa County Public Works Department, February 6, 2025. *Minor Subdivision MS24-0013 Staff Report & Recommended Conditions of Approval*.
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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18. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

- 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)? (No Impact)*

The property at 1699 Alameda Diablo including the 6,549-square-foot single-family residence built in 1916 is identified as a contributor to the Diablo Historic District, which is listed in the Contra Costa County Historic Resources Inventory as a historic district. As discussed in Environmental Checklist Section 5.a above, development of Parcel A with a future new residence could have a potentially significant adverse environmental impact on the historic district. Notwithstanding, the identified contributor is not a tribal cultural resource and neither the proposed minor subdivision nor the future development of Parcel A will not impact any known tribal cultural resource.

- 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 In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider significance of the resource to a California Native American tribe? (Less than Significant Impact with Mitigation)*

As discussed in Environmental Checklist Sections 5.b, 5.c, and 7.f above, since the minor subdivision project does not involve construction of new buildings or structures, the project would

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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not cause any adverse changes to previously undiscovered archaeological resources, human remains, buried fossils and other paleontological resources, or hidden geologic features. However **development of Parcel A at some future time could result in accidental discovery of archaeological resources, human remains, buried fossils and other paleontological resources, or hidden geologic features during grading and other earthwork on the site, resulting in a potentially significant impact. Thus, the project sponsor is required to implement the mitigation measures of Cultural Resources 3 and Cultural Resources 4.**

Implementation of these mitigation measures would reduce the adverse environmental impact on archaeological resources, human remains, buried fossils and other paleontological resources, or hidden geologic features to a less than significant level.

Sources of Information

- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element*.
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- Valerie Nagel, Architect, February 12, 2025. *Historic Resources Assessment and Project Evaluation, 1699 Alameda Diablo, Diablo, CA*.

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19. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<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 type="checkbox"/>	<input checked="" 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)*

The minor subdivision does not involve the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas or telecommunication infrastructure. The project site is currently served by the Central Contra Costa Sanitary District, East Bay Municipal Utility District, and PG&E. These utility providers would continue to provide services to the existing single-family residence on Parcel B. Regarding development of Parcel A at some time in the future, the service providers would require minor modification to meet design and construction code requirements to serve a new single-family residence. There would be no requirements for new or expanded utilities or other systems related to electric power, water supply, or telecommunication facilities and the installation and operation of a future single-family residences on Parcel A would have less than significant effects on utilities and service systems.

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As described in Environmental Checklist Section 10.a, the C.3 requirements stipulate that projects that create or replace 2,500 square feet or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. If 10,000 square feet of impervious surface is created, the project sponsor will need to prepare a storm water control plan. Therefore, future development of Parcel A would be reviewed by the Public Works Department for compliance with the collect and convey drainage requirements of Division 914 of the County Ordinance Code. With compliance of the project with the requirements of Division 914, the project would have a less than significant impact on water quality.

- 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 site is currently served by East Bay Municipal District (EBMUD). Since there is no new development that would require water service, the minor subdivision will not affect water supplies as there will not be an increase in water consumption. At some time in the future, a new single-family residence on Parcel A would be served by EBMUD. EBMUD submitted comments on the project application detailing requirements for water service connections. EBMUD did not indicate any issues related to the project causing an insufficient water supply. Accordingly, 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 project site is within the service boundaries of the Central Contra Costa Sanitary District. The minor subdivision does not include any development. Thus, the subdivision would not produce any added demand on the wastewater system. At some time in the future, a new single-family residence on Parcel A would be served by the Sanitary District. The project sponsor would apply to the Sanitary District for a sanitary sewer connection. The Sanitary District has not indicated any issues related to inadequate wastewater treatment capacity. Accordingly, the impact of providing wastewater treatment service to the proposed project would be less than significant.

- d) *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**)*

Construction of a new single-family residences on Parcel A at some time in the future would generate construction solid waste. Construction waste would be hauled to the Acme Landfill, located at 890 Waterbird Way in Martinez. Future construction on Parcel A would incrementally

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add to the construction waste headed to the landfill; however, the impact of the project-related incremental increase is considered to be less than significant. Further, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development 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.

With respect to residential waste, the receiving landfill for operational waste is Keller Canyon, located at 901 Bailey Road in Bay Point. Residential waste from the existing residence on Parcel B is already going to the landfill. Residential waste from a future single-family residence on Parcel A would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related residential waste is considered to be less than significant. As is the case with construction debris, a portion of the residential waste is expected to be recycled and would thereby reduce the residential waste headed to the landfill.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (No Impact)*

The proposed project would be required to comply with applicable federal, state, and local laws related to solid waste. A minor subdivision with no development would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Similarly, construction of a new single-family residence on Parcel A at some time in the future would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, the project would have no impact.

Sources of Information

- Contra Costa County 2045 General Plan. *Public Facilities and Services Element*.
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- Contra Costa County Public Works Department, February 6, 2025. *Minor Subdivision MS24-0013 Staff Report & Recommended Conditions of Approval*.
- East Bay Municipal Utility District, July 24, 2024. *Review of Agency Planning Application, EBMUD File: S-11621, Agency File: CDMS24-00013*.
- [Acme Landfill – Contra Costa County's Pioneer Sanitary Landfill](#), 2025. *Acme Landfill*.
- [CalGreen / Construction & Demolition \(C&D\) Debris Recovery Program | Contra Costa County, CA Official Website](#), 2024. *Contra Costa County, Conservation and Development Department, CalGreen / Construction & Demolition (C&D) Debris Recovery Program*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. WILDFIRE – <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan? (Less than Significant Impact)*

As discussed in Environmental Checklist Section 9.g, the project site and vicinity are not in a high fire hazard severity zone in a state responsibility area, but it is located within a moderate and high fire hazard severity zone in a local responsibility area. Consequently, the existing single-family residence is required to conform to the provisions of the California Building Code and California Fire Code related to construction in wildland urban interface fire areas. Residential construction on Parcel A at some time in the future would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). These requirements would reduce the risk of loss, injury, or death from wildland fires.

As discussed in Environmental Checklist Section 15.a, fire protection and emergency medical response services in the project vicinity are provided by the SRVFPD. Fire protection at the project site would be provided by Fire Station 33 located at 1051 Diablo Road, Danville, approximately 0.7 mile driving distance to the east. If necessary, additional fire protection support would be

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provided by Fire Station 32 located at 2100 Stone Valley Road, Alamo, approximately 3.6 miles driving distance to the northwest. The minor subdivision does not include any development, and therefore, it would not have an impact on fire protection services. At some time in the future, a single-family residence could be constructed on Parcel A. Prior to construction of the residence, driveway, and drainage improvements, the construction drawings would be reviewed and approved by the SRVFPD. Compliance with SRVFPD requirements would ensure that project impacts on emergency response and evacuation would be less than significant.

- 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? (Less than Significant Impact)*

The project site is adjacent to developed single-family residential lots to the southeast, east and west, the Diablo Country Club Golf Course to the north, and an undeveloped hillside south of Diablo Road. The minor subdivision does not include any development. There is an existing single-family residence on Parcel B. Parcel A is vacant; however, given that the project site is in the R-20 Single-Family Residential District, it is possible that a there would be a new single-family residence on Parcel A at some future time. Prior to construction of a single-family residence, driveway, and drainage improvements, the construction drawings would be reviewed and approved by the SRVFPD. Accordingly, access to and from the residence would be reviewed and approved by the SRVFPD and would not be substantially encumbered due to a wildfire and persons on the project site would be able to readily evacuate if necessary. Therefore, wildfire risk to the occupants of single-family residences on the project site would be less than significant.

- 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? (Less than Significant Impact)*

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

- d) *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? (Less than Significant Impact with Mitigation)*

In Environmental Checklist Sections 7.a.iii and 7.c, **future residential development on Parcel A would have potentially significant impacts due to post-fire-related liquefaction. Accordingly, the project sponsor is required to implement mitigation measures Geology 1, Geology 2, Geology 3, and Geology 4.**

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

Sources of Information

- Calfire, 2007. *Contra Costa County Draft Fire Hazard Severity Zones in LRA Map*.
- <https://www.firedepartment.org/our-district/district-overview/stations-facilities>, 2024. *Stations & Facilities, San Ramon Valley Fire Protection District*.

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 checked="" type="checkbox"/>	<input 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 Mitigation)*

As assessed in Environmental Checklist Sections 3 (Air Quality), 4 (Biological Resources), 5 (Cultural Resources), and 18 (Tribal Cultural Resources), **future development of Parcel A would have potentially significant construction impacts on air quality, nesting birds, and due to**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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accidental discovery of buried archaeological and paleontological resources and human remains. Mitigation measures, including Air Quality 1, Air Quality 2, Biology 1, Cultural Resources 3, and Cultural Resources 4 are proposed in this Environmental Checklist that address these potentially significant impacts. If the proposed project is approved, the mitigation measures will be conditions of approval of the proposed project and the Project Sponsor will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

- b) *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 minor subdivision project would not create substantial cumulative impacts. The minor subdivision has no proposed or contemplated development. At some time in the future, construction of a new single-family residence, driveway, and drainage improvements could occur on Parcel A, however, this development would be relatively minor in scale, and therefore, would not create substantial cumulative impacts. The new single-family residence would increase the number of housing units in the Diablo area. Based on Census 2020 estimates, the population of the Diablo area could increase by three persons, which would be less than one percent of the estimated 42,999 persons estimated for the Diablo area in 2023. Thus, the proposed project would be consistent with the existing surrounding single-family residential land use and would have less than significant cumulative impacts.

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

This Environmental Checklist has disclosed impacts that would be less than significant with the implementation of mitigation measures. These mitigation measures are required in the conditions of approval for the proposed project, and the Project Sponsor would be responsible for implementation of the mitigation measures. As a result, there would not be any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

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

- Bolt, Beranek, and Newman, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*. U.S.E.P.A. Office of Noise Abatement and Control, Contract 68-04-0047.
- California Department of Conservation. *Contra Costa County Important Farmland Map 2020*.
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle*.
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- Contra Costa County Public Works Department, February 6, 2025. *Minor Subdivision MS24-0013 Staff Report & Recommended Conditions of Approval*.
- East Bay Municipal Utility District, July 24, 2024. *Review of Agency Planning Application, EBMUD File: S-11621, Agency File: CDMS24-00013*.
- Institute of Transportation Engineers, 2017. *Trip Generation Manual, 10th Edition*.
- Valerie Nagel, Architect, February 12, 2025. *Historic Resources Assessment and Project Evaluation, 1699 Alameda Diablo, Diablo, CA*.
- United States Department of Agriculture, Soil conservation Service, 1977. *Soil Survey of Contra Costa County, California*

ATTACHMENTS

- 1. Vicinity Map**
- 2. Site & Tentative Map**



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Unincorporated

City Limits

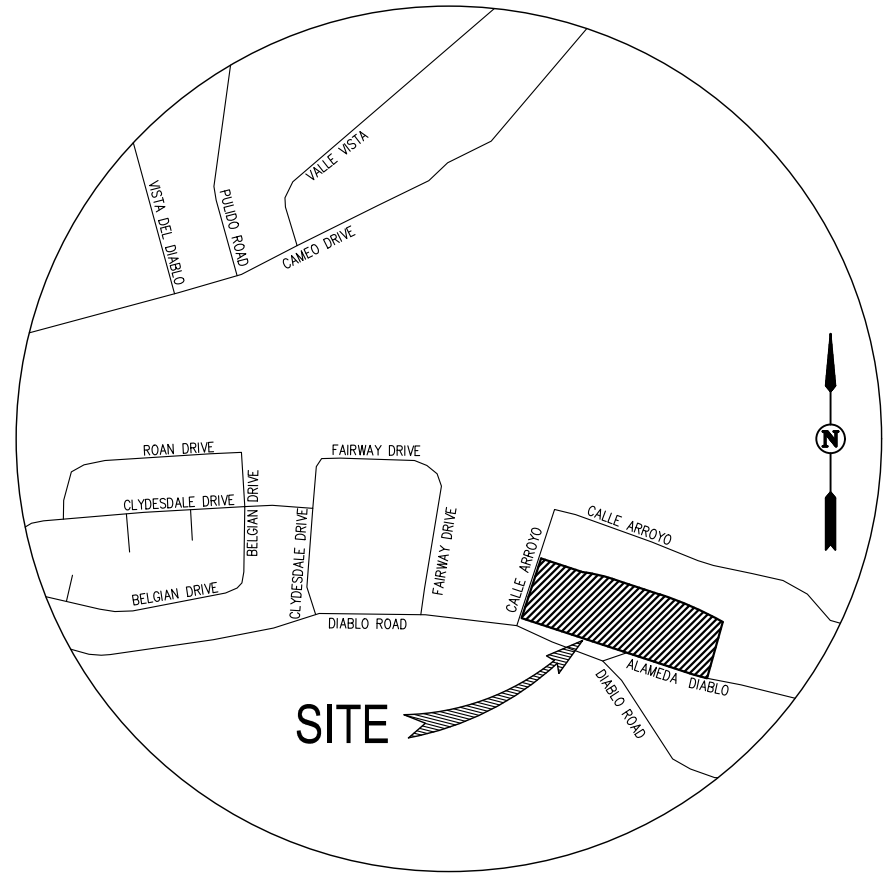
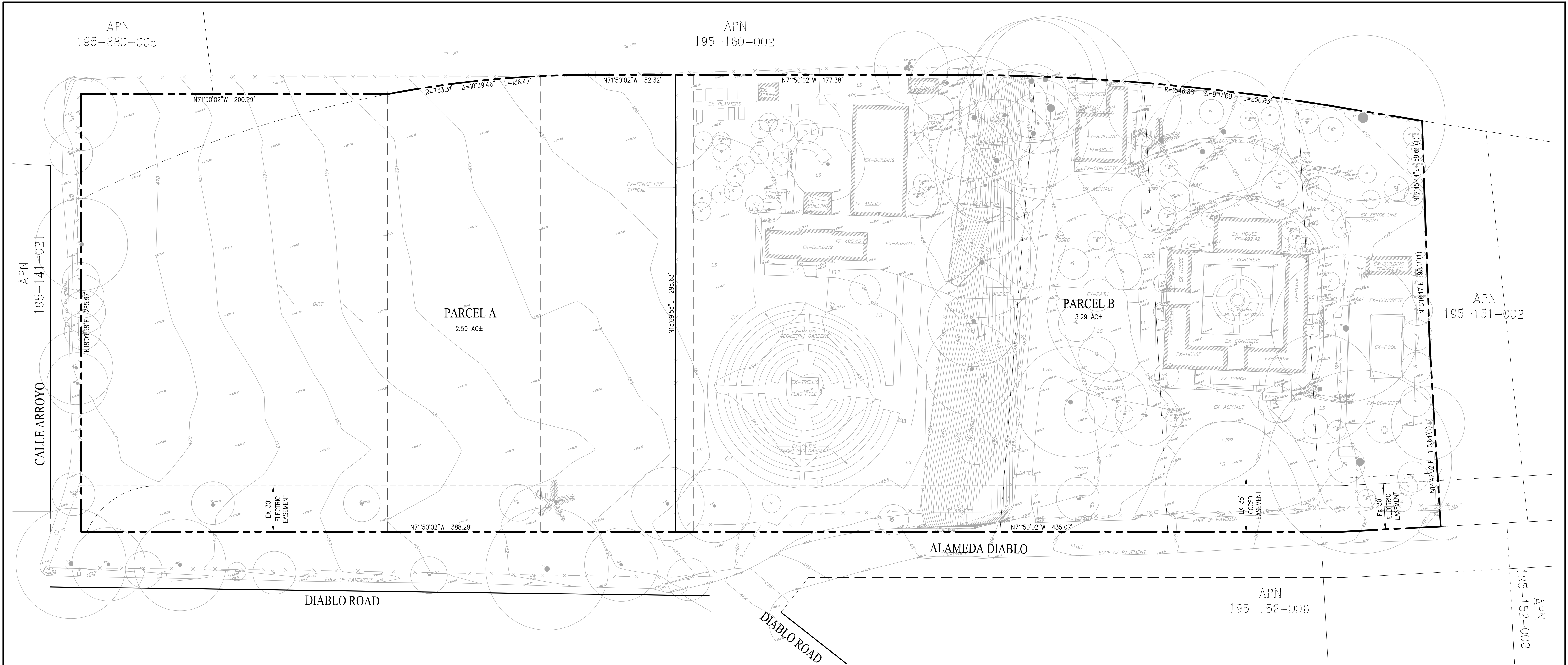
Board of
Supervisors'
Districts

DOIT GIS
CONTRA COSTA COUNTY

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



VICINITY MAP
NOT TO SCALE

CONTACTS

1. APPLICANT: ALEXANDER R. MEHRAN
2600 CAMINO RAMON, SUITE 201
SAN RAMON, CA 94583
(925)-866-0100
2. OWNERS: ALEXANDER R. MEHRAN, AS SUCCESSOR TRUSTEE UNDER THAT CERTAIN DECLARATION OF TRUST ESTABLISHED BY MARYAM R. MEHRAN DATED MAY 5, 1992
2600 CAMINO RAMON, SUITE 201
SAN RAMON, CA 94583
(925)-866-0100
3. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
RYAN HANSEN, P.E.
(925)-866-0322

GENERAL NOTES

1. BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN AS N75°45'20"W BETWEEN THE TWO FOUND MONUMENTS "MON 1" AND CCCSD PER RECORD OF SURVEY 3869 (162 LSM 3).
2. BENCHMARK: COUNTY OF CONTRA COSTA BENCHMARK 3712, BEING A SET FASTENER & TAG IN TOP OF HEADWALL APX EAST SIDE OF OLYDESDALE, AT ITS INTERSECTION WITH FAIRWAY DRIVE; 0.1 MILES NORTH OF ITS INTERSECTION WITH DIABLO ROAD, HAVING AN ELEVATION OF 458.089.
3. UTILITIES: WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
SANITARY SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT
STORM DRAIN: COUNTY OF CONTRA COSTA
4. APN: 195-151-007-0
5. LAND USE: SINGLE FAMILY
6. GROSS SITE AREA: 5.89 AC±
7. LOTS: EXISTING: 1
PROPOSED: 2
8. LOT AREAS: PARCEL A: 2.59 AC±
PARCEL B: 3.29 AC±
9. ZONING: RESIDENTIAL
10. FLOOD ZONE DESIGNATION: ZONE X; AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD INSURANCE RATE MAP, NUMBER 06013C0455G.
11. WELLS ONSITE: NONE
12. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL PARCEL MAP.
13. CONTOUR INTERVAL: 1'

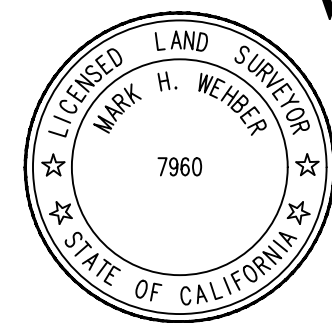
NOTES:

- (1) PER APPLICATION 2024-CDLL24-00011

SHEET INDEX	
SHEET NO	SHEET TITLE
1	LOTING PLAN
2	EXISTING CONDITIONS

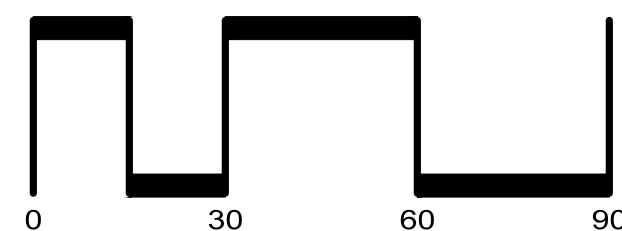
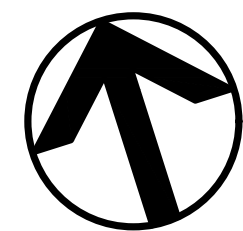
LEGEND

- PROPERTY BOUNDARY
EXISTING RIGHT OF WAY
ADJACENT PROPERTY BOUNDARY
HISTORIC LOT LINE
EXISTING EASEMENT
EXISTING CONTOUR



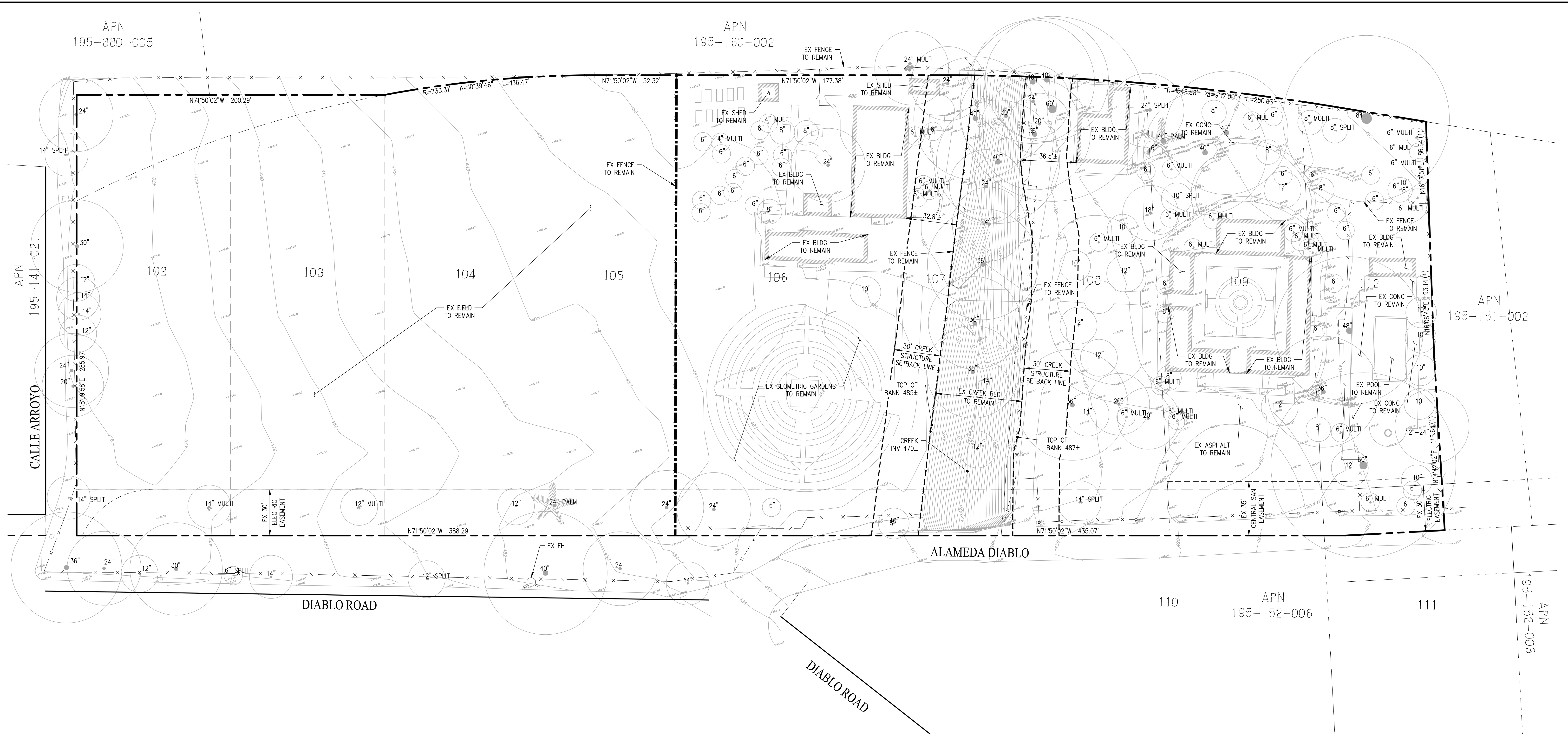
VESTING TENTATIVE PARCEL MAP
LOTING PLAN
1699 ALAMEDA DIABLO
SUBDIVISION CDMS24-00013

CITY OF DIABLO CONTRA COSTA COUNTY COUNTY CALIFORNIA
SCALE: 1" = 30' DATE: AUGUST 27, 2024



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 2 SHEETS



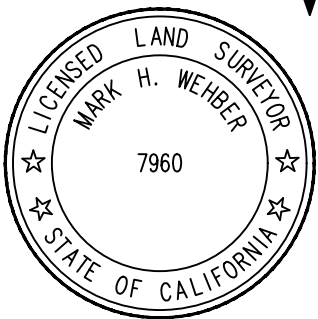
ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT

LEGEND

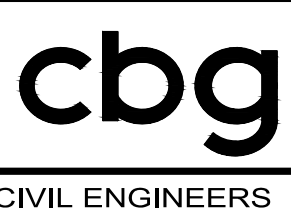
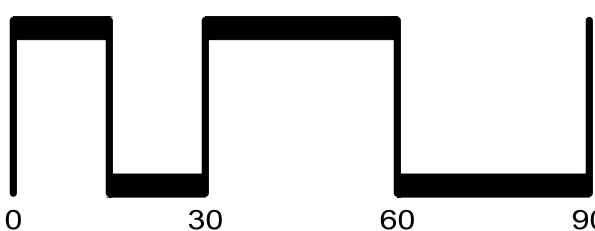
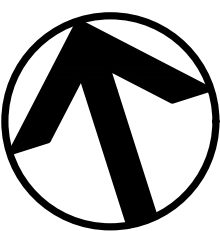
	PROPERTY BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY BOUNDARY
	HISTORIC LOT LINE
	EXISTING EASEMENT
	STRUCTURE SETBACK LINE
	EXISTING CONTOUR
	HISTORIC LOT NUMBER
	EXISTING FIRE HYDRANT
	EX TREE TO REMAIN & DIAMETER SIZE(2)

- NOTES:
- (1) PER APPLICATION 2024-CDLL24-00011
 - (2) TREE LOCATION & DIAMETER PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.
 - (3) CREEK INVERT AND TOP OF BANK PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.



VESTING TENTATIVE PARCEL MAP
EXISTING CONDITIONS
1699 ALAMEDA DIABLO
SUBDIVISION CDMS24-00013

CITY OF DIABLO CONTRA COSTA COUNTY COUNTY CALIFORNIA
SCALE: 1" = 30' DATE: AUGUST 27, 2024



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
2
OF 2 SHEETS

Mitigation Monitoring and Reporting Program 1699 Alameda Diablo Minor Subdivision

**County File Number CDMS24-00013
State Clearinghouse Number SCH 2025030612**

**1699 Alameda Diablo
Diablo, CA 94528
March 14, 2025**

SECTION 3: AIR QUALITY

Potentially Significant Impacts: *(c) Future construction on Parcel A could expose sensitive receptors to substantial pollutant concentrations. (d) Construction on Parcel A could result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.*

Mitigation Measure(s):

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

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

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

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

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

Implementing Action:	COA
Timing of Verification:	During project construction on Parcel A
Party Responsible for Verification:	Project Sponsor and contractor(s), CDD, BID
Compliance Verification:	Field verification by contractor, BID

Abbreviations:

Condition of Approval (COA)
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SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impact: *(d) Future construction on Parcel A could impede the use of wildlife nursery sites for raptors and passerine birds.*

Mitigation Measure(s):

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

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Implementing Action:	COA
Timing of Verification:	Prior to active project construction on Parcel A
Party Responsible for Verification:	Project Sponsor and contractor(s), project biologist, CDD, BID, CDFW
Compliance Verification:	CDD review and approval of preconstruction survey and construction documents; CDFW certification as required; field verification by contractor, project biologist, and BID

Abbreviations:

Condition of Approval (COA)
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SECTION 5: CULTURAL RESOURCES

Potentially Significant Impact: *(a) Future construction on Parcel A or Parcel B could cause a substantial adverse change to the historical resource on Parcel B.*

Mitigation Measure(s):

Cultural Resources 1: The CDD shall approve any modification to one of the listed contributing buildings or structures on Parcel B (single-family residence, carriage house, stable, hay barn, tack room, water tower, four Doric columns with a trellis, or bridge), and a Secretary of the Interior's Standards report prepared by a qualified architectural historian as defined in the Secretary of Interior's Standards (36 CFR 61), shall be submitted to CDD for the review and approval, if deemed necessary by CDD staff. If a building permit is required, prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the modification was constructed per approved plans.

Implementing Action:	COA
Timing of Verification:	Compliance review (if applicable), prior to Planning approval of a building permit; field review during and upon completion of construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project architectural historian (if applicable), CDD, BID
Compliance Verification:	Submittal of materials required per Cultural Resources 1 for CDD approval; include CDD approved plans in construction plans for CDD and Building approval; during construction with Building Inspection approval; and, upon completion of construction with Building Inspection and CDD approval
<p>Cultural Resources 2: Prior to submittal of a building permit application for Parcel A, the architectural plans for the new residence shall be submitted for the review and approval by CDD staff to verify its design will not deter from the character defining features of the contributor buildings of Parcel B. Prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the residence was constructed per approved plans.</p>	
Implementing Action:	COA

Abbreviations:

Condition of Approval (COA)
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Timing of Verification:	Compliance review (if applicable), prior to Planning approval of a building permit; field review during and upon completion of construction
Party Responsible for Verification:	Project Sponsor and contractor(s), CDD, BID
Compliance Verification:	Submittal of materials required per Cultural Resources 2 for CDD approval; include CDD approved plans in construction plans for CDD and Building approval; during construction with Building Inspection approval; and, upon completion of construction with Building Inspection and CDD approval.
Potentially Significant Impact: <i>(b) Accidental discovery of buried archaeological resources could occur during grading and other earthwork on Parcel A.</i>	
Mitigation Measure(s):	
<p>Cultural Resources 3: The following Mitigation Measures shall be implemented during project construction.</p> <ul style="list-style-type: none"> a. A program of on-site education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities. b. If archaeological materials are uncovered during grading, trenching, or other on-site excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary. 	
Implementing Action:	COA
Timing of Verification:	Prior to active project construction; field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project archaeologist, CDD, BID

Abbreviations:

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Compliance Verification:	Field verification by contractor, project archaeologist, BID
Potentially Significant Impact: <i>(c) Accidental discovery of human remains could occur during project construction on Parcel A.</i>	
Mitigation Measure(s):	
<p>Cultural Resources 4: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.</p>	
Implementing Action:	COA
Timing of Verification:	Field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project archaeologist, CDD, BID
Compliance Verification:	Field verification by contractor, project archaeologist, BID

Abbreviations:

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SECTION 7: GEOLOGY AND SOILS

Potentially Significant Impacts: *(a.iii) Seismic-related liquefaction could affect future construction on Parcel A. (c) Soil on Parcel A could become unstable and result in liquefaction. (d) Expansive and corrosive soils on Parcel A could affect construction on the site.*

Mitigation Measure(s):

Geology 1: At the time of submittal of a grading or building permit application for Parcel A, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls. their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.

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

Geology 3: The geotechnical report required in Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to (i) ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, (ii) allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and (iii) provide the opportunity for field modifications of geotechnical recommendations with Contra Costa County Department of Conservation and Development, Building Inspection Division (BID) approval, based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended

Abbreviations:

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drainage facilities, and foundation related work. A hard hold shall be placed by the CDD on the "final" grading inspection for each residence, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services during grading and drainage related improvements. Similarly, a hard hold shall be placed on the final building inspection for each residence by the CDD, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of foundation-related geotechnical recommendations. The geotechnical monitoring shall include any pier hole drilling/ foundation preparation work/ installation of drainage improvements.

Geology 4: All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review and approval by the BID Grading Section.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents; field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project geotechnical engineer, County Peer Review Geologist, CDD, BID
Compliance Verification:	County Peer Review Geologist review of construction documents, CDD review and approval of construction documents, Field verification by contractor, project geotechnical engineer, BID

Potentially Significant Impact: *(f) Grading and other earthwork on Parcel A could directly or indirectly destroy buried fossils or other paleontological resource or hidden geologic feature.*

Mitigation Measure(s):

Cultural Resources 3: The following Mitigation Measures shall be implemented during project construction.

Abbreviations:

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<p>a. A program of on-site education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.</p> <p>b. If archaeological materials are uncovered during grading, trenching, or other on-site excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.</p>	
Implementing Action:	COA
Timing of Verification:	Prior to active project construction; field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project archaeologist, CDD, BID
Compliance Verification:	Field verification by contractor, project archaeologist, BID

Abbreviations:

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SECTION 13: NOISE

Potentially Significant Impact: *(c) Future construction on Parcel A could result in generation of a temporary but substantial increase in noise levels in the project vicinity.*

Mitigation Measure(s):

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

- a. The Project Sponsor shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
- b. The Project Sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
- c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
- d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:
 - New Year's Day (State and Federal)
 - Birthday of Martin Luther King, Jr. (State and Federal)
 - Washington's Birthday (Federal)
 - Lincoln's Birthday (State)
 - President's Day (State)
 - Cesar Chavez Day (State)
 - Memorial Day (State and Federal)
 - Juneteenth National Independence Holiday (Federal)

Abbreviations:

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Independence Day (State and Federal)
 Labor Day (State and Federal)
 Columbus Day (Federal)
 Veterans Day (State and Federal)
 Thanksgiving Day (State and Federal)
 Day after Thanksgiving (State)
 Christmas Day (State and Federal)

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

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

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

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

Implementing Action:	COA
Timing of Verification:	During project construction
Party Responsible for Verification:	Project Sponsor and contractor(s), CDD, BID
Compliance Verification:	Field verification by contractor, BID

Abbreviations:

Condition of Approval (COA)
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Mitigation Monitoring and Reporting Program
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SECTION 18: TRIBAL CULTURAL RESOURCES

Potentially Significant Impact: *(b) Damage or destruction of previously undiscovered archaeological resources and human remains, and buried paleontological resources, could occur during grading and other earthwork on Parcel A.*

Mitigation Measure(s):

Cultural Resources 3: The following Mitigation Measures shall be implemented during project construction.

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

Cultural Resources 4: 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 landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementing Action:	COA
Timing of Verification:	Prior to active project construction; field review during construction

Abbreviations:

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Party Responsible for Verification:	Project Sponsor and contractor(s), project archaeologist, CDD, BID
Compliance Verification:	Field verification by contractor, project archaeologist, BID

Abbreviations:

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Building Inspection Division (BID)

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SECTION 20: WILDFIRE

Potentially Significant Impacts: *(d) Post-fire-related liquefaction could affect future construction on Parcel A.*

Mitigation Measure(s):

Geology 1: At the time of submittal of a grading or building permit application for Parcel A, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls. their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.

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

Geology 3: The geotechnical report required in Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to (i) ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, (ii) allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and (iii) provide the opportunity for field modifications of geotechnical recommendations with Contra Costa County Department of Conservation and Development, Building Inspection Division (BID) approval, based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A hard hold shall be placed by the CDD on the "final" grading inspection for each residence, pending submittal of a report from

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the project geotechnical engineer that documents their observation and testing services during grading and drainage related improvements. Similarly, a hard hold shall be placed on the final building inspection for each residence by the CDD, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of foundation-related geotechnical recommendations. The geotechnical monitoring shall include any pier hole drilling/ foundation preparation work/ installation of drainage improvements.

Geology 4: All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review and approval by the BID Grading Section.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents; field review during construction
Party Responsible for Verification:	Project Sponsor and contractor(s), project geotechnical engineer, County Peer Review Geologist, CDD, BID
Compliance Verification:	County Peer Review Geologist review of construction documents, CDD review and approval of construction documents, Field verification by contractor, project geotechnical engineer, BID

Abbreviations:

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