CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, August 18, 2025 **1:30 PM** **30 Muir Road, Martinez**

Zoom: https:/cccounty-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://cccounty-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. MINOR SUBDIVISION AND DEVELOPMENT PLAN: PUBLIC HEARING

2a. MICHAEL MCGHEE (Applicant & Owner), County File CDMS23-00003 & CDDP23-03046: The applicant requests approval of a Vesting Tentative Map and Development Plan applications to subdivide an approximately 28,800-square-foot project site into four (4) parcels ("Parcel A", "Parcel B", "Parcel C" and "Parcel D"). Parcels A and B will each have an area of 5,175 square feet, while Parcel C and Parcel D will have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor's parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes a Development Plan for the construction of a single-family residence on each of the four resultant lots. The subject property is a vacant lot located at 0 Second Street (immediately west of 162 Second Street) in the Rodeo area of unincorporated Contra Costa County. (APN: 357-371-005, -006, -007, -008, -013, -014, -015, Zoning P-1 Planned Unit District) AV **25-3352**

Attachments:
01 CDMS23-00003 Findings and COAs
02 maps_plans
03 Agency Comments
04 CDMS23-00003 Draft ISMND_1.6.25
05 CDMS23-00003 IS_Final5.2025
06 MMRP

3. DEVELOPMENT PLAN: PUBLIC HEARING

3a. ALLIANT COMMUNITIES, LLC (Applicant), DAVID & VIRGINIA JACOBSON/ AMBROSE RECREATION & PARK DISTRICT (Owners), County File CDDP24-03051: The applicant requests approval of Development Plan modification to a 124-unit 100% affordable housing development previously approved by the County Zoning Administrator under Land Use Permit #CDLP22-02029. The revised project maintains the same unit count (124), 100% of which would be affordable to low- or moderate-income levels, however the project site has been reduced from +3.25 to +2.75 acres in area, necessitating certain project revisions to accommodate the smaller site. Substantive project revisions consist of a reduction in building square footage (116,000 s.f. proposed, 129,729 s.f. previously approved) and a reduction in off-street parking spaces provided by the project (134 total spaces provided, where 180 total spaces were previously approved). The project includes 24 density bonus units (24% above base density) pursuant to Government Resource Code section 65915(b)(1)(g), (c)(1)(B)(ii), (f)(3)(d)(i), which authorizes density bonus up to 80% for this project type. Included with the density bonus proposal is a request for the following three concessions/waivers: 1) allow increased building height up to four stories 2) waiver to the County Inclusionary Housing Ordinance (IHO) requested to modify the unit affordability levels pursuant to Government Code Section 65915(b)(1)(G), and 3) waiver to the County IHO affordable rents calculation pursuant to Government Code 65915(d)(2)(D). The subject property consists of two vacant contiguous parcels located at 2867 Willow Pass Road in the Bay Point area of unincorporated Contra Costa County. (APN: 093-081-027, -028), Zoning P-1 Planned Unit District) AV **25-3353**

Attachments:
01 CDDP24-03051 Findings and COA
02 Maps and Plans
03 Agency Comments
04 Adopted MND
05 Adopted MMRP
06 CEQA Addendum_
07 Applicants Density Bonus Narrative

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 3, 2025.

File #: 25-3352 **Agenda Date:** 8/18/2025 **Agenda #:** 2a.

Project Title:	Rodeo Second Street Minor Subdivision and Residential Development Plan
County File:	CDMS23-00003 / CDDP23-03046
Applicant: Owner:	Michael McGhee Michael McGhee
Zoning: General Plan:	P-1, Rodeo Area Planned Unit District SH, Single-Family Residential - High Density (RM, Residential Medium Density designation as of 11/5/2024)
Site Address/Location:	0 2nd Street (immediately west of 162 Second Street), Rodeo Contra Costa County (APN: 357-371-005, -006, -007, -008, -013, -014, -015)
California Environmental Quality Act (CEQA) Status:	Mitigated Negative Declaration, SCH 2025010220
Project Planner:	Adrian Veliz, Senior Planner (925) 655-2879 Adrian.Veliz@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant is requesting approval of a Tentative Map to subdivide an approximately 28,800-square-foot project site into four (4) parcels ("Parcel A", "Parcel B", "Parcel C" and "Parcel D"). Parcels A and B each have 5,175 square feet in area, while Parcel C and Parcel D have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor's parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes development plans for the construction of a single-family residence on each of the four resultant lots. The proposed residential development includes a request for front setback deviations for Parcel A & Parcel B (5'/10' setback to house/garage respectively, where 10'/20' are the respective minimum requirements), side yard deviations for Parcel C (5' proposed where 10' is the minimum required) and Parcel D, (10' proposed where 20' is the minimum required, Gross Floor Area deviations for Parcels A, B, & D (exceeding maximum gross floor area allowances for these lots by 323, 136, and 313 square feet respectively), and building height deviations authorizing three -story configurations for homes proposed on Parcels C & D (where 2.5 stories is the maximum permitted). Lastly, the project includes a request for tree permit approval authorizing the prior removal of two (2) code protected trees, and dripline encroachment for an additional two off-site protected trees which overhang the northern boundary of the project site.

II. RECOMMENDATION

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

A. ADOPT the Mitigated Negative Declaration/Initial Study (MND) SCH 2025010220, consisting of the January 13, 2025 draft MND and the May 27, 2025 Final MND, and the January 13, 2025 Mitigation Monitoring and Reporting Plan (MMRP), based on the attached findings; and specify that the Department of Conservation and Development (located at 30 Muir Road, Martinez, CA) is the

custodian of the documents and other materials, which constitute the record of proceedings upon which this decision is based.

B. APPROVE the Vesting Tentative Map for the Four-Lot Minor Subdivision (County File CDMS23-00003), and Development Plan application including a single-family residence on each resultant parcel, front setback deviations for home sites located on Parcel A & Parcel B, a Tree Permit for the prior removal of two (2) code protected trees and construction work within the driplines of an additional two (2) code-protected trees, based on the attached findings and subject to the attached conditions of approval.

C. DIRECT staff to file a Notice of Determination with the County Clerk.

III. GENERAL INFORMATION

A. General Plan: SH, Single-Family Residential - High Density.

B. Zoning: P-1, Planned Unit District.

C. California Environmental Quality Act (CEQA): A draft Mitigated Negative Declaration/Initial Study (MND) was prepared and published for the application. The public review period for the draft MND started on January 13, 2025 and ended on February 3, 2025. The draft MND is included as Attachment 4. CDD staff received correspondences from four neighbors and one agency in response to the publication of the draft MND. A final MND, dated May 27, 2025, has been prepared that includes the written comments received on the draft MND, responses to the comments received, and staff-initiated text changes. The final MND is included as Attachment 5.

D. Tribal Cultural Resources: On August 12, 2024, in accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent to the Villages of Lisjan Nation and to the Wilton Rancheria. The Villages of Lisjan Nation and the Wilton Rancheria are the two 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 California Native American tribes to either request or decline consultation in writing for this project. Staff has not received a request for consultation in response to these Notices from either tribe.

E. Previous Applications:

CDZC22-00934: A Certificate of Compliance review resulting in a March 16, 2023 determination that the subject property, consisting of seven (7) separate assessor's tax parcel numbers, is considered on legal lot. The Certificate of Compliance was recorded on the subject property on April 20, 2023.

F. Lot Creation

The subject property consists of seven (7) tax parcels identified as Block 38W Lots 6, 7, 8, 9, 10, 12, and 14, as delineated upon the map entitled "Map of Rodeo", which was recorded on February 5, 1892. The seven tax parcels cumulatively constitute on legal lot, established via conveyance on May 15, 1941. At the request of the property owner, a Certificate of Compliance was recorded on the subject property on April 20, 2023.

IV. SITE/AREA DESCRIPTION

The subject property is located in an established residential neighborhood in the Old Town area of Rodeo, just south of

the waterfront. The immediate vicinity consists of single-family residential development on parcels generally between 3,000 to 6,000 square feet in area, with some larger parcels between ½-to-1 acre in area also in the vicinity. The residential neighborhoods extend east and south from the project site. Lands immediately north and west of the project are publicly accessible lands, including the San Francisco Bay Trail. The area has a semi-rural character defined by rolling hillsides connecting to open space areas in the greater project vicinity. The project vicinity generally lacks sidewalk and curb/gutter improvements along public and private roadways serving the area. Parker Avenue, located approximately 0.3 miles east of the site, is the main throughfare providing ingress/egress for the Rodeo community. Highway 4 and Interstate 80 are located 1.75-miles and 1-mile south of the project site respectively.

V. BACKGROUND

The proposed Minor Subdivision and Development plan applications were on the Zoning Administrator agenda for the public hearing held on Monday, June 16, 2025. At that time, the zoning administrator opened the public hearing and considered testimony. The project provided by the project proponent and one neighbor appeared to provide comments in support off the project proposal. Several other neighbors appeared before the Zoning Administrator expressing opposition to the proposed project, primarily due to concerns with view impacts resulting from the project. The Zoning Administrator noted that inconsistencies between the architectural plan set and civil plan sets that were attached to the June 16, 2025 agenda may necessitate approval of deviations from the Rodeo area-wide P-1 development standards. Therefore, the zoning administrator requested that the project proponent provide updated plans and continued the project indefinitely as an open-item to a future noticed public hearing date. The applicant submitted revised Plans on June 23, 2025, for the Zoning Administrator's consideration.

VI. PROJECT DESCRIPTION

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

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

- Site grading: The project requires grading on the subject property involving approximately 1,430 cubic yards of combined earthwork (720 Cut / 710 C.Y. Fill) for the proposed roadway and for preparation of the individual building pads identified on each proposed parcel. Grading activities would disturb approximately 20,000 square feet of the project site.

- Residential Development: A single-family residence is proposed on each of the four resultant parcels (Parcel A - Parcel D). The proposed residential development includes a request for front setback deviations for Parcel A & Parcel B (5'/10' setback to house/garage respectively, where 10'/20' are the respective minimum requirements), side yard deviations for Parcel C (5' proposed where 10' is the minimum required) and Parcel D, (10' proposed where 20' is the minimum required, Gross Floor Area deviations for parcels A, B, & D (exceeding maximum gross floor area allowances for these lots by 323, 136, and 313

square feet respectively), and building height deviations authorizing three-story configurations for homes proposed on Parcels C & D (where 2.5 stories is the maximum permitted). Lastly, the project includes a request for tree permit approval authorizing the prior removal of two (2) code protected trees, and dripline encroachment for an additional two off-site protected trees which overhang the northern boundary of the project site. The project plans also depict an Accessory Dwelling Unit (ADU) on proposed Parcel C. In the event that this project, including Vesting Tentative Map and Development Plan, is approved, the ADU may be established via a separate ministerial ADU permit review.

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

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

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

VII. AGENCY COMMENTS

An Agency Comment Request packet was sent on April 24, 2023 to a number of public agencies, including Building Inspection Division, Advanced Planning, Transportation Planning, Housing Programs Planning, Environmental Health Division of the Health Services Department, Engineering Services Division of the Public Works Department, Rodeo-Hercules Fire Protection District, Rodeo Sanitary District, East Bay Municipal Utility District, Rodeo Municipal Advisory Council, East Bay Regional Park District, Contra Costa Mosquito and Vector Control District, and the California Historical Resources Information System. Agency comments received by staff are included in Attachment 3. Following are summaries of the agency comments received.

A. Contra Costa County Department of Conservation and Development Advanced Planning Division: In a

returned agency comment request form dated May 2, 2023, Advanced Planning staff provided comments indicating the project's consistency with then-applicable Single-Family Residential High Density General Plan land use designation. The comments also advise of the future designation of the subject property and the corresponding permissible density ranges applicable thereto for informational purposes.

B. Contra Costa County Department of Conservation and Development Housing Programs Planning Division : In an email dated May 15, 2023, housing programs planning staff advised that the project is exempt from the County's inclusionary housing ordinance, and therefore, no housing plan is required for the proposed project.

C. Contra Costa County Department of Conservation and Development Transportation Planning Division: In a memo dated May 8, 2023, Transportation Planning staff advised of applicable standards for environmental review of the transportation demand resulting from the proposed project. The comments recommend that the project should include sidewalks along 2nd street, and that resulting dwellings are equipped with a dedicated electrical infrastructure for charging electric vehicles.

D. Contra Costa Environmental Health (CCEH) Division of Health Services Department: In a letter dated May 1, 2023, CCEH staff provided comments advising of permit requirements applicable to soil boring for geotechnical investigations, private wastewater systems, and freshwater wells. The project will be served by public sewer and public water, as recommended within the CCEH comments.

E. Department of Public Works, Engineering Services Division: In a memo dated October 21, 2024, Engineering Services Division provided comments and recommended conditions of approval pertaining to access, drainage, stormwater control, and utilities. Each of these issues is discussed in detail in Section VIII (Staff Analysis) below. Staff has incorporated Engineering Services' recommended Conditions of Approval (COAs) in the Conditions of Approval and Advisory Notes.

F. Rodeo Sanitary District: In a returned Agency Comment Request form dated April 24, 2023, Rodeo Sanitary District staff advised that they have no comments on the project proposal.

G. East Bay Municipal Utility District (EBMUD): In a memo dated May 15, 2023, EBMUD advised that separate meters will be required for each parcel resultant from the subdivision. All connections to existing infrastructure are subject to EBMUD review and approval to verify compliance with applicable water efficiency measures and are to be installed at the expense of the developer/owner. If the project is approved, the memo advises that the property owner contact EBMUD's new business office to request an estimate to determine the cost and conditions of providing water service to the subdivision.

An Advisory Note is included in the Conditions of Approval and Advisory Notes whereby the applicant is advised of the need for additional review/approval by EBMUD prior to constructing the residential development associated with the proposed subdivision.

H. Rodeo Municipal Advisory Council (MAC): The project was considered by the Rodeo MAC during their monthly meeting held on January 24, 2024. After considering the project, the MAC has recommended that the project be approved as proposed.

I. Contra Costa Mosquito & Vector Control District: In a returned agency comment request form dated April 24, 2023, Mosquito & Vector Control District staff advised that they have no comments on the project proposal.

VIII. ENVIRONMENTAL REVIEW

A draft Mitigated Negative Declaration/Initial Study (State Clearinghouse Number SCH 2025010220) was prepared and published on January 13, 2025. The draft MND is included as Attachment 4. Potentially significant impacts were identified in the draft MND, including potential impacts to biological resources; accidental discovery of buried archaeological and paleontological resources, and human remains; and construction period noise impacts. The public review period for the draft MND started on January 13, 2025 and ended on February 3, 2025. During the public review period, staff received correspondence letter from EBMUD, the local provider of water service in the project area, and from four (4) additional Rodeo residents. One additional email correspondence from the East Bay Regional Park District (EBRPD) was received on February 10, 2025, after the public comment period had ended. The EBRPD email requested that the project be required to provide vegetative screening for parcels abutting the EBRPD-owned connector trail located immediately west of the project site. The project has been conditioned to require the vegetative screening requested by the EBRPD.

A final MND has been prepared that includes the written comments received on the draft MND, responses to the comments received, and staff-initiated text changes of the draft MND. The final MND is included as Attachment 5. The text changes are not the result of any new significant adverse environmental impact, do not result in any mitigation added to the pertinent section, and do not alter the findings in the MND.

A Mitigation Monitoring Program was prepared based on the mitigation measures recommended in the draft MND. The Mitigation Monitoring and Reporting Program (MMRP) is included as Attachment 6. If approved, the MND mitigation measures would apply to the Minor Subdivision as Conditions of Approval.

IX. STAFF ANALYSIS

A. General Plan Consistency: At the time of application submittal, the subject property was located within the SH, Single Family Residential - High Density General Plan land use designation. The Tentative Map was vested prior to the November 5, 2024, adoption of the Contra Costa County 2045 General Plan by the Board of Supervisors, which changed the designation for the site to RM, Residential Medium Density. Since the project had been in process and was deemed complete prior to the adoption of the new General Plan, the project proposal will be evaluated for consistency with the then-applicable SH General Plan designation.

The SH designation allows for a residential density of between 5.0 and 7.2 single-family units per net acre. The subject property is presently undeveloped. The project would result in four legal buildable parcels on 0.59 net acres, each of which would be developed with a single-family residence, resulting in a residential density of approximately 6.8 units per net acre, which is within the allowed range for the SH designation. The project is residential in nature, and detached single-family residences are permitted within the SH designation. The project is therefore consistent with the permitted land uses within the SH designation.

The 2005-2020 Contra Costa County General Plan also includes numerous policies for the Rodeo Area (Policies #3-142 through #3-160). Most of these policies pertain to non-residential development, or to specific geographic areas outside of the project site (e.g. Rodeo Creek, Rodeo Waterfront, Franklin Canyon), and are thus not applicable to the project. Staff has identified policies relevant to this project below:

- Policy #3-143: Direct the major portion of new residential development towards infilling and redevelopment of Rodeo proper.

The project is located on vacant land within an established residential neighborhood. The project consists of residential development on lands appropriately zoned for residential use. Thus, the project is consistent with Policy #3-143 since it involves infilling existing vacant lands within the neighborhood to provide additional housing for the area.

- Policy #3-144: Encourage reuse of existing buildings.

There are no existing buildings on site. Therefore, the project has no potential to conflict with this policy.

- Policy #3-148: Maximize public access to the bay.

The project site is located just outside of the Rodeo Waterfront Specific Plan area and the project site does not provide vehicular access to the waterfront. A pedestrian trail exists on public lands adjacent to the western boundary of the project site providing pedestrian access to the San Francisco Bay trail located on adjoining open space lands. The project would not obstruct or otherwise inhibit the continued use of the existing pedestrian access point near the project site. Therefore, by maintaining all existing access points to the bay, the project is consistent with this policy.

B. Zoning Compliance: The subject property is located in the Old Town District of the Rodeo Area-Wide Planned Unit (P-1) District, which requires a 4,500-square-foot minimum lot size and a minimum lot width of 45 feet. No deviations are being sought in connection with the parcel configuration depicted on the Vesting Tentative Map. Subdivision Parcels A, B, C, and D range from 5,175 to 10,400 square feet in area, and each complies with the minimum parcel area and width for the P-1 district in which the project is located. The project consists of single-family residential development. Single-family residences are permitted by right within the Old Town District of the Rodeo Areawide P-1 District. Therefore, the project is consistent with permitted land uses within the zoning district.

The project proposes a homesite on each of the four resultant parcels, and includes a request for multiple deviations for each of the resultant parcels, as detailed in the below-table:

PCL.	P-1 Standard	Proposed Deviation	Min/Max Required	Staff support
A	Front Setback	5’ house 15’ garage	10’ min. house 20’ min. garage	Yes
A	Floor Area Ratio	0.66 (3,424 s.f.)	0.6 (3,105 s.f.) max.	No
B	Front Setback	5’ house 15’ garage	10’ min. house 20’ min. garage	Yes
B	Floor Area Ratio	.63 (3,241 s.f.)	0.6 (3,105 s.f.) max.	No
C	Side yard	5’	10’ min.	Yes
C	Building Height	3 stories	< 2.5 stories max.	No
D	Side yard	10’	20’ min	Yes
D	Building Height	3 stories	< 2.5 stories max.	No
D	Floor Area Ratio	.63 (6,544 s.f.)	0.6 (6,240 s.f.) max.	No

Community Development Division (CDD) staff is not in support of each of the deviations depicted on the revised plan set submitted on June 23, 2025. However, CDD staff does find merit in the requests for front/setback or side yard relief for the Parcels A through D, as denoted in the far-right column within the above table. See below for staff analysis on each proposed deviation:

Front setback Deviation for Parcels A & B:

The project includes proposed front yard setbacks for Parcels A and B of 5' & 15', measured to the home & garage respectively, where 10' & 20' are the respective minimum requirements. Parcel A & Parcel B are each only 90 feet deep including a 15-foot-wide portion of the private access easement located along the eastern end of these parcels. Since the front setback would be measured from the edge of the easement (as opposed to the eastern property line), full compliance with the applicable front and rear setbacks would restrict development across a combined 35-50 feet (or roughly half) of the depth of these parcels. The homesites on Parcel A and Parcel B would appear consistent with the conforming front setback for Parcel C, located opposite the proposed private access roadway, due to the fact that the easement is 5' wider on the side of Parcel A and B. Additionally, the garages on these parcels are stepped back 10' further than the home, consistent with the requirements of development standards and with surrounding development. Thus the project, including granting of the front setback deviations, would appear substantially consistent and compatible with existing development in the surrounding area. Therefore, staff considers the granting of these deviations to be reasonable considering the dimensional constraints of Parcel A & Parcel B.

Side Yard Deviation Parcel C:

The minimum side yard and minimum aggregate side yard requirements for parcels within the Rodeo area-wide P-1 district is determined based on lot width. Parcel C is a dual frontage lot, having a 115' width along the proposed private access easement to the west, and a 70' width along Second Street to the south. Based on the 115' wide primary frontage, a 10' minimum side yard and 20' aggregate side yard is required for Parcel C. This equates to a 10' minimum side yard measured from the northern and eastern property lines. Considering the dual frontage configuration of the lot, and the discrepancy between the north-south width (115 feet) versus the east-to-west width (70 feet) of Parcel C, CDD staff believes it would be more appropriate to apply the 5' minimum for the eastern side yard, which corresponds to the Rodeo P-1 side-yard for the 70' east-west width of Parcel C. The 10' minimum side yard measured from the northern property line would still apply to that side of the property. Neighboring parcels in the vicinity generally include long narrow configurations and 5' minimum side-yards between existing homes are prevalent in the area. Thus, the development of Parcel C, including the reduced eastern side yard would not appear out of place within the developed residential neighborhood. Therefore, staff recommends approval of the side yard deviation for Parcel C.

Side Yard Deviation Parcel D:

Parcel D is a 200'-wide rectangular parcel consisting of the northernmost portions of the project site. Based on parcel width, a 20' minimum side yard is required for Parcel D. The project maintains the minimum 20' side yard measured from the eastern and western property boundaries. The 20' minimum side yard also applies to the southern property line, except for those portions forming the northern terminus of the proposed access easement. The project proposes a side yard deviation authorizing a 10' minimum side yard for the southern property line of Parcel D. The granting of southern side yard relief is reasonable considering that proposed Parcel D has a north-south depth of only 65 feet. When combined with the 15' rear yard applicable to the northern property line, the strict application of a 20' southern side yard would be overly burdensome for the site, restricting development over more than half of its' north-south width. The proposed deviation will provide 10' minimum side yards along the southern property line, consistent with the 10' side yards provided for the adjoining parcels C and D. As mentioned previously, neighboring parcels in the vicinity are generally long and narrow, and side yards as little as 5' are typical of the area. A wide lot requiring a 20' minimum side yard is unusual relative to existing development in the immediate vicinity. Thus, the reduction of the southern side yard would not appear inconsistent with the surrounding neighborhood. Further, the southerly portions of the home at deviation would be obscured from public views by the development on Parcels A through C. The proposed homesite on Parcel D otherwise complies with front setback and yard requirements. Therefore, considering the established

development pattern and dimensional constraints on Parcel D, the granting of the deviation authorizing a 10' southerly side yard for Parcel D is justified.

Building Height Deviations

The homes proposed on Parcel C and Parcel D each depict utility rooms, portions of which are located directly below two-stories of living area. As currently proposed, both utility rooms appear to provide at least 6' in ceiling height, thereby constituting a "story" of the home. The proposed three-story configuration exceeds the maximum of 2.5 stories permissible within the Rodeo area-wide P-1 district. Staff is not in support of granting a deviation to the maximum building height because there are no special circumstances applicable to the subject property which necessitate special consideration for increased building height. In staff's view, the utility room can easily be modified or relocated to eliminate the three-story condition with minimal effect on the design for the rest of the home. The surrounding neighborhood consists of one- and two-story homes. Thus, the granting of deviations authorizing three-story configurations for the project would not be compatible with the surrounding neighborhood. Therefore, the project is conditioned to require development on all parcels to adhere to the maximum permissible building height of 2.5-story and 35 feet.

Floor Area Ratio Deviations

The revised residential development plans include proposed floor area ratio (FAR) of 0.66, 0.63 and 0.63 respectively for Parcels A, B, and D - where 0.60 is the maximum permissible FAR on each. The development plans depict an Accessory Dwelling Unit (ADU) in the area of proposed Parcel C, in addition to a single-family residence. However, since ADU permitting for the site would be subject to a separate ministerial review, and is not included in the discretionary review of this subdivision/development plan project, CDD staff has not included the ADU square-footage when calculating the FAR for Parcel C.

The proposed FAR for parcels A, B, and D each slightly exceed the maximum FAR, with each parcel exceeding the maximum by 100 to 300 square feet. In each case, the conditioned living area of the proposed homes conforms to the maximum permissible FAR, but the overages occur when including the first and second level covered patios included in the designs for each home. Even though the project proposes a FAR that is comparable to the maximum permissible, staff does not believe there to be any special circumstances justifying the granting of this deviation. In staff's view, the enforcement of the FAR maximum will not result in a restrictively small building envelope, and would still allow for a generously sized home (between 2,759 and 4,634 s.f.) on each resultant parcel. Therefore, the project is conditioned to require all homes to adhere to the FAR limitations for the Rodeo areawide P-1 district.

Residential Design Guidelines

Residential development guidelines for the Rodeo area-wide P-1 state that home designs should generally create an open and inviting street frontage with "eyes on the street", minimize visual prominence of garages and garage doors, and enhance residential units with landscaping. The project entries are oriented towards the private road providing access to the units, and each dwelling has numerous windows front windows providing "eyes on the street". Each dwelling includes an attached garage, which include front setbacks exceeding that for the living space, thereby reducing the visual prominence of the garages when viewed from the private roadway fronting each unit. Lastly, the project will include landscaping in the front yard of each unit as well as along western boundaries of the project site which adjoin public lands owned by the East Bay Regional Park District.

Architectural design guidelines for the Rodeo area encouraged to design new residential buildings and sites to respect neighboring homes by minimizing obstruction of sunlight to adjacent properties, avoiding locating potentially noisy areas adjacent to neighbors' bedrooms, minimizing the visual impact of exterior lighting on adjacent properties. The location of the subject property is such that the new homes would cast shadows away from neighboring homes towards

open space parcels west and north of the project site throughout a majority of daylight hours. Additionally, there are no existing homes adjacent to parcels A, B and D, thus limiting the potential for noise from homes on these parcels to affect neighbors. The home located on Parcel C includes a small ground-level rear porch located approximately 25 feet west of an existing home located at 162 2nd street, but all second story decks/patios are located at the front of this home, facing the private driveway within the interior of the project site. Similarly, project lighting would be predominantly located along the project frontage, and the mass of the new homes would screen lighting from affecting existing home on neighboring residences. The project provides continuity of design throughout the subdivision and is consistent with building heights observed for other two-story homes in the immediate project vicinity. Thus, the project is consistent with these guidelines for residential development in the Rodeo area.

In consideration of the fact the proposed land use is consistent with permitted uses within the Rodeo area-wide P-1 district, and substantial conformance with development standards applicable thereto, the project is considered substantially consistent with the Rodeo area-wide P-1 zoning district in which it is located.

C. Traffic and Circulation: Vehicular access to the subject property exists via 2nd Street, which abuts the project site to the south. The project includes installation of a paved 20-foot-wide private roadway and a five-foot-wide sidewalk within a 25-foot-wide private access and utility easement, extending from the 2nd Avenue public right-of-way northward through the center of the subdivision. If the project is approved, all subdivision parcels would access (i.e. ingress/egress) 2nd Street via the private roadway.

The County maintained roadway which fronts the project, 2nd Street, is presently a 44-foot paved road within a 60-foot right-of-way. According to project comments provided by Engineering Services Division staff at the County Department of Public Works, the existing right-of-way is adequate, and no additional right-of-way dedication or pavement widening will be required. Curb and gutter improvements exist along the project's 2nd Street frontage, however, the project is conditioned to require the installation of sidewalk improvements along the project frontage.

D. Complete Streets Policy: The County's Complete Streets Policy was adopted by Resolution No. 2016/374 by the Board of Supervisors of Contra Costa County on July 12, 2016. The policy requires Complete Streets infrastructure sufficient to enable reasonably safe travel along and across the right of way for each category of users shall be incorporated into any project involving the construction, reconstruction, retrofit, maintenance, operations, alteration, or repair of streets. The project frontage along 2nd Street already has curb and gutter improvements and is conditioned to require the installation of a 5-foot-wide sidewalk along this frontage. The provision of the sidewalk along the private roadway as well as the entirety of the project frontage with 2nd Avenue is consistent with the County's Complete Streets Policy.

E. Drainage: The subject property is located atop an eastern facing hillside. The westerly portion (roughly half) of the project site is relatively flat, and site elevations in this area are approximately 40 feet above sea level. The easterly portion of the site is sloped down towards the western property line, where the site elevations are lowest (±31 feet above sea level). The project drainage plan show water being directed from impervious surfaces into stormwater inlets around the site, which flow into one of several bioretention basins. Runoff from these bioretention basins would be discharged through the curb into the gutter along 2nd Street, where a valley gutter will intercept it and discharge into a depressed area that ultimately enlarges to a watercourse discharging to the bay. The project drainage is subject to collect and convey requirements (Division 914 of the County Ordinance Code) which requires that all storm water entering and/or originating on this lot to be collected and conveyed without diversion and within an adequate storm drain system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drain system which conveys the storm water to an adequate natural watercourse. The preliminary grading and drainage plan for the project has been deemed sufficient for planning purposes by the Engineering Services Division of the Department of Public Works. If the subdivision is approved, further review of the final drainage design will be

required by the Engineering Services Division to demonstrate compliance with collect and convey requirements prior to recordation of the Parcel Map. Compliance with all applicable drainage conditions will ensure that the project drainage is compliant with Division 914 of the County Ordinance Code.

F. Tree Protection and Preservation Ordinance: The project involves grading activities within the dripline of two (2) code protected Coast Live Oak trees located offsite, adjacent to the northern boundary of the project site. Additionally, the project would legalize the prior removal of two (2) additional code-protected trees that were previously removed without obtaining prior tree permit approval. An arborist report, prepared by ISA Certified Arborist Sherri McEllistrim, opines that the project would not adversely affect the Oak trees on the northern adjacent property. The consulting arborist provides recommendations for grading/construction activities occurring within the driplines of the two existing Oak trees, and the project is conditioned to require the developer to implement all recommendations of the consulting arborist. Adherence to all arborist recommendations will ensure that the project minimizes the effect on nearby trees to the greatest extent practicable. In the event that one or both of the Valley Oaks to be preserved die as a result of construction, the project is conditioned to require replacement plantings for these trees.

Regarding the prior tree removal, the project is conditioned to require the planting of at least four (4) trees as mitigation for the previously removed trees. The proposed removal and dripline encroachment activities associated with this project have been evaluated by staff, and by complying with all project Conditions pertaining to tree removal/tree preservation, the project will be consistent with Section 816-6.8010 (Factors for Approval) of the County Tree Protection and Preservation Ordinance.

X. CONCLUSION

The proposed CDMS23-00003 Minor Subdivision is consistent with the SH, Single-Family Residential High Density General Plan Land Use designation and with the regulations of the Rodeo area-wide P-1 Single-Family Residential District. Staff recommends adopting MND SCH 2025010220 and the MMRP, approving the Vesting Tentative Map for Four-Lot Minor Subdivision #CDMS23-00003 and Development Plan #CDDP23-03046, including the development of a single-family residence on each resultant parcel, front setback deviations for Parcel A & Parcel B, and the Tree Permit for prior removal of two (2) code-protected trees and for construction work within the driplines of two (2) additional code-protected trees, based on the attached findings and subject to the attached conditions of approval.

Attachments:

1: Findings and Conditions of Approval

2: Maps and Plans

3: Agency Comments

4: Draft IS/MND

5: Final IS/MND

6: Mitigation Monitoring and Reporting Plan

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDMS23-00003 CDDP23-03046, MICHAEL MCGHEE (APPLICANT AND OWNER)

FINDINGS

A. Growth Management Performance Standards

1. *Traffic:* The project will result in four new parcels, each of which will be developed with a single-family residence in the future. Based on Contra Costa County transportation guidelines, a project resulting in fewer than 100 daily peak hour trips would not result in significant transportation impacts. The small scale of the residential project, resulting in four new homes on the project site, has no potential to exceed the 100 daily peak trip threshold. Therefore, the project will not have a substantial impact on traffic on 2nd Street or other nearby public roadways.

2. *Water:* The project site is within the service boundaries of the East Bay Municipal Utility District (EBMUD). The project will require a new service connection for future residential development on Parcels A, B, C, and D. The applicant's compliance with applicable EBMUD requirements for establishing service to the subdivision will ensure that the project has reliable access to clean potable water.

3. *Sanitary Sewer:* The project site is within the service boundaries of the Rodeo Sanitary District (RSD). RSD staff have advised sanitary sewer service is available to the subdivision. The project will require a new service connection for Parcels A, B, C, and D. The applicant's compliance with applicable RSD requirements for establishing wastewater service for new residential parcels will ensure that the project has reliable access to sanitary sewer services.

4. *Fire Protection:* The subject property is located within the service area of the Rodeo-Hercules Fire Protection District. The Public Facilities/Services Element of the County General Plan requires fire stations to be located within 1.5 miles of developments in urban areas. The project site is located approximately 0.2 miles northwest of the Rodeo Hercules Fire Protection District Station #75, located at 326 3rd Street in Rodeo. The project was referred to the Fire Protection District for comment, and staff did not receive a response from the district indicating that the project will adversely affect fire protection services. The residential development on site will be subject to the current Fire Code at the time development is proposed. Plans for each future single-family residence will be reviewed by the Fire Protection District for compliance with its requirements for residential buildings.

The project's compliance with all applicable requirements of the California Fire Code will ensure that the project does not adversely affect the provision of fire protection services for the project, or to the area in general.

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 unincorporated Lafayette area. The development of a single-family residence on each resultant parcel (Parcels A, B, C, and D) will not significantly increase population on the subject property or in the neighborhood. Additionally, the project is required to provide a per-parcel fee in the amount of $1,000 to mitigate for police services provided to the project. Therefore, the project will not substantially increase the demand for police service facilities or personnel.

6. *Parks and Recreation:* The expected development of four single-family residences will not significantly increase the population in the area, and therefore, will result in a marginal increase in demand for parks or recreational facilities in the area. All new residential developments in unincorporated Contra Costa County are subject to Park Dedication/Park Impact fees, which are required prior to the issuance of building permits for new residences on Parcels A, B, C, and D. The fees will be used to purchase land and develop parks within this area of the County. Thus, payment of applicable park impact fees will offset any potential deterioration of existing parks and recreation facilities resulting from increased usage associated with the marginal increase in demand.

7. *Flood Control and Drainage:* The project is not located within a flood-prone area as determined by the Federal Emergency Management Agency. Installation of the project drainage improvements and the addition of storm water runoff from future development on Parcels A, B, C, and D will be subject to the requirements of the County Ordinance 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. A preliminary grading and drainage plan has been submitted with this application and reviewed by the Department of Public Works Engineering Services Division which demonstrates that the site drainage is designed to accommodate the new impervious surfaces resulting from the residential development by managing storm water discharge from the subject property through the use of on-site detention and controlled discharge into existing 2nd street gutter. Thus, the project, including the new single-family residences on Parcels A, B, C, & D will not significantly alter the existing drainage pattern in a manner that may result in any

significant risk due to an increase in the volume of runoff.

B. Vesting Tentative Map Findings

The following are required findings for the approval of a vesting tentative 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 SH, Single Family Residential – High Density General Plan land use designation for the area, which allows a residential density of between 5.0 and 7.2 dwellings per net acre. The subject property is presently vacant. The project would result in four dwelling units on ±0.6 net acres of land area, resulting in a residential density of 6.7 units per net acre, which brings the presently-vacant property into conformance with the appropriate density range for the property, consistent with the SH General Plan designation. The project site is located just outside of the Rodeo Waterfront Specific Plan. There is no specific plan adopted for this area of the County. Therefore, the project is consistent with applicable general/specific plans.

2. *The proposed subdivision fulfills construction requirements*.

   Project Finding: The subject property is in the Rodeo area-wide P-1 Zoning District, which allows single-family and multi-family residential uses. The minor subdivision maintains the residential character of the established neighborhood as it results in four new vacant parcels, each of which will be developed with a single-family residence and associated ancillary structures. The future residences will have access to 2nd Street via private access and utility easement extending northward from 2nd Street through the approximate center of the project site. The minor subdivision is 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 new residences will need to comply with any construction/development requirements imposed by the Contra Costa Fire Protection District, the Building Inspection Division, and applicable building and fire codes at the time of building permit issuance.

C. Planned Unit District (P-1) Findings:

Pursuant to section 84-66-1804(b) of the County Ordinance Code, the Zoning

Administrator may approve the development plan upon making each of the findings below:

1. *The project is consistent with the intent and purpose of the P-1 district.*

   Project Finding: The project consists of a four-lot minor subdivision of a 0.6-acre legal lot that is presently vacant, and the development of a new residence on each resultant parcel. The Rodeo area-wide Planned Unit district is intended to facilitate the orderly development of various land uses within the Rodeo area. Appropriate land uses within this P-1 district are determined by the underlying General Plan designation. The project site is within an SH residential General Plan land use designation and results in a residential density that is within the appropriate range for this designation, as specified by the 2005-2020 Contra Costa County General Plan. Thus, the residential nature of the project and resulting density range is consistent with the intent and purpose of the P-1 district.

2. *The project is compatible with other uses in the vicinity, both inside and outside of the district.*

   Project Finding: The applicant is subdividing and developing an existing legal lot, in a manner that is substantially consistent with the applicable development standards for the Rodeo area-wide P-1 Planned Unit District. The project site will be developed at an appropriate density as determined by the SH General Plan designation.

   Setback/Yard Deviations

   The project includes deviations from the minimum front setbacks for Parcel A and Parcel B (5' to home and 15' to garage, where 10' and 15' are the respective minima). Parcels A & B are each 5,175 square feet in area, meeting the minimum parcel size for the P-1 district. However, both of these parcels are only 90 feet deep, and include a 15-foot-wide portion of the private access easement located along the eastern end of these parcels. Since the front setback would be measured from the edge of the easement (as opposed to the eastern property line), full compliance with the applicable front and rear setbacks would restrict development across a combined 40-50 feet (or roughly half) of these parcels. The homesites on Parcel A and Parcel B would appear consistent with the conforming front setback for Parcel C, located opposite the private access roadway, due to the fact that the easement is 5' wider on the west side (i.e. the side fronting Parcel A and B).

Additionally, the garages on these parcels are stepped back 10' further than the home, consistent with the requirements of development standards and with surrounding development. Thus, the project, including granting of the front setback deviations, would appear substantially consistent and compatible with existing development in the surrounding area. Therefore, staff considers the granting of these deviations to be reasonable considering the dimensional constraints of Parcel A & Parcel B.

The minimum side yard and minimum aggregate side yard requirements for parcels within the Rodeo area-wide P-1 district is determined based on lot width. Parcel C is a dual frontage lot, having a 115' width along the private access easement to the west, and a 70' width along Second Street to the south. Based on the 115' wide primary frontage, a 10' minimum side yard and 20' aggregate side yard is required for Parcel C. This equates to a 10' minimum side yard measured from the northern and eastern property lines. Considering the dual frontage configuration of the lot, and the discrepancy between the north-south width (115 feet) versus the east-to-west width (70 feet) of Parcel C, CDD staff believes it would be more appropriate to apply the 5' minimum for the eastern side yard, which corresponds to the Rodeo P-1 side-yard for the 70' east-west width of Parcel C. The 10' minimum side yard measured from the northern property line would still apply to that side of the property. Neighboring parcels in the vicinity generally include long narrow configurations and 5' minimum side-yards between existing homes are prevalent in the area. Thus, the development of Parcel C, including the reduced eastern side yard would not appear out of place within the developed residential neighborhood. Therefore, staff recommends approval of the side yard deviation for Parcel C.

The project also includes side yard deviation for Parcel D (10' side yard where 20' is required). Parce D is a 200'-wide rectangular parcel consisting of the northernmost portions of the project site. Based on parcel width, a 20' minimum side yard is required for Parcel D. The project maintains the minimum 20' side yard measured from the eastern and western property boundaries. The 20' minimum side yard also applies to the southern property line, except for those portions forming the northern terminus of the access easement. The granting of southern side yard relief is reasonable considering that Parcel D has a north-south depth of only 65 feet. When combined with the 15' rear yard applicable to the northern property line, the strict application of a 20' southern side yard would be overly burdensome for the site, restricting development over more than half of its' north-south width. The deviation will still allow for 10' minimum side yards along the

southern property line, consistent with the 10' side yards provided for the adjoining parcels C and D. As mentioned previously, neighboring parcels in the vicinity are generally long and narrow, and side yards as little as 5' are typical of the area. A wide lot requiring a 20' minimum side yard is unusual relative to existing development in the immediate vicinity. Thus, the reduction of the southern side yard would not appear inconsistent with the surrounding neighborhood. Further, the southerly portions of the home at deviation would be obscured from public views by the development on Parcels A through C. The homesite on Parcel D otherwise complies with front setback and yard requirements. Therefore, considering the established development pattern and dimensional constraints on Parcel D, the granting of the deviation authorizing a 10' southerly side yard for Parcel D is justified.

Building Height Deviations

The homes depicted on Parcel C and Parcel D each depict utility rooms, portions of which are located directly below two-stories of living area. Both utility rooms appear to provide at least 6' in ceiling height, thereby constituting a "story" of the home. The three-story configuration exceeds the maximum of 2.5 stories permissible within the Rodeo area-wide P-1 district. Staff is not in support of granting a deviation to the maximum building height because there are no special circumstances applicable to the subject property which necessitate special consideration for increased building height. In staff's view the utility room can easily be modified or relocated to eliminate the three-story condition with minimal effect on the design for the rest of the home. The surrounding neighborhood consists of one- and two-story homes. Thus, the granting of deviations authorizing three-story configurations for the project would not be compatible with the surrounding neighborhood. Therefore, the project is conditioned to require development on all Parcels to adhere to the maximum permissible building height of 2.5-story and 35 feet.

Floor Area Ratio Deviations

The revised residential development plans include floor area ratios (FAR) of 0.66, 0.63 and 0.63 respectively for Parcels A, B, and D – where 0.60 is the maximum permissible FAR on each. The development plans depict an Accessory Dwelling Unit (ADU) in the area of Parcel C, in addition to a single-family residence. However, since ADU permitting for the site would be subject to a separate ministerial review, and is not included in the discretionary review of this

subdivision/development plan project, CDD staff has not included the ADU square-footage when calculating the FAR for Parcel C.

The FAR for parcels A, B, and D each slightly exceed the maximum FAR, with each parcel exceeding the maximum by 100 to 300 square feet. In each case, the conditioned living area of the homes conforms to the maximum permissible FAR, but the overages occur when including the first and second level covered patios included in the designs for each home. Even though the project FAR is comparable to the maximum permissible, staff does not believe there to be any special circumstances justifying the granting of this deviation. In staff's view, the enforcement of the FAR maximum will not result in a restrictively small building envelope, and would still allow for a generously sized home (between 2,759 and 4,634 s.f.) on each resultant parcel. Therefore, the project is conditioned to require all homes to adhere to the FAR limitations for the Rodeo areawide P-1 district.

The project otherwise meets all development standards for the P-1 district. The effects of the reduced setback would not be prominently perceptible from the project's 2nd Street frontage, as homes on Parcels A & B will appear to have equivalent setbacks from the paved roadway due to the fact that a five-foot-wide sidewalk is to be constructed on this side of the private roadway. Similarly, the reduced side yards for Parcels C & D will be obscured from view outside of the project site (i.e. from publicly accessible vantage points) and will be comparable to the side yards on the other parcels resulting from this subdivision. Thus, the project, including setback deviations, is considered substantially consistent and compatible with residential development within the Rodeo area, and within the County in general.

D. Tree Permit Findings

County Code Section 816-6.8010 lists a number of factors to be considered in granting or denying a tree permit. The Zoning Administrator is satisfied that the following factors have been satisfied.

1. *Reasonable development of the property would require the alteration and removal of code-protected trees, and the development could not be reasonably accommodated elsewhere on the property.*

   Project Finding: The project involves grading activities encroaching within the driplines of two (2) Coast Live Oak trees located off site, adjacent to the northern

boundary of the project site. The grading activities are not expected to be detrimental to the health of nearby trees, according to the consulting project arborist. Given the topographical conditions affecting much of the site, the project could not be feasibly accomplished without grading in proximity of existing trees. Therefore, the reasonable development of the subject property would require alteration of these two trees. Additionally, the project includes retroactive permit approval for the prior removal of two additional code protected trees without tree permit approval. Since the trees previously removed were located near the center of the lot corresponding with the location of private roadway and homesites included with this project, the reasonable development of the subject property would have necessitated their removal to accommodate the project. The project is conditioned to require the planting of trees on site as restitution for this prior removal.

E. 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 2025010220, was prepared for Minor Subdivision CDMS23-00003 on January 13, 2025. The public review period for the draft MND started on January 13, 2025, and ended on February 3, 2025. Five comment letters/emails were received during the public review period for the draft MND.

2. A final MND has been prepared that includes the written comments received on the draft MND, responses to the comments received, and staff-initiated text changes of the draft MND.

3. The comments received and the staff responses to the comments do not affect any impacts, mitigation measures, or findings in the draft MND.

4. The text changes are not the result of any new significant adverse environmental impact, do not result in any mitigation added to the pertinent section, and do not alter the findings in the section.

5. On the basis of the whole record before it, including the draft and final MND, the Zoning Administrator finds that:

- There is no substantial evidence that the project with the identified mitigation measures will have a significant effect on the environment;
- MND SCH 2025010220, consisting of the draft MND and final 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.

6. A Mitigation Monitoring and Reporting Program has been prepared, based on the identified significant environmental impacts and mitigation measures in MND SCH 2025010220. The mitigation measures in the Mitigation Monitoring Program are included in the project Conditions of Approval.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDMS23-00003

Project Approvals

1. The Rodeo 2nd Street Drive Four-lot Minor Subdivision, including the Tentative Map, is APPROVED for the subdivision of the 28,800-square-foot lot into four parcels, including a 5,175-square-foot Parcel A, a 5,175-square-foot Parcel B, a 8,050-square-foot Parcel C, and a 10,400-square-foot Parcel D.

2. A Development Plan for the construction of four single-family residences, one each on Parcel A, Parcel B, Parcel C, and Parcel D, as well as associated private roadway, utility connections, driveway, and sidewalk improvements is APPROVED.

3. Deviations for Parcel A & Parcel B, authorizing 5' minimum living area front setbacks (where 10' is the minimum required) and 15' minimum garage front setbacks (where 20' is the minimum required) are APPROVED.

4. Deviation for Parcel C authorizing a 5' minimum (eastern) side yard (where 10' is the minimum required) .

5. Deviation for Parcel D authorizing a 10' minimum (southern) side yard (where 20' is the minimum required) .

6. A Tree Permit for the prior removal of two (2) code protected trees, and dripline encroachment for an additional two (2) Coast Live Oak trees for grading activities

associated with installation of private access roadway and residential improvements, is APPROVED.

7. The project approvals described above are 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 April 19, 2023;
    - Revised Tentative Map prepared by Bay Area Land Surveying Inc., submitted on December 4, 2024;
    - Civil Plan Set, Prepared by Upright Engineering, submitted on December 4, 2024;
    - Revised Architectural Plans by Nick Sowers Architecture, submitted June 23, 2025
    - Arborist Report by Sherri McEllistrim, ISA Certified Arborist #WE-12441AT, dated June 8, 2023;
    - *Biological Resource Assessment for 2nd and Sharon, Rodeo, CA*, by Coast Ridge Ecology, dated June 2024;
    - Geotechnical Investigation by Friar Associates, Incorporated, dated January 23, 2023.
    - Environmental Noise Study by Resonance Acoustics, dated June 3, 2024;
    - Phase I Environmental Site Assessment by Korbmacher Engineering Inc., submitted April 3, 2025.

8. All residential development within the subdivision shall adhere to a maximum building height of 35 feet and 2.5 stories. Prior to CDD stamp approval of construction plans for residential development on Parcel C or Parcel D, the applicant shall submit revised architectural plans for CDD staff review and approval. The revised plans shall demonstrate that the three-story condition depicted on the plan set submitted June 23, 2025 has been eliminated.

9. All residential development shall adhere to a maximum floor area ratio (FAR) of 0.6:1. Prior to CDD stamp approval of construction plans for residential development on Parcel A, B, or D, the applicant shall submit revised architectural plans for CDD staff review and approval. The revised plans shall demonstrate compliance with the

maximum FAR for the approved residential development.

10. 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.

11. The Tentative 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

12. 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

13. 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

14. 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 for the review and approval by the CDD. The fee for this application is a

deposit of $1,500.00 that is subject to 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 conditions 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

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

Landscaping

16. Construction plans submitted for the purpose of obtaining building permits for the development of a single-family residence on Parcels A, B, C, and D shall include a landscaping plan. Landscaping plans for Parcels A, B & C shall include vegetative screening along westerly property boundaries. Vegetative screening may include trees, vines, or shrubs, or any combination thereof, designed to reach a mature height of at least 10 feet. The plan shall comply with the County's Water Efficient Landscape Ordinance, and verification of such shall accompany the plan.

Child Care

17. Prior to CDD-stamp approval of construction plans for the issuance of a building permit for residential development, the applicant is required to pay a per parcel fee toward childcare facility needs in the area as established by the Board of Supervisors.

Police Services

18. Prior to CDD stamp approval of construction plans for a building permit for residential development on any parcel that is not occupied by a legal residence, the applicant shall contribute $1,000.00 to the County for police services mitigation. The fee shall be paid to the CDD.

Park Impact / Park Dedication Fee

19. Prior to CDD stamp approval of construction plans for a building permit for residential development, the applicant shall pay a Park Impact and Park Dedication fee for park and recreation improvements in the area as established by the Board of Supervisors.

Deed Disclosure

20. Prior to filing a parcel map, the applicant shall submit two copies of a proposed disclosure statement for the review and approval of CDD staff. The approved statement shall be used to disclose fee requirements to prospective buyers of parcels which are not occupied by existing legally-established residences at time of filing the tentative map application. The disclosure statement shall advise prospective buyers of affected parcels that prior to issuance of a building permit, they will be required to pay Child Care, Police Services Mitigation, Park Impact, and Park Dedication fees to the County in the amounts specified by applicable conditions of approval herein. The fee may be paid to the Contra Costa County Application & Permit Center.

Tree Removal and/or Alteration

21. *Compliance With Arborist Recommendations*: All project-related construction activity occurring beneath the driplines of code-protected trees shall occur under the supervision of a consulting licensed arborist. The applicant shall implement all arborists recommendations for the preservation of code-protected trees throughout all phases of project construction.

22. *Arborist Expense*: The applicant shall be responsible for all arborist expenses related to the work authorized by this permit.

Required Restitution for Tree Removal

23. The following measures are intended to provide restitution for the prior removal of two (2) code-protected trees:

    a. *Planting and Irrigation Plan:* Prior to CDD stamp-approval of plans for the issuance of a building or grading permit, the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of the CDD. The plan shall provide for the planting of four (4) trees, minimum 15-gallon size of a native species at a location deemed appropriate by the licensed professional preparing the plan. The plan shall comply with the County's Water Efficient Landscape Ordinance, and verification of such shall

accompany the plan.

b. Required Security to Assure Completion of Plan Improvements: A security shall be provided to ensure that the approved planting and irrigation plan is implemented. The applicant shall submit an estimate prepared by a licensed landscape architect, arborist, or landscape contractor, for the materials and labor costs to complete the improvements (accounting for supply, delivery, and installation of trees and irrigation). Upon approval of the estimate by the CDD, the applicant shall submit a security to the CDD in the amount of the approved cost estimate plus a 20% inflation surcharge.

c. *Initial Deposit for Processing of Security:* The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay a nonrefundable bond maintenance fee of $200.00.

d. *Duration of Security:* When the replacement trees and irrigation have been installed, the applicant shall submit a letter to the CDD, composed by a licensed landscape architect, landscape contractor, or arborist, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The CDD will retain the security for a minimum of 12 months and up to 24 months beyond the date of receipt of this letter.

   As a prerequisite of releasing the bond between 12- and 24-months following completion of the installation, the applicant shall arrange for the consulting arborist to inspect the replacement trees and to prepare a report on the trees' health. The report shall be submitted for the review of the CDD and shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant.

   Any replacement tree that dies within the first year of being planted shall be replaced by another tree of the same species and size. If the CDD determines that the applicant has not been diligent in ensuring the health of the replacement trees, then all or part of the security may be used by the County to ensure that the approved restitution plan is successfully implemented.

<u>Security for Possible Damage to Trees Intended for Preservation</u>

24. Pursuant to the requirements of Section 816.6-1204 of the Tree Protection and

Preservation Ordinance, to address the possibility that construction activity damages trees that are to be preserved, the applicant shall provide the County with a security to allow for replacement of trees that are significantly damaged or destroyed by construction activity. Prior to CDD stamp approval of plans for issuance of building or grading permits, whichever comes first, the applicant shall provide a cash or surety bond that is acceptable to the CDD.

a. *Amount of Security:* The security shall be an amount sufficient to cover:

    i. Preparation of a landscaping and irrigation plan by a licensed landscape architect, arborist, or landscape contractor for the review and approval of the CDD. The plan shall provide for the planting of up to four (4) Coast Live Oak Trees, minimum 15-gallons in size. The plan shall comply with the County's Water Efficient Landscape Ordinance. If deemed necessary by the CDD, the plan shall be implemented prior to final building inspection.

    ii. The estimated materials and labor costs to complete the improvements shown on the approved planting and irrigation plan (accounting for supply, delivery, and installation of trees and irrigation).

    iii. An additional 20% above the costs described in section a.i and a.ii above to account for potential inflation.

b. *Fee for the Processing of Security:* The County Ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay a non-refundable $200 fee.

c. *Duration of Security:* After construction activities are complete and prior to final inspection for building or grading permits, the applicant shall submit a letter to the CDD, composed by a consulting arborist, describing any construction impacts to trees intended for preservation. The security shall be retained by the County for a minimum of 12 months and up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing the bond between 12 and 24 months, the applicant shall arrange a report on the trees' health. The report shall be submitted to the CDD for review, and it shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant. If the CDD determines that trees intended for preservation have been damaged by development activity, and that the applicant has not been diligent in

providing reasonable restitution of the damaged trees, then the CDD may require that all or part of the security be used to provide for mitigation of the trees damaged, including replacement of any trees that have died.

MITIGATION MEASURES FROM THE MITIGATION MONITORING PROGRAM APPLIED AS CONDITIONS OF APPROVAL FOR COUNTY FILE CDMS23-00003

Biological Resources

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

Cultural Resources

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

27. If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 10 feet of the find, the Community Development Division (CDD) shall be notified within 24 hours, and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, and historic features such as privies or walls and other structural remains. **(Mitigation Measure CUL-2)**

28. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the

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

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

<u>Construction Restrictions</u>

All construction activity shall comply with the following restrictions, which shall be included on the construction drawings.

30. 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: (**Mitigation Measure NOI-1)**

    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 details on the actual date the state and federal holidays occur, please visit the following websites:

Federal Holidays: www.federalreserve.gov/aboutthefed/k8.htm

California Holidays: www.sos.ca.gov/holidays.htm

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

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

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

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

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

PUBLIC WORKS CONDITIONS OF APPROVAL FOR SUBDIVISION CDMS23-00003

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 June 28, 2023.

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

General Requirements:

36. 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

Roadway Improvements (2nd Street):

37. Applicant shall construct sidewalk matching the dimensions of the adjacent sidewalk to the east, necessary longitudinal and transverse drainage, and street lighting along the frontage of 2nd Street.

Access to Adjoining Property:

Proof of Access

38. Applicant shall provide proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

39. Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of 2nd Street.

Abutters Rights:

40. Applicant shall relinquish abutter's rights of access along 2nd Street with the exception of the proposed private road intersection.

Road Alignment/Intersection Design/Sight Distance:

41. Applicant shall provide sight distance at the intersection of the private driveway with 2nd Street 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.

Private Roads:

42. Applicant shall construct paved turnaround at the end of the proposed private road subject to review and approval of the Fire Marshal.

43. Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 20 feet within a minimum 25-foot access easement. A 4-foot-wide sidewalk (exclusive of curb width) is required along one side of the road.

44. Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete

or open-graded asphalt.

Parking:

45. Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. Signs and labels prohibiting parking shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.

Drainage Improvements:

Collect and Convey

46. 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 stormwaters to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code.

Miscellaneous Drainage Requirements:

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

48. Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

49. A private storm drain easement, easement, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be dedicated over the proposed storm drain line traversing the site.

National Pollutant Discharge Elimination System (NPDES):

50. 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 storm 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 storm water 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 the 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.
- 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 Public Works Department.

Stormwater Management and Discharge Control Ordinance:

51. The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Parcel Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

52. Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).

53. Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.

54. Prior to the filing of the Parcel Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.

55. Prior to the filing of the Parcel Map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.

56. Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

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 Project shall comply with the requirements for construction debris disposal/recycling, water well, and septic systems of the Contra Costa Health Services Department, Environmental Health Division. The applicant is responsible for contacting the Environmental Health Division regarding applicable requirements and permits.

D. The applicant must submit site access and building plans to the Rodeo Hercules 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.

E. The applicant must submit building plans to the Rodeo 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.

F, The applicant must comply with applicable requirements of the East Bay Municipal Utility District.

G. The applicant is responsible for contacting the Contra Costa Mosquito & Vector Control District regarding its requirements and permits.

H. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Hercules/Rodeo/Crocket**,** West Contra Costa Transportation Advisory Committee (WCCTAC) Transit/Pedestrian, and WCCTAC Bridges/Roads Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

I. This project may be subject to the requirements of the Department of Fish and Wildlife. It is the applicant's responsibility to notify the Department of Fish and Wildlife of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.

J. Further development of the parcel may need to comply with the latest Stormwater Management and Discharge Control Ordinance (§1014) and Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. This compliance may require a Stormwater Control Plan and an Operations and Maintenance Plan prepared in accordance with the latest edition of the S*tormwater 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.

MAP OF RODEO D-91

Project Site

S.P.R.R.

R=1089.48
1201.40

87 LSM 3

N69° 18'32"E
335.29

165.48
R=336

S52° 01'25"W
33.0

194.15

S79° 08'0"W

02

39W

32W

HARRIS AVE

110.0

S79° 08'W

75.0

S10° 51'30"E

135.0

75

100

AVE

371

01

9.00Ac.

210.0

S79° 8'W

76.13

R=45

60.6

40.0

FIRST

ST

185.0

S10° 51'30"E

S79° 08'W

160.0

SHARON AVE

38W

110.0

S10° 51'30"E

290

30

125

25

N10° 52'W

125.

160

S79° 08'W

SECOND

ST

45W

44W

N06° 07'39"E
83.76

N39° 01'13"W
70.53

141.04

S79° 08'0"W

100

S10° 51'30"E

37

36

35

06

31W

62.5

62.5

35

60

160

81.26

98.74

110(T)

11,688SF

10,862SF

26.26

50

55

GARRETSON

04

1" = 100'

371

33,34

12/29/15

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.

12-7-87
FM 357-03,POR.04,06
ASSESSOR'S MAP
BOOK 357 PAGE 37
CONTRA COSTA COUNTY, CAL

GP Map



Legend

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

1: 564

0.0 0 0.01 0.0 Miles

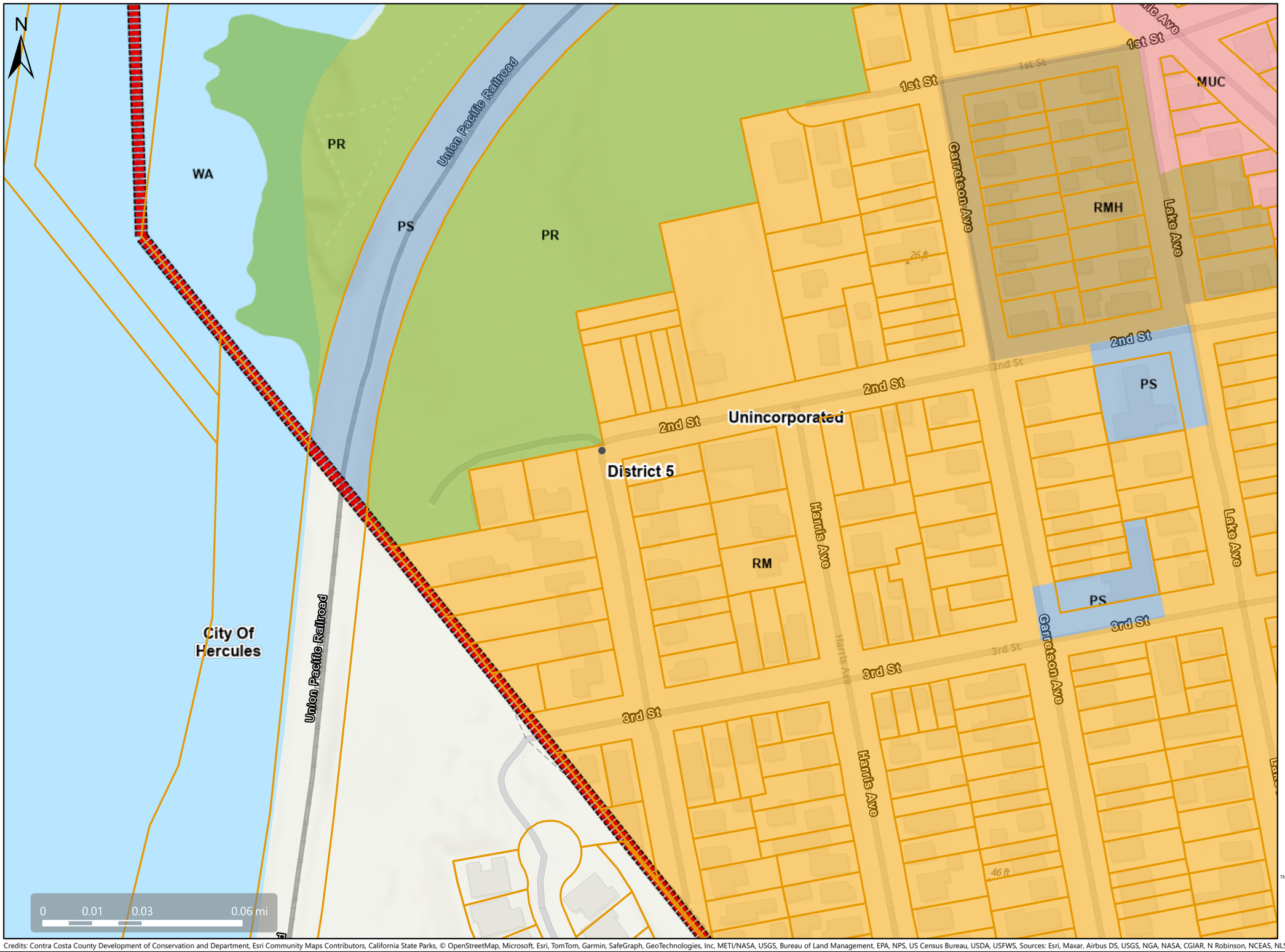
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Notes

Contra Costa County -DOIT GIS

Contra Costa County 2045 General Plan Designation



Map Legend

- Assessment Parcels

General Plan

- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- MUC (Mixed-Use Community-Specific) (Variable)
- PS (Public and Semi-Public)
- PR (Park and Recreation)
- WA (Water)
- Unincorporated
- City Limits
- Board of Supervisors' Districts

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Data layers contained within the CCMap application are provided by various Contra Costa County Departments.
Please direct all data inquires to the appropriate department.

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

Credits: Contra Costa County Development of Conservation and Department, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and th

Zoning Map



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Zoning
  - R-6 (Single Family Residential)
  - R-6, -FH -UE (Flood Hazard and A
  - R-6 -SD-1 (Slope Density Hillside D
  - R-6 -TOV -K (Tree Obstruction anc
  - R-6, -UE (Urban Farm Animal Exclu
  - R-6 -X (Railroad Corridor Combinir
  - R-7 (Single Family Residential)
  - R-7 -X (Railroad Corridor Combinin
  - R-10 (Single Family Residential)
  - R-10, -UE (Urban Farm Animal Exc
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Urban Farm Animal Exc
  - R-40 (Single Family Residential)
  - R-40, -FH -UE (Flood Hazard and A
  - R-40, -UE (Urban Farm Animal Exc
  - R-65 (Single Family Residential)
  - R-100 (Single Family Residential)
  - D-1 (Two Family Residential)
  - D-1 -T (Transitional Combining Dist
  - D-1, -UE (Urban Farm Animal Exclu
  - M-12 (Multiple Family Residential)
  - M-12 -FH (Flood Hazard Combining
  - M-17 (Multiple Family Residential)
  - M-29 (Multiple Family Residential)
  - F-R (Forestry Recreational)
  - F-R -FH (Flood Hazard Combining
  - F-1 (Water Recreational)
  - F-1 -FH (Flood Hazard Combining D
  - A-2 (General Agriculture)
  - A-2, -BS (Boat Storage Combining
  - A-2, -BS -SG (Boat Storage and So
  - A-2 -FH (Flood Hazard Combining D
  - A-2, -FH -SG (Flood Hazard and So

1: 564

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

Contra Costa County -DOIT GIS

CDMS23-00003/CDDP23-03046 Vicinity Map



Map Legend

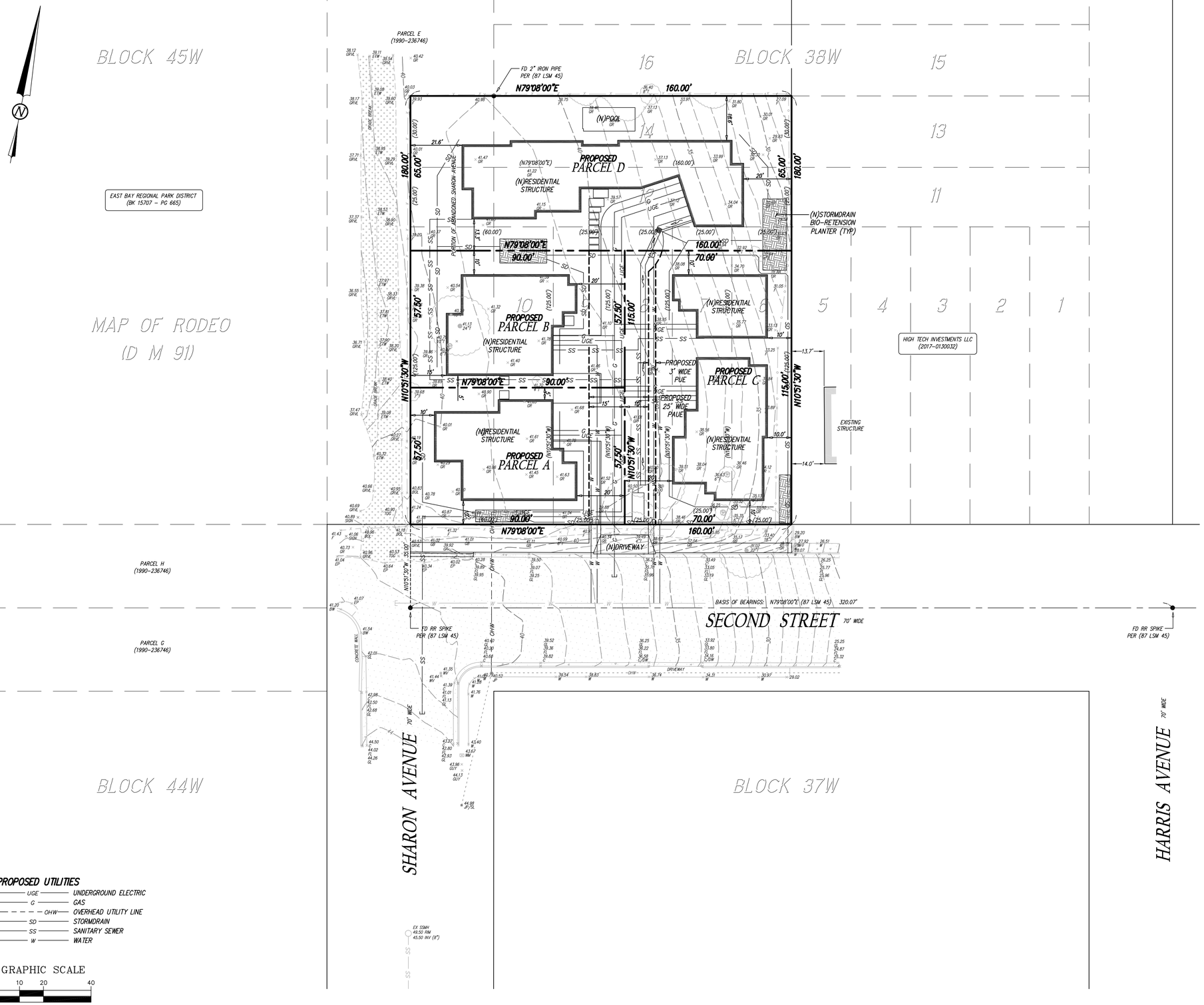
- Assessment Parcels
- Planning Layers (DCD)
- Unincorporated
- City Limits
- Board of Supervisors' Districts

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

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

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



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

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

PROPOSED UTILITIES

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

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

OWNERS:
MICHAEL MCGHEE AND DEBRA MCGHEE

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

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

PARCEL AREA:

EXISTING:		PROPOSED(GROSS):	
APN: 357-071-005	3,125± SQ FT	PARCEL A:	5,175± SQ FT
APN: 357-071-006	3,125± SQ FT	PARCEL B:	5,175± SQ FT
APN: 357-071-007	3,125± SQ FT	PARCEL C:	8,050± SQ FT
APN: 357-071-008	3,125± SQ FT	PARCEL D:	10,400± SQ FT
APN: 357-071-013	7,500± SQ FT		
APN: 357-071-014	4,000± SQ FT		
APN: 357-071-015	4,800± SQ FT		
TOTAL AREA:	28,800± SQ FT		

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

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

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

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

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

TENTATIVE PARCEL MAP SUBDIVISION MS 23-___

A 4 LOT SUBDIVISION

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN CORRECTION GRANT DEED RECORDED MARCH 29, 2023 DOC-2023-0029250 CONTRA COSTA COUNTY RECORDS UNINCORPORATED CONTRA COSTA COUNTY, CALIFORNIA

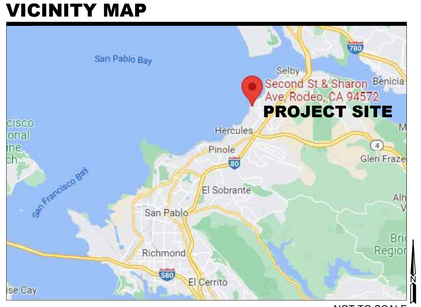
DECEMBER, 2024 SCALE: 1" = 20'

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

22-4669

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

VICINITY MAP



NOT TO SCALE

SURVEY DATUM

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

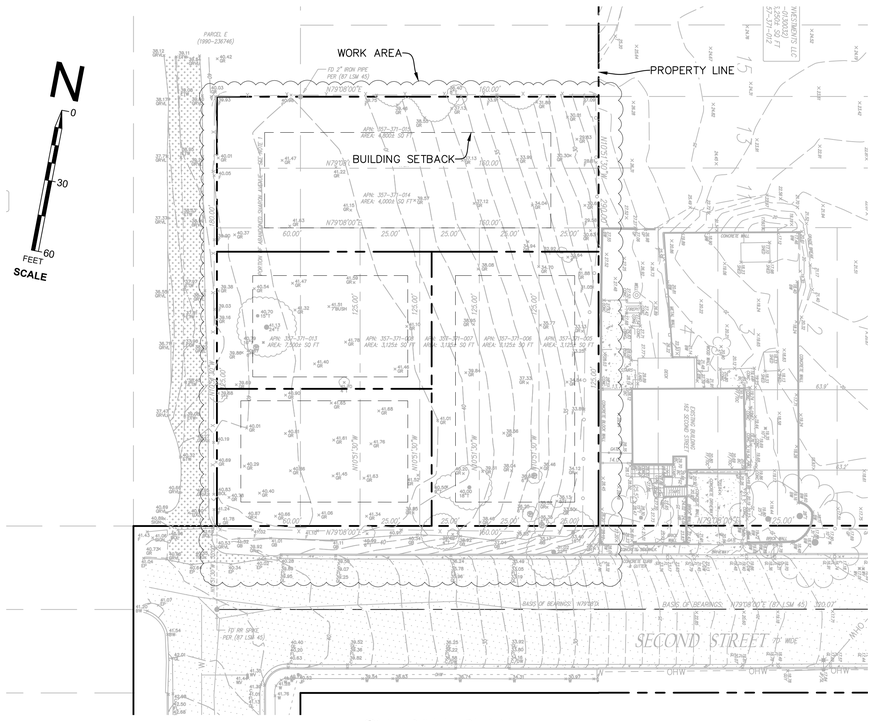
MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

SHEET INDEX

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



OVERALL PLAN

SCALE: 1" = 30'

GENERAL NOTES

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

GENERAL STORMWATER NOTES

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

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

PERMIT SET

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

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

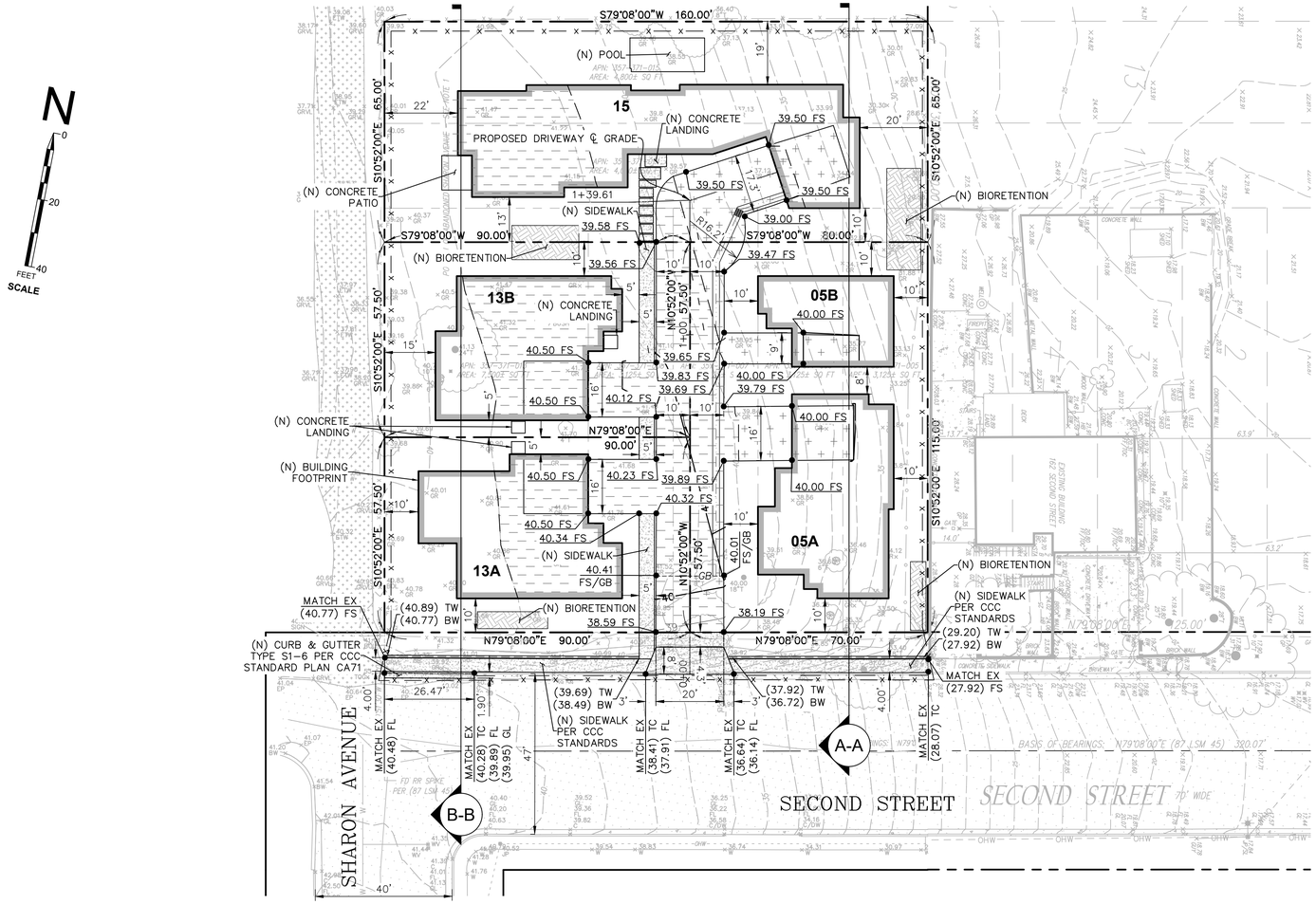
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

COVER SHEET

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

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



GRADING PLAN

SCALE: 1" = 20'

LEGEND

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

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

GRADING NOTES

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

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

PERMIT SET

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

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

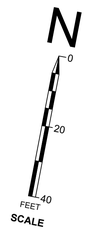
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

GRADING PLAN & EROSION CONTROL

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

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





EXISTING IMPERVIOUS AREAS

SCALE: 1" = 20'

LEGEND

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

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

PERMIT SET

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

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

DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

STORMWATER CONTROL PLAN

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

SAVE_DATE: 11/22/2024 ~ PLOT_DATE: 11/22/2024 ~ FILE_NAME: G:\shortcut-targets-by-id\0BxHT2CYior-Cdkcte2JBNXiqYmc_Upright__PROJECTS_COMPLETED\2nd-Sharon Rodeo\CAD\2nd & Sharon - Grading Plan - R2 (revised).dwg

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

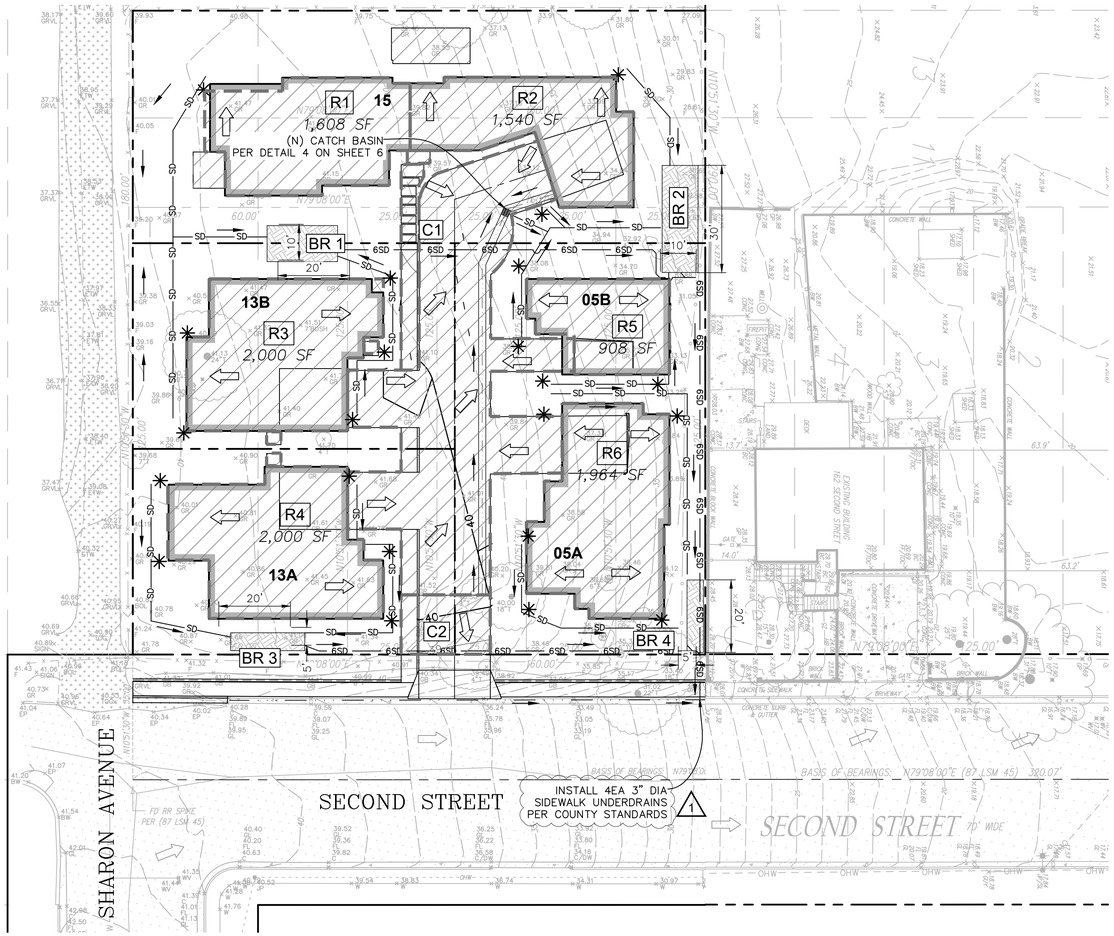
NOTE: C2 (DMA 8) IS DISPERSED OFFSITE DUE TO THE PROPOSED ROADWAY ENTRANCE. THE REMAINING IMP'S HAVE BEEN ENLARGED TO MITIGATE THIS UNRETAINED RUNOFF.

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

N

0 20 40 FEET

SCALE



1 PROPOSED IMPERVIOUS AREAS

SCALE: 1" = 20'

LEGEND

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

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

PERMIT SET

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

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

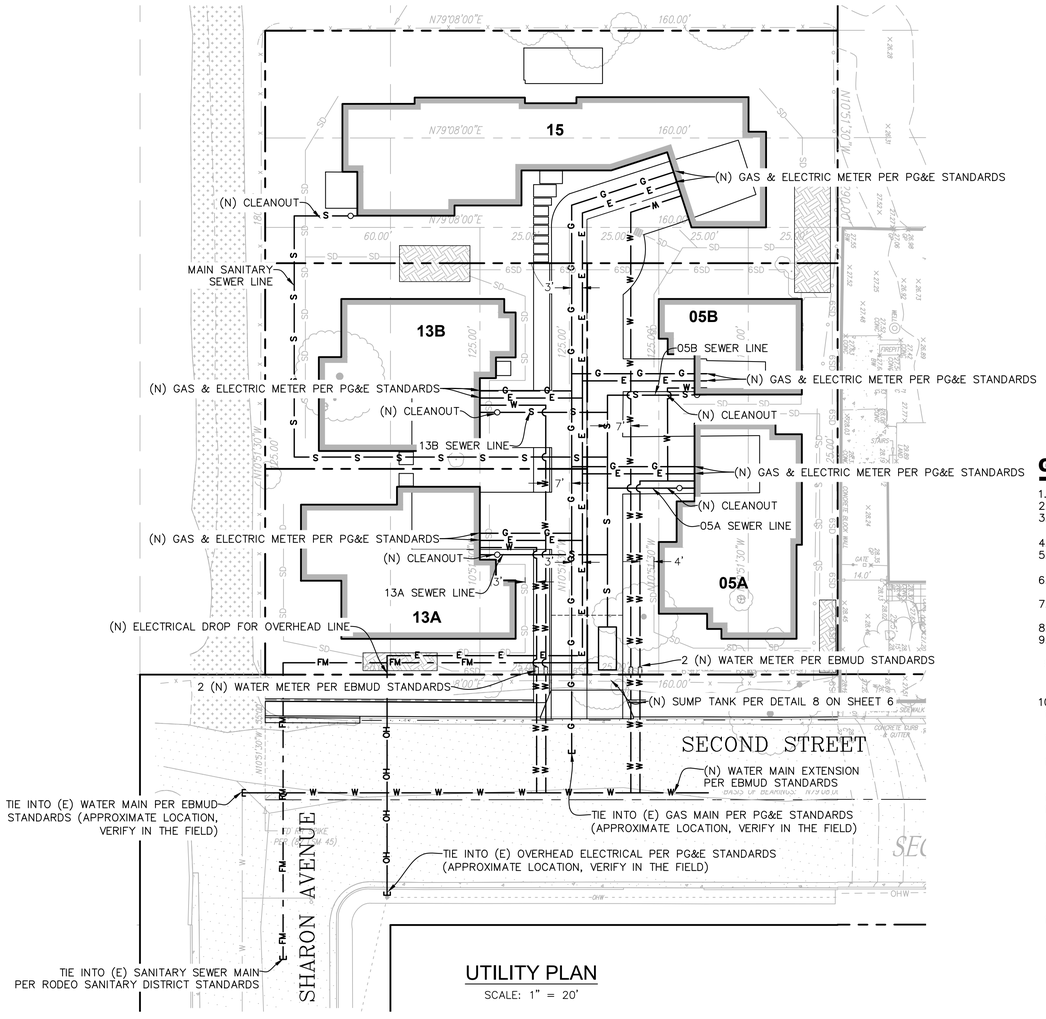
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

STORMWATER CONTROL PLAN

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

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



UTILITY PLAN
SCALE: 1" = 20'

N
0
20
40
FEET
SCALE

MINIMUM UTILITY SEPARATION REQUIREMENTS

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

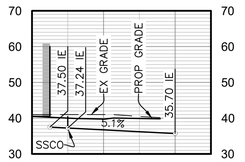
* WHEN POTABLE WATER SHARES A JOINT TRENCH OR CROSSES SEWER AND/OR STORMWATER, POTABLE WATER SHALL ALWAYS BE ABOVE.

GENERAL UTILITY NOTES:

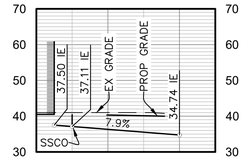
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FINALIZED BY THE CONTRACTOR IN THE FIELD.
3. ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, REGIONAL, AND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

LEGEND

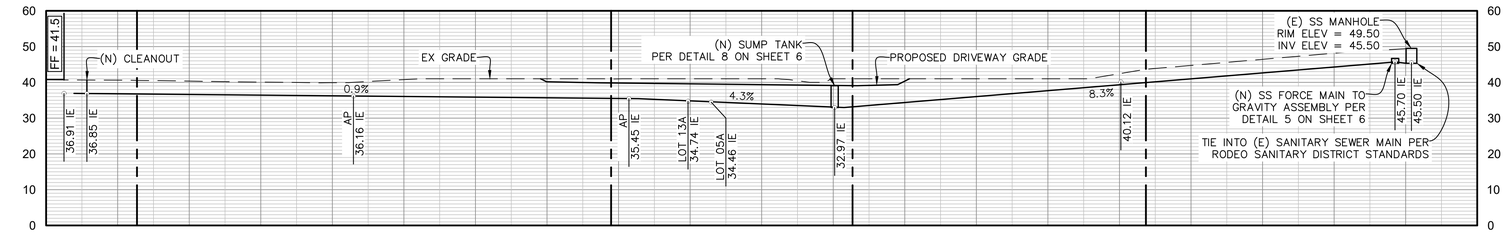
- PROPERTY LINE
- W W — PROPOSED UNDERGROUND POTABLE WATER LINE (EBMUD)
- S S — PROPOSED GRAVITY SEWER LINE 4" ABS SCH40, 2% MIN SLOPE (EBMUD)
- E E — PROPOSED UNDERGROUND ELECTRICAL CONNECTION (PG&E)
- G G — PROPOSED GAS LINE (PG&E)
- FM — PROPOSED SEWER FORCE MAIN (PG&E)
- OH OH — PROPOSED OVERHEAD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



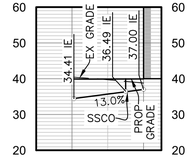
SEWER PROFILE: 13B
SCALE: 1" = 20'



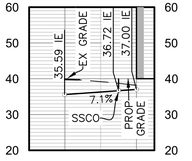
SEWER PROFILE: 13A
SCALE: 1" = 20'



MAIN SANITARY SEWER PROFILE
SCALE: 1" = 20'



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



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

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

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
6			
5			
4			
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2			
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UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

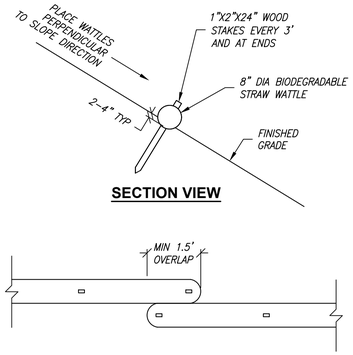
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NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

UTILITY PLAN

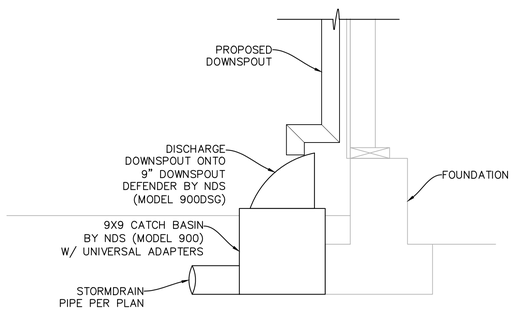
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DRAWN BY:	WZ
SURVEYED BY:	BALS
CHECKED BY:	AP
SHEET NO.	5 OF 8

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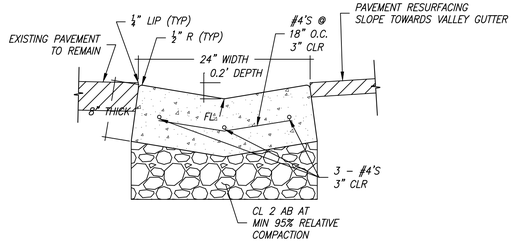
1 / 4 6 STRAW WATTLE DETAILS

NOT TO SCALE



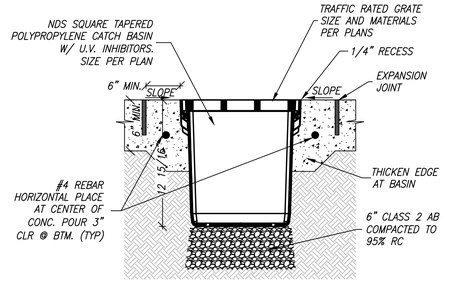
2 / 4 6 DOWNSPOUT DETAIL

NOT TO SCALE



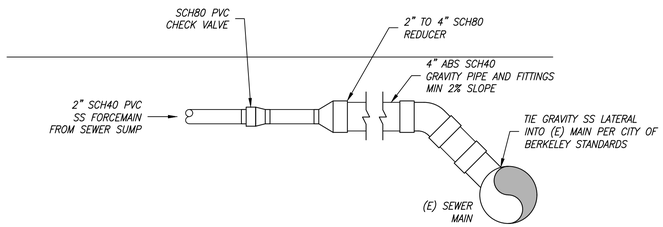
3 / 4 6 CONCRETE SWALE DETAIL

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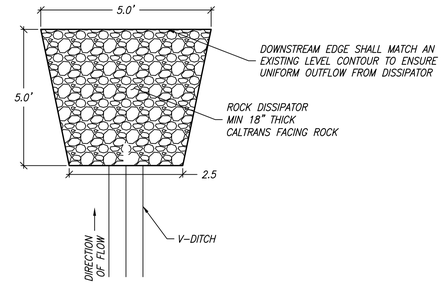
6 / 4 6 CATCH BASIN DETAIL

NOT TO SCALE



5 / 5 6 PRESSURE TO GRAVITY SS DETAIL

NOT TO SCALE

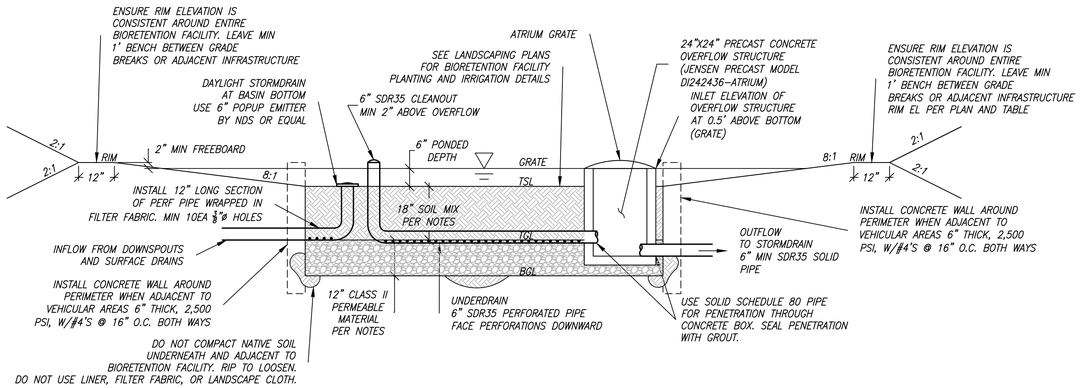


6 / 4 6 VELOCITY DISSIPATOR

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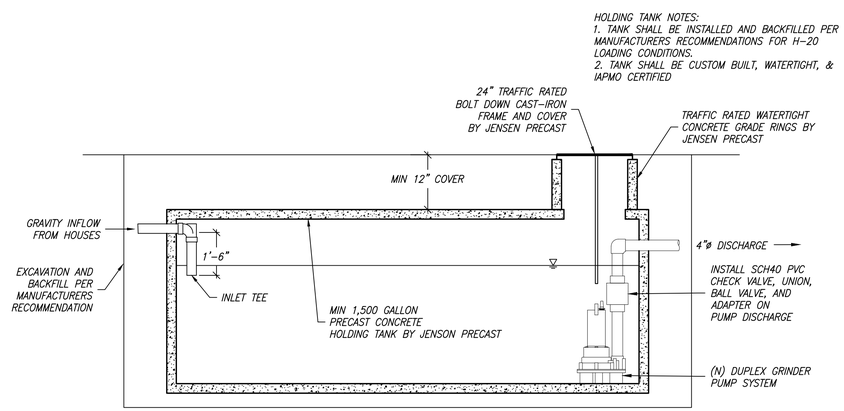
NOTES:

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



7 / 4 6 BIORETENTION FACILITY DETAIL

NOT TO SCALE



8 / 5 6 SUMP TANK DETAIL

NOT TO SCALE

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

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

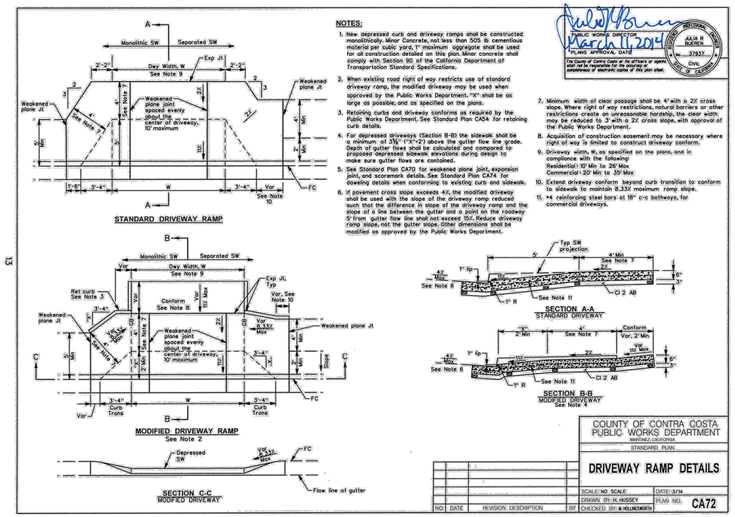
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NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

DETAILS

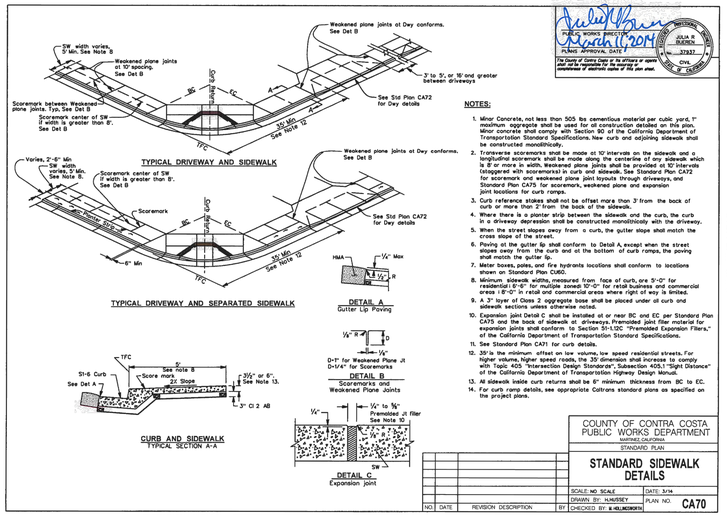
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DRAWN BY:	WZ
SURVEYED BY:	BALS
CHECKED BY:	AP
SHEET NO.	6 OF 8

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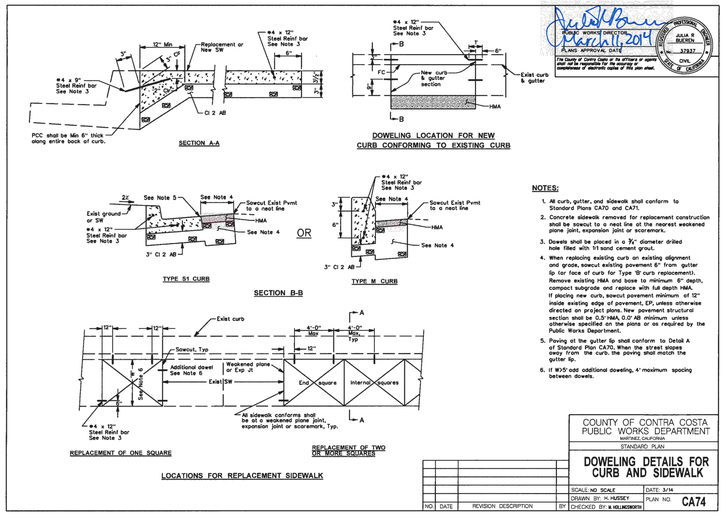
STD. PLAN CA72

13



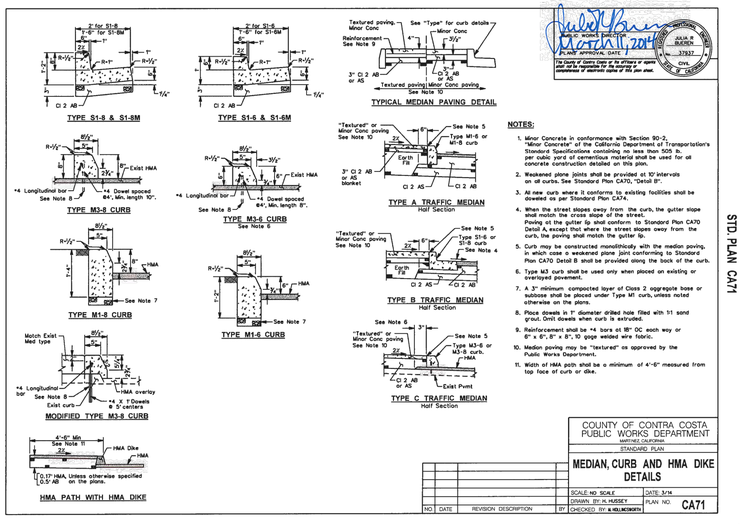
STD. PLAN CA70

11



STD. PLAN CA74

15



STD. PLAN CA71

12

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

PERMIT SET

REV. NO.	DESCRIPTION	DATE	APPROVED
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LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

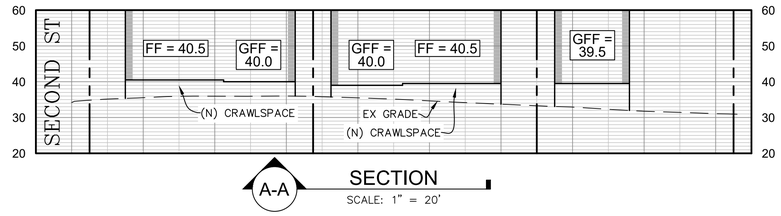
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

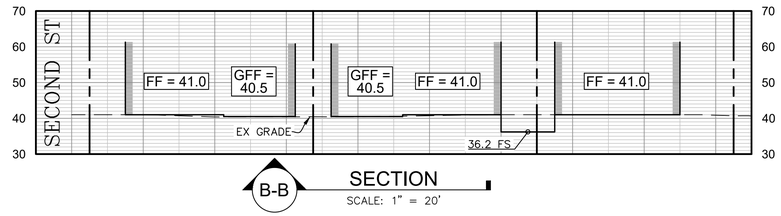
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DRAWN BY: WZ
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CHECKED BY: AP
SHEET NO. **7 OF 8**

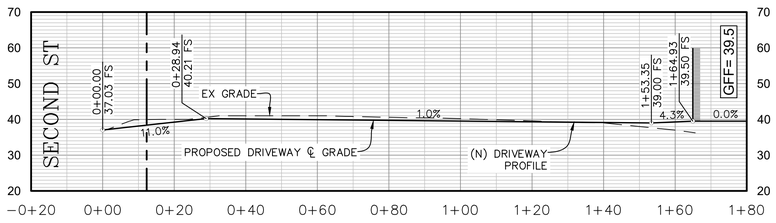
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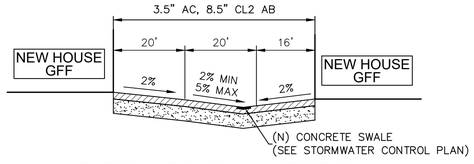
A-A SECTION
SCALE: 1" = 20'



B-B SECTION
SCALE: 1" = 20'



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



TYPICAL ROADWAY SECTION
SCALE: 1" = 20'

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

PERMIT SET

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

DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

SECTIONS

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

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

SECOND STREET HOUSES

JUNE 23, 2025

ABBREVIATIONS

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

SCOPE OF WORK

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

PROJECT DATA

REFER TO SHEET A102 SITE PLAN FOR AREA CALCULATIONS

APPLICABLE CODES

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

TABLE OF CONTENTS

PROJECT DIRECTORY

OWNER:

MICHAEL AND DEBRA MCGHEE

ARCHITECT:

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

CONTRACTOR:

TBD

SYMBOLS

WINDOW TAG

DOOR TAG

Room name
150 SF
ROOM TAG

DETAIL CALLOUT

REVISION CLOUD

SPOT ELEVATION

GRIDLINE

ELEVATION CALLOUT

BUILDING SECTION



NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

PROJECT INFORMATION

Revision Number	
Project Number	22-01
Date	6/23/25

A001

Scale 1/4" = 1'-0"

6/23/2025 9:11:47 AM



VIEW FROM STREET LOOKING NORTH



VIEW FROM STREET LOOKING NORTHEAST

NICKSOWERS
ARCHITECTURE

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

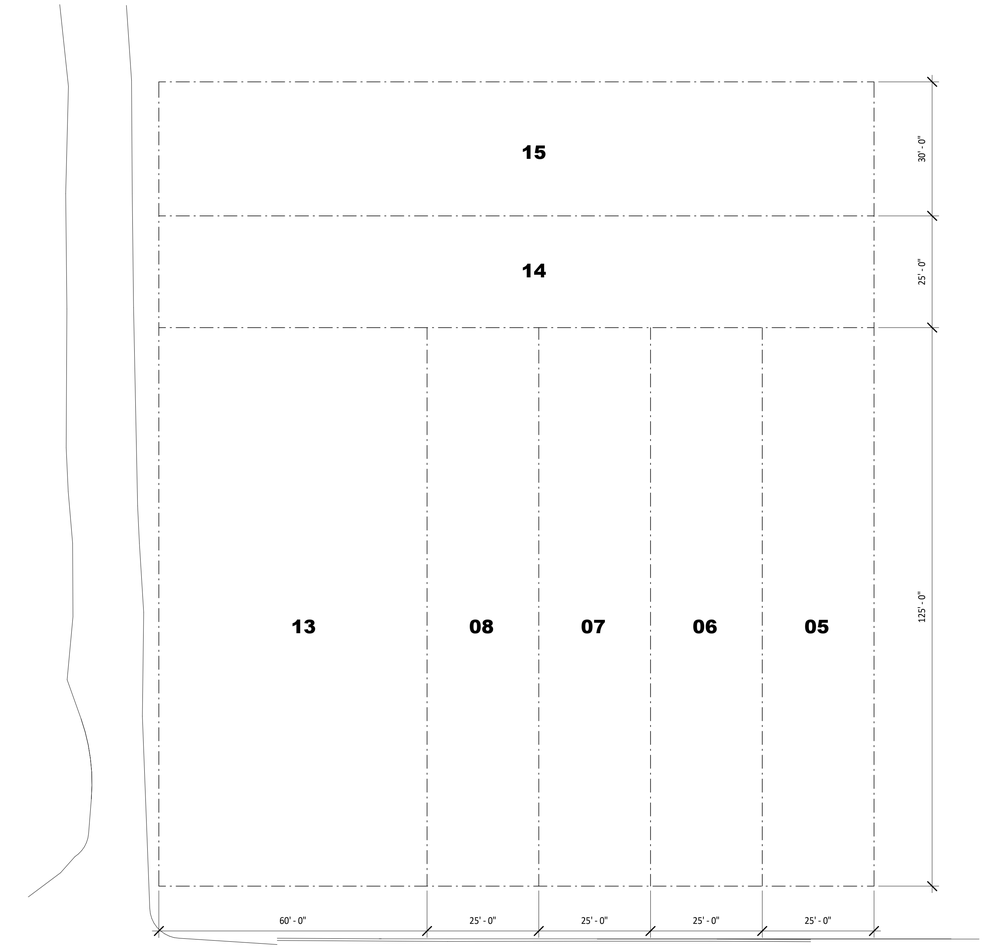
PROJECT RENDERINGS

Revision Number	
Project Number	22-01
Date	6/23/25

A002

Scale

6/23/2025 9:11:48 AM



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

NICKSOWERS
ARCHITECTURE

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

EXISTING SITE PLAN

Revision Number	
Project Number	22-01
Date	6/23/25

A101

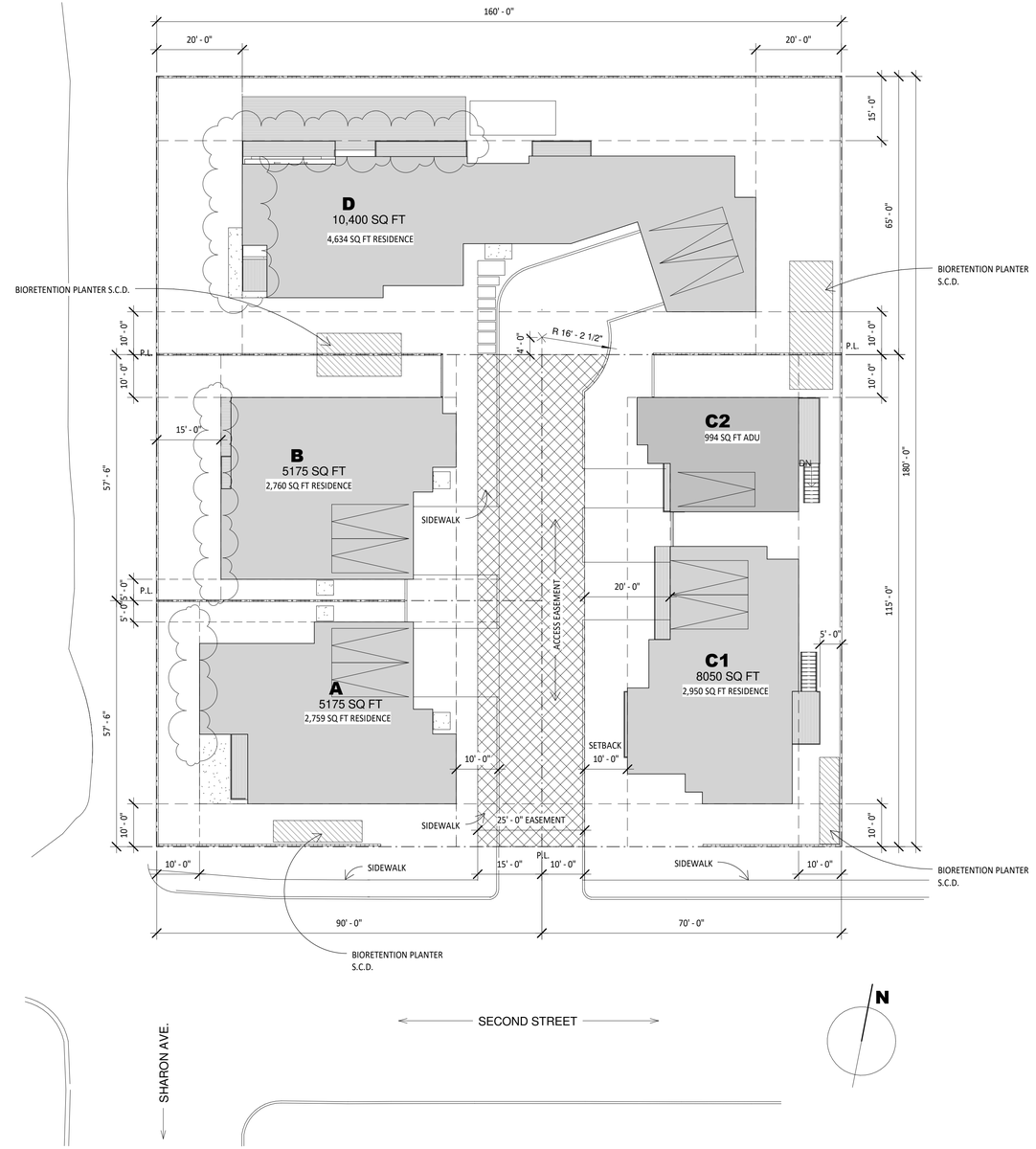
Scale 1/16" = 1'-0"

6/23/2025 9:11:48 AM

PROJECT DATA

LOT		LOT AREA	GROUND FLOOR	2ND FLOOR	TOTAL AREA	ALLOWED (FAR)	LOT COVERAGE
A		5,175	1,996	1,156	3,101	3,105	1,996
B		5,175	1,988	1,162	3,096	3,105	1,988
C	UNIT 1	-	1,895	1,549	3,444	-	-
	UNIT 2 (ADU)	-	641	353	994	-	-
	C PROPERTY TOTAL	8,050	-	-	4,441	4,830	2,836
D		10,400	3,199	2,538	5,737	6,240	3,199

1



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

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

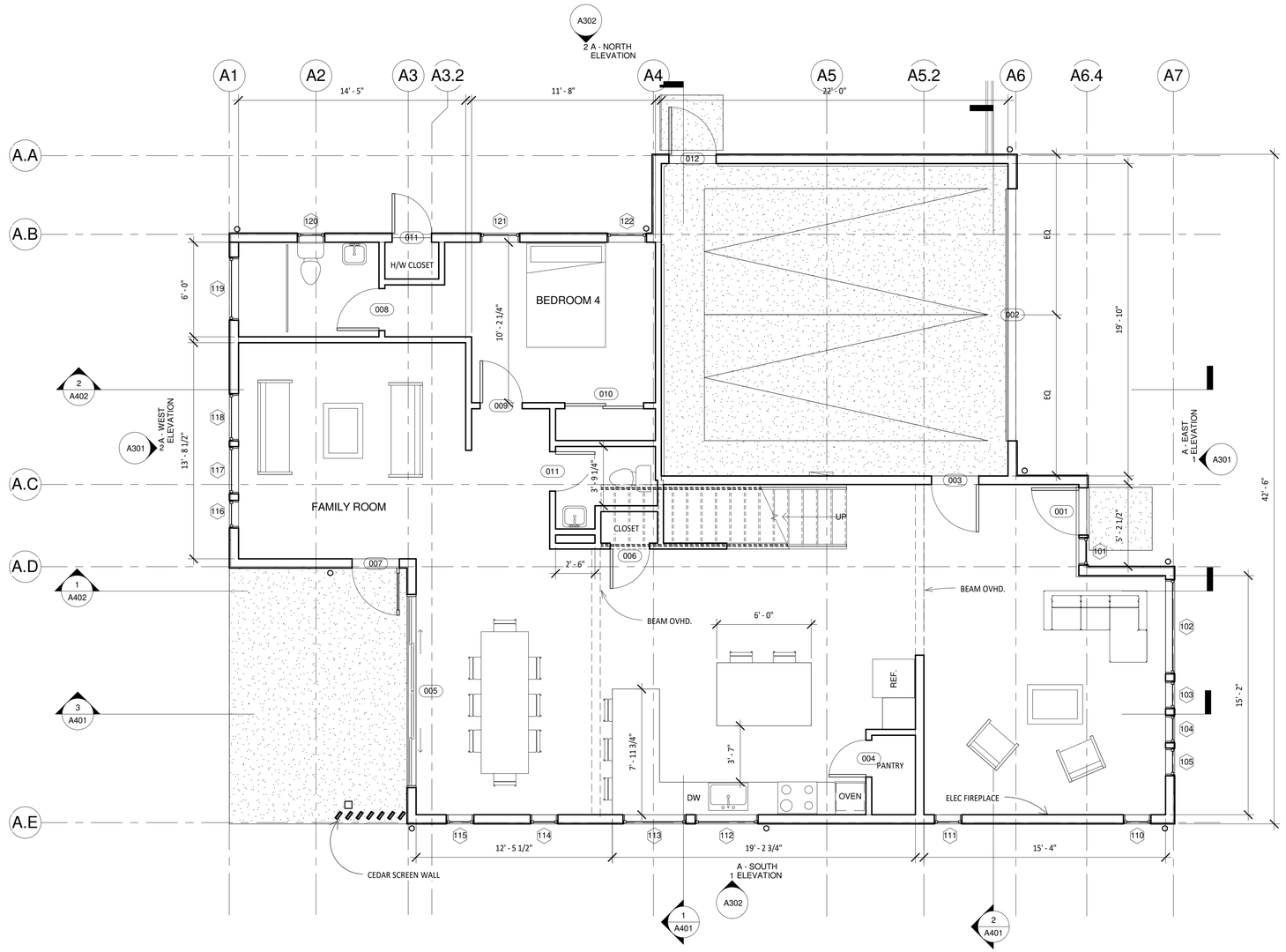
PROPOSED SITE PLAN

Revision Number	1 Revision 1
Project Number	22-01
Date	6/23/25

A102

Scale	1/16" = 1'-0"

6/23/2025 9:11:49 AM



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

NICKSOWERS
ARCHITECTURE

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

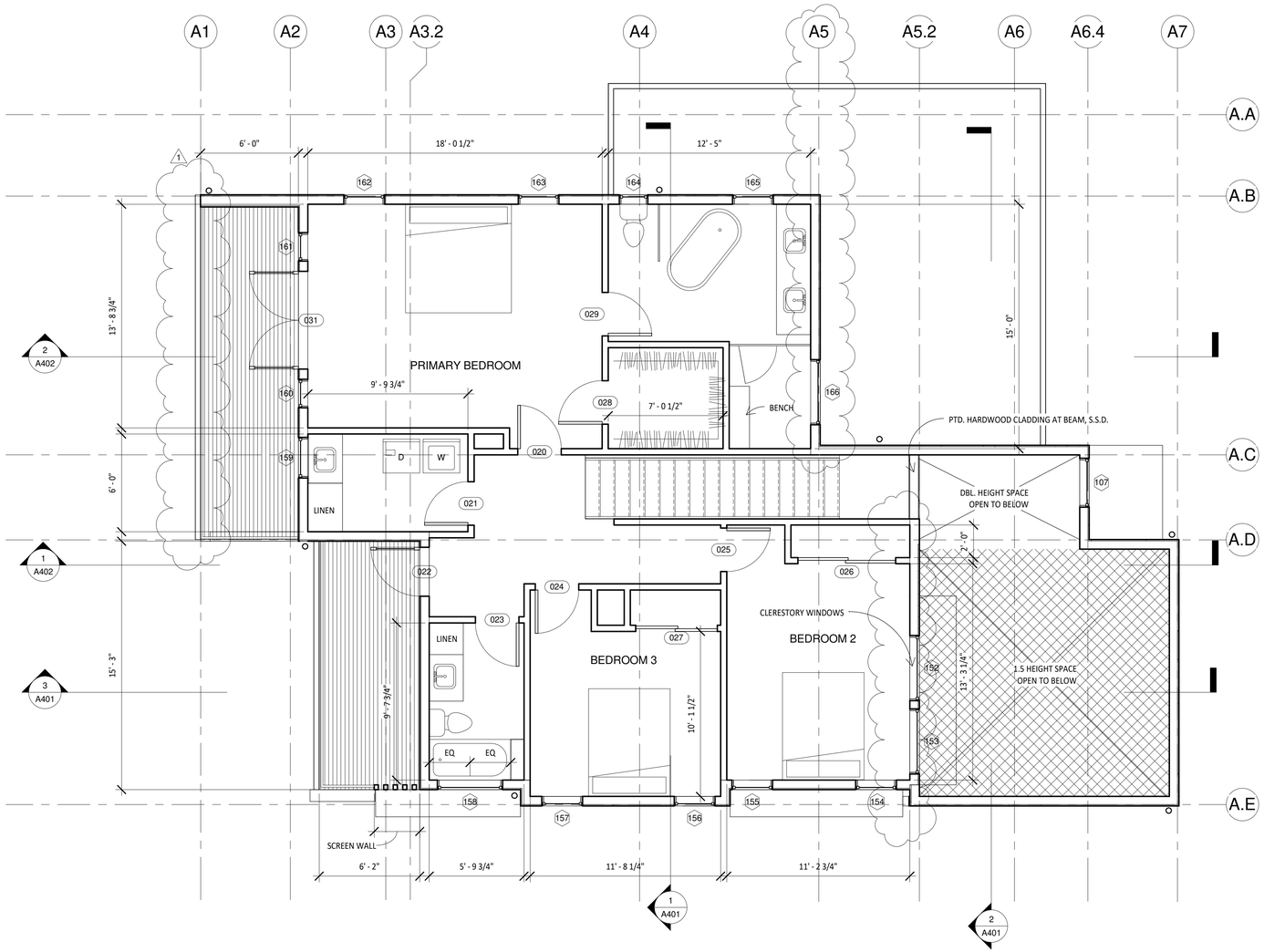
A - GROUND FLOOR

Revision Number	
Project Number	22-01
Date	6/23/25

A202

Scale 1/4" = 1'-0"

6/23/2025 9:11:50 AM



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

NICKSOWERS
ARCHITECTURE

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510.542.7906

Second Street Waterfront

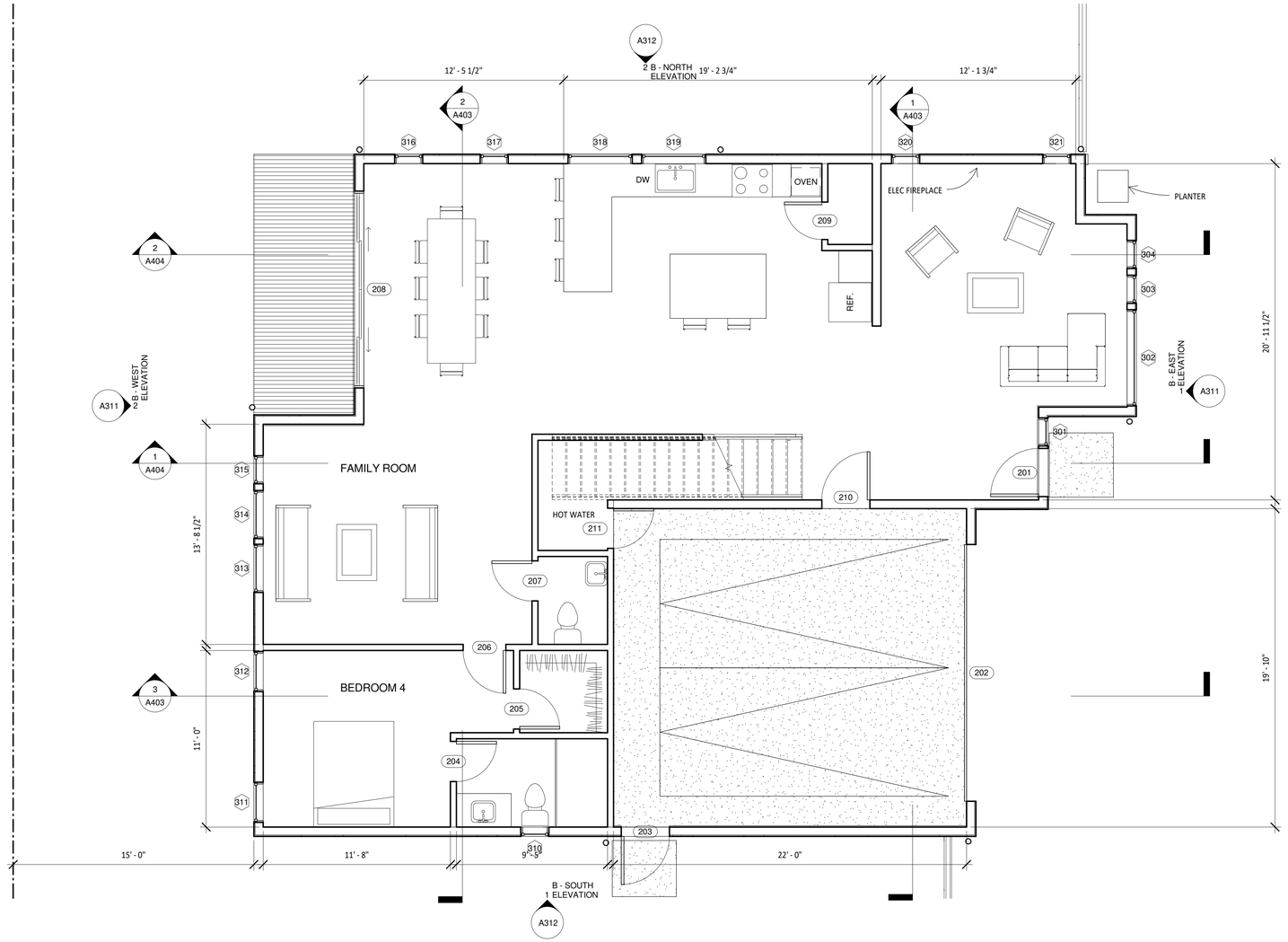
A - SECOND FLOOR

Revision Number	1 Revision 1
Project Number	22-01
Date	6/23/25

A203

Scale 1/4" = 1'-0"

6/23/2025 9:11:50 AM



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

NICKSOWERS
ARCHITECTURE

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

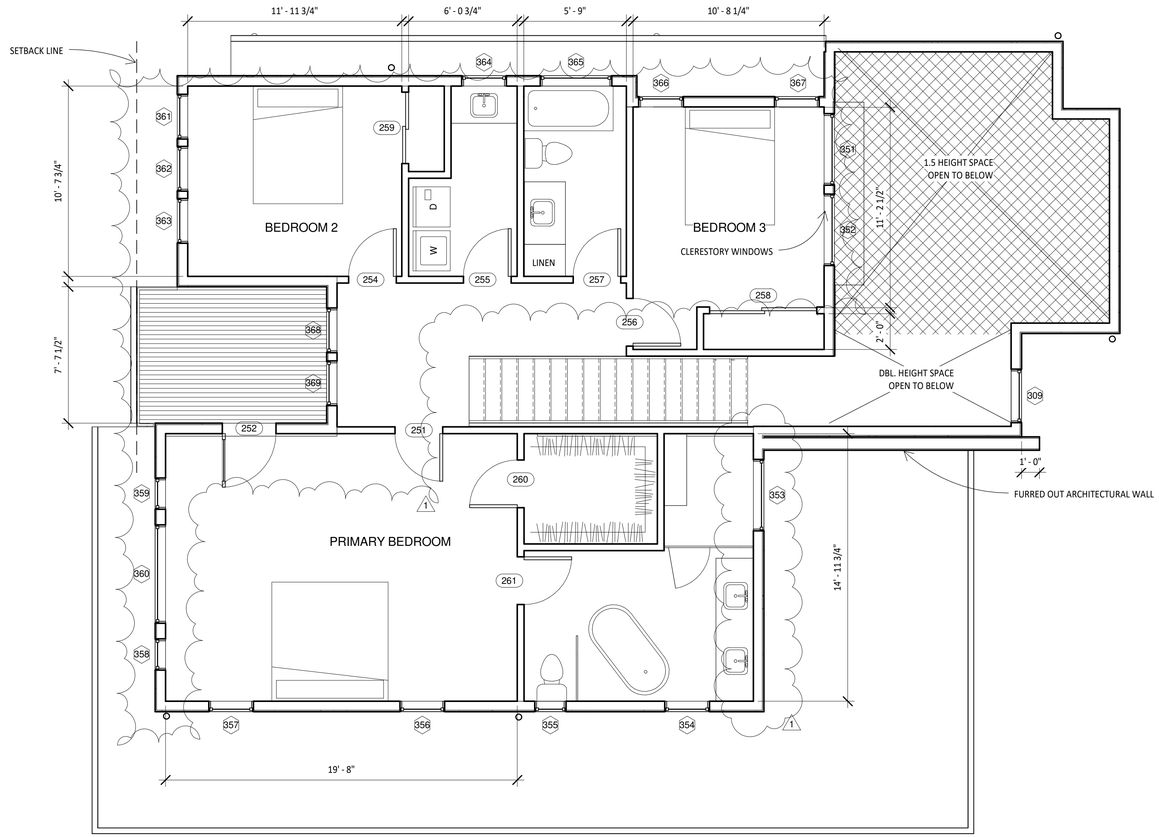
B - GROUND FLOOR

Revision Number	
Project Number	22-01
Date	6/23/25

A212

Scale 1/4" = 1'-0"

6/23/2025 9:11:51 AM



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

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

B - SECOND FLOOR

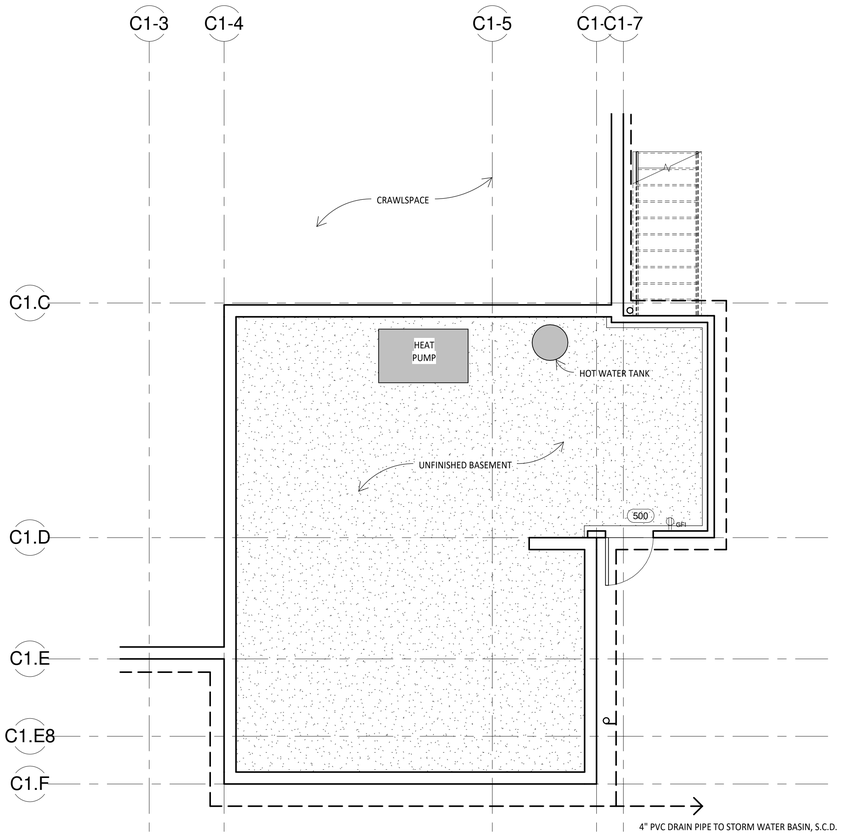
Revision Number	1 Revision 1
Project Number	22-01
Date	6/23/25

A213

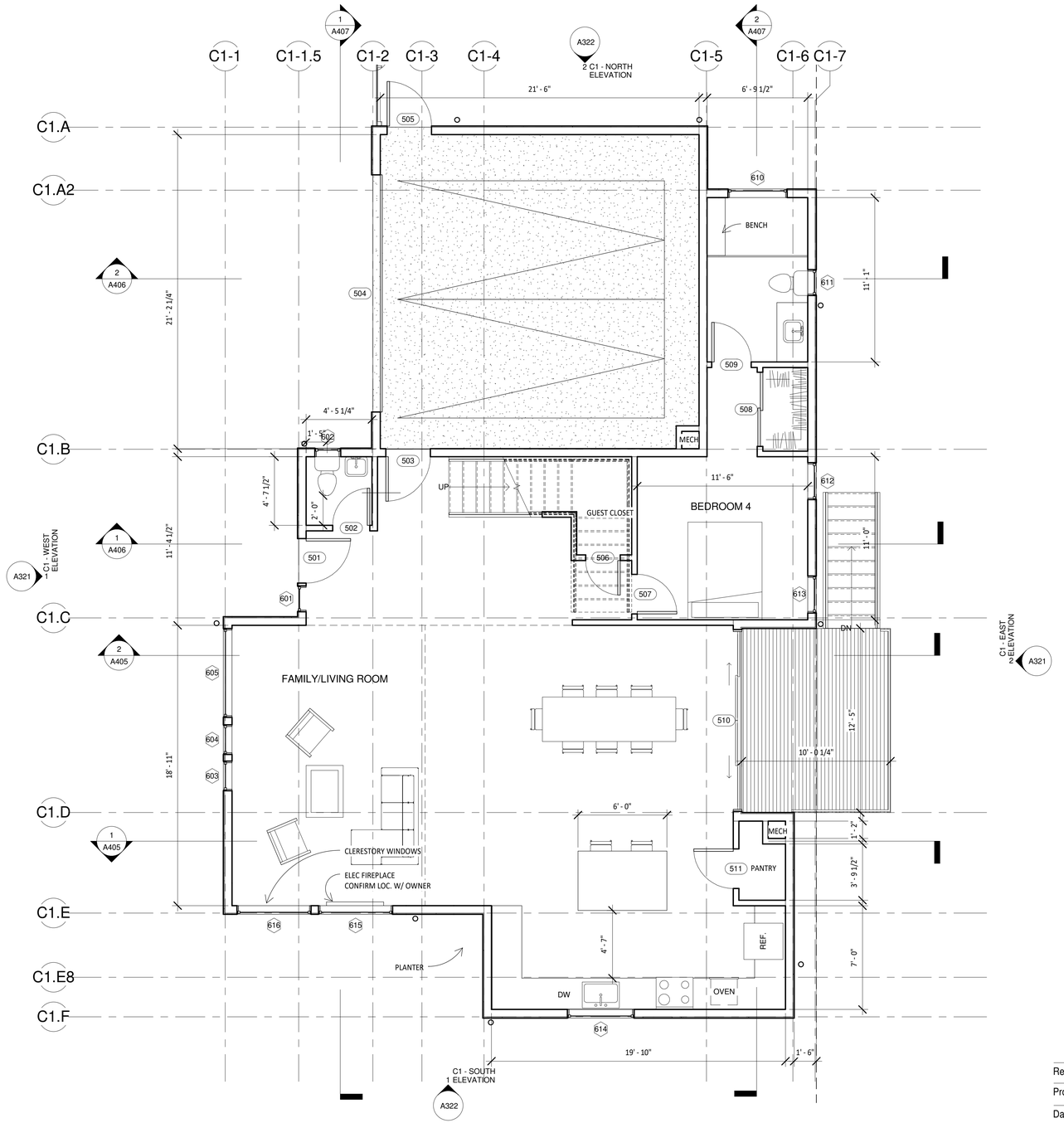
Scale	1/4" = 1'-0"

6/23/2025 9:11:51 AM

61



2 C1 - BASEMENT
1/4" = 1'-0"



1 C1 - GROUND FLOOR
1/4" = 1'-0"

NICKSOWERS ARCHITECTURE
NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

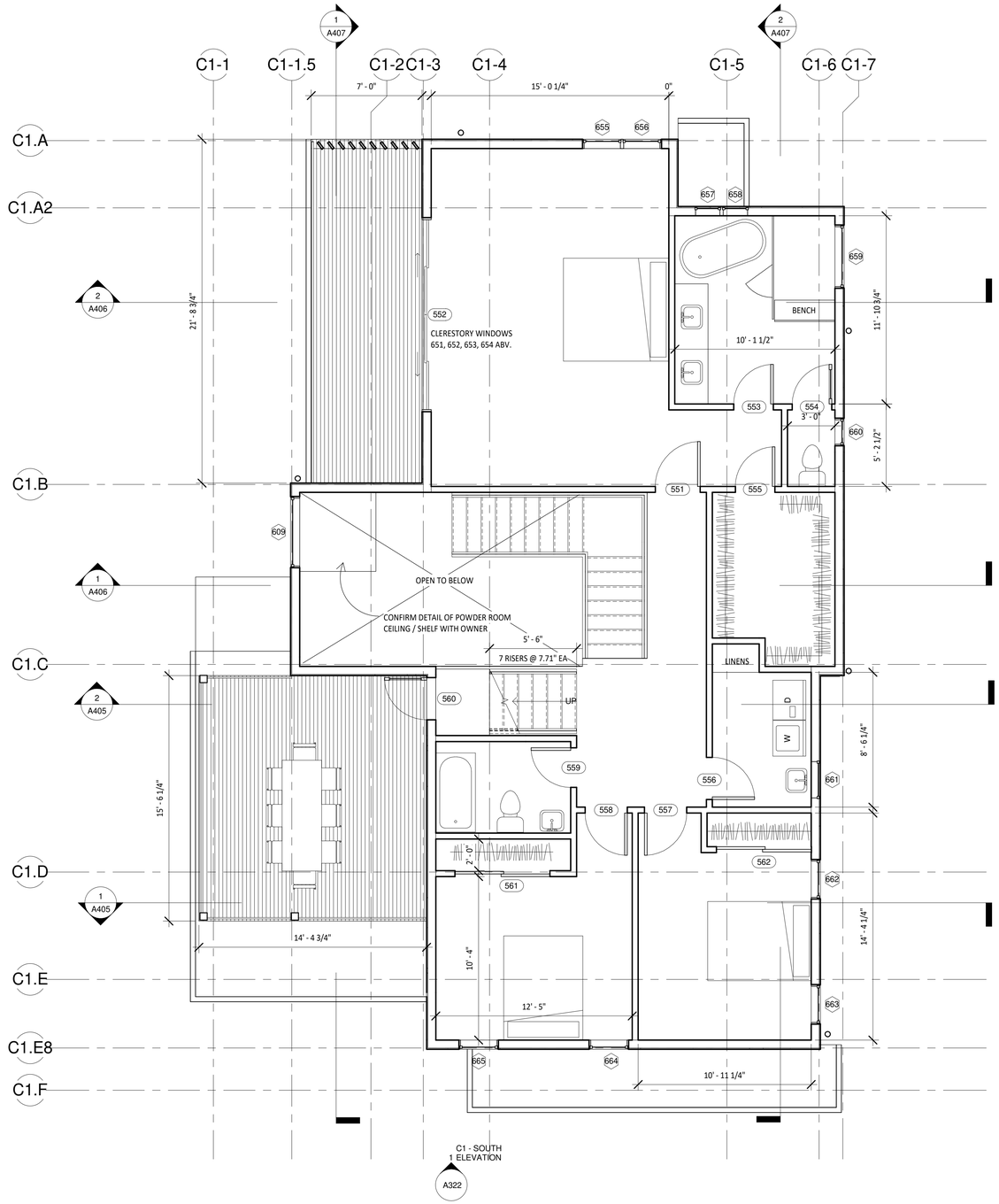
C1 - BASEMENT & GROUND FLOOR

Revision Number	
Project Number	22-01
Date	6/23/25

A221

Scale 1/4" = 1'-0"

6/23/2025 9:11:52 AM



1 C1 - 2ND FLOOR
1/4" = 1'-0"

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

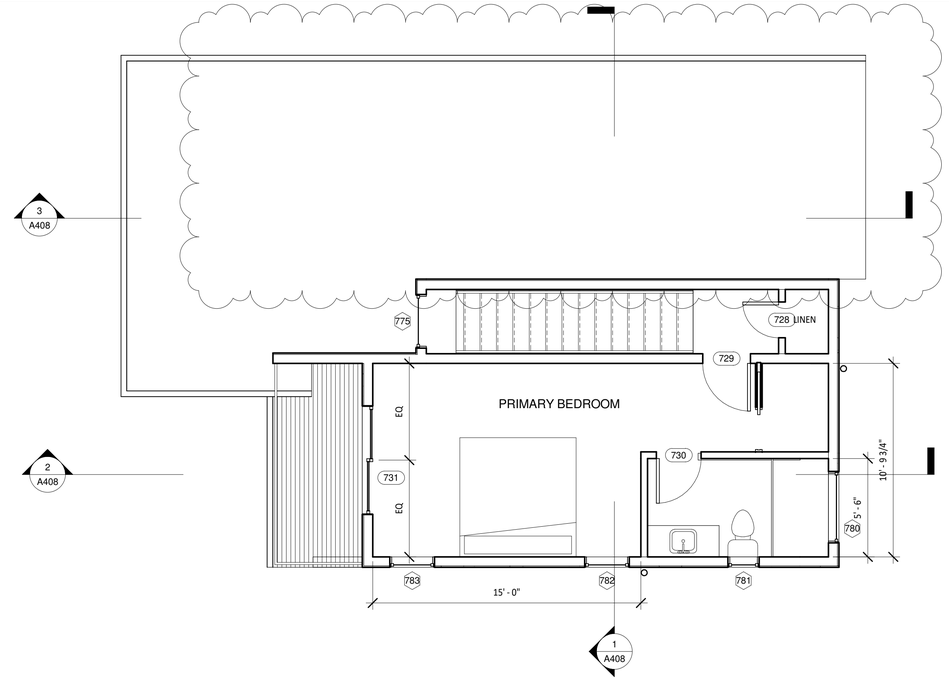
C1 - SECOND LEVEL

Revision Number	
Project Number	22-01
Date	6/23/25

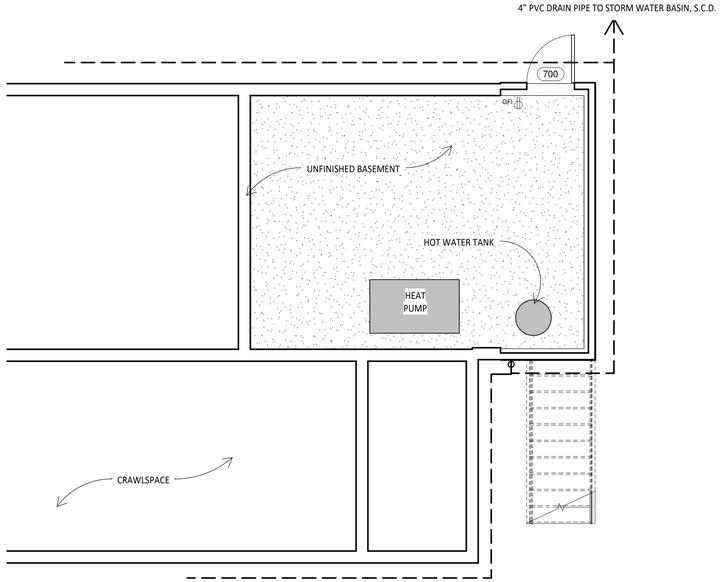
A222

Scale 1/4" = 1'-0"

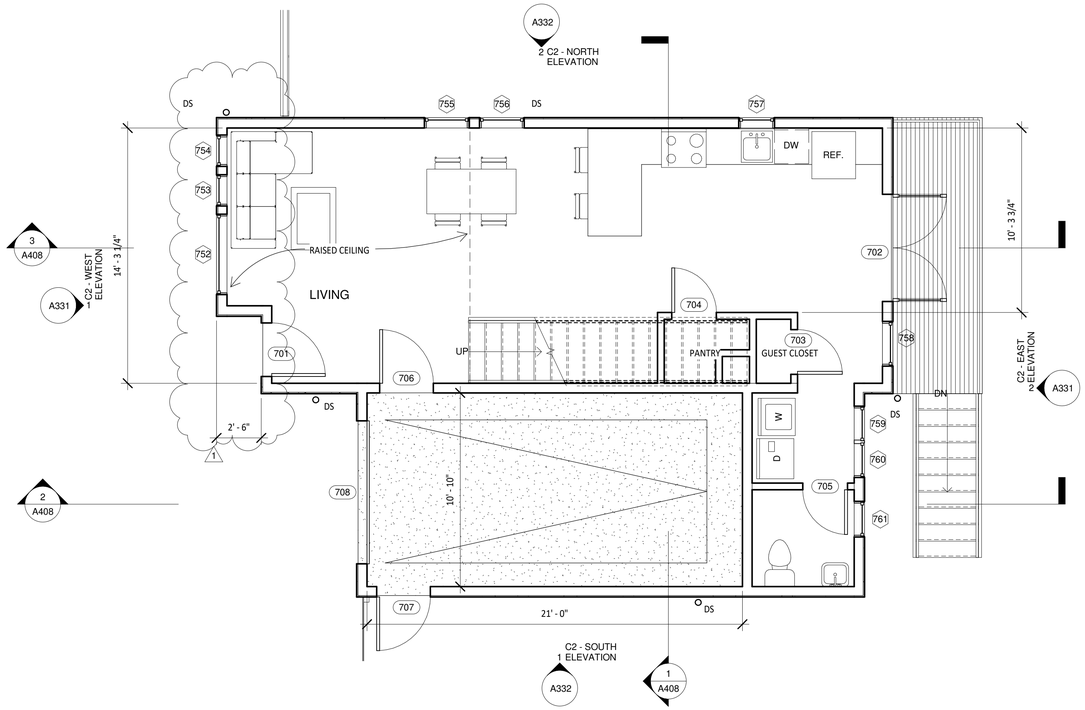
6/23/2025 9:11:53 AM



2 C2 - 2ND FLOOR
1/4" = 1'-0"



3 C2 - BASEMENT
1/4" = 1'-0"



1 C2 - GROUND FLOOR
1/4" = 1'-0"

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

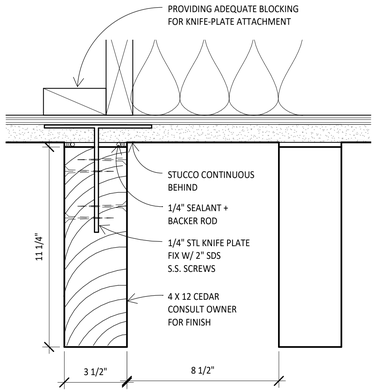
C2 - BASEMENT & FLOOR PLANS

Revision Number	1 Revision 1
Project Number	22-01
Date	6/23/25

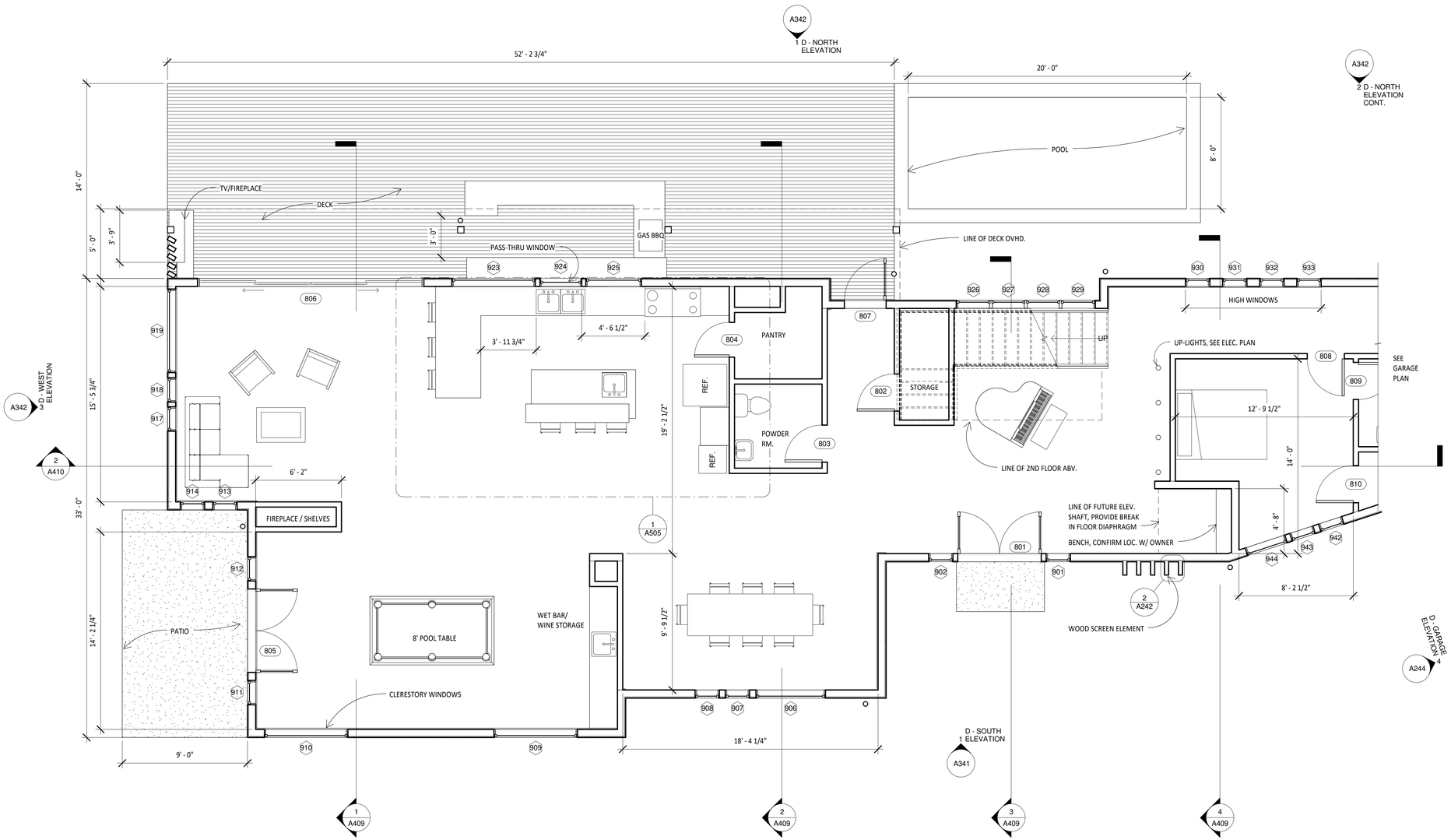
A231

Scale 1/4" = 1'-0"

6/23/2025 9:11:53 AM



2 WOOD SCREEN AT FRONT ENTRY
3" = 1'-0"



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

A342
2 D - NORTH
ELEVATION
CONT.

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

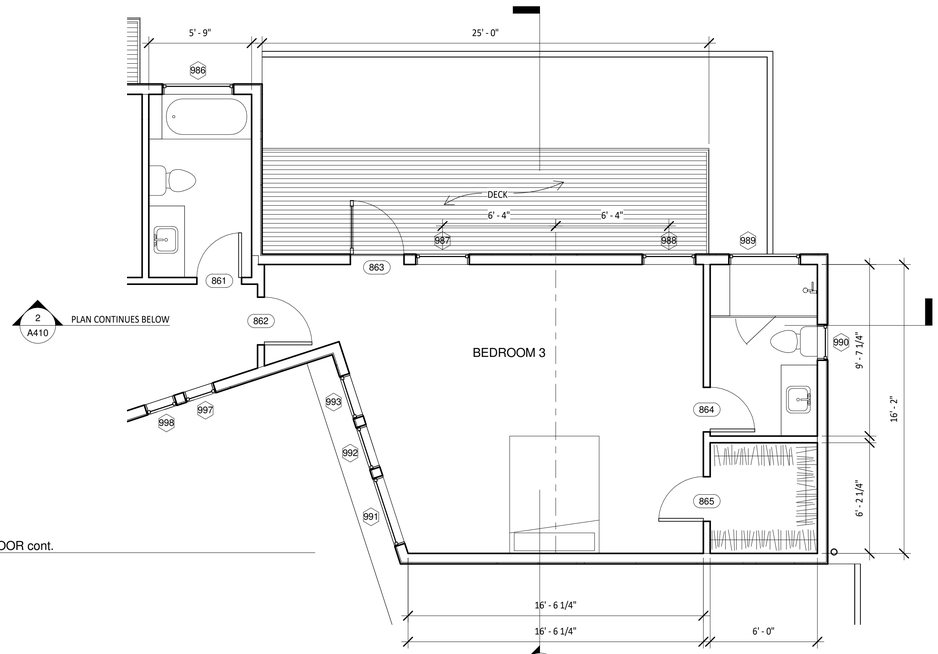
D - GROUND FLOOR

Revision Number	
Project Number	22-01
Date	6/23/25

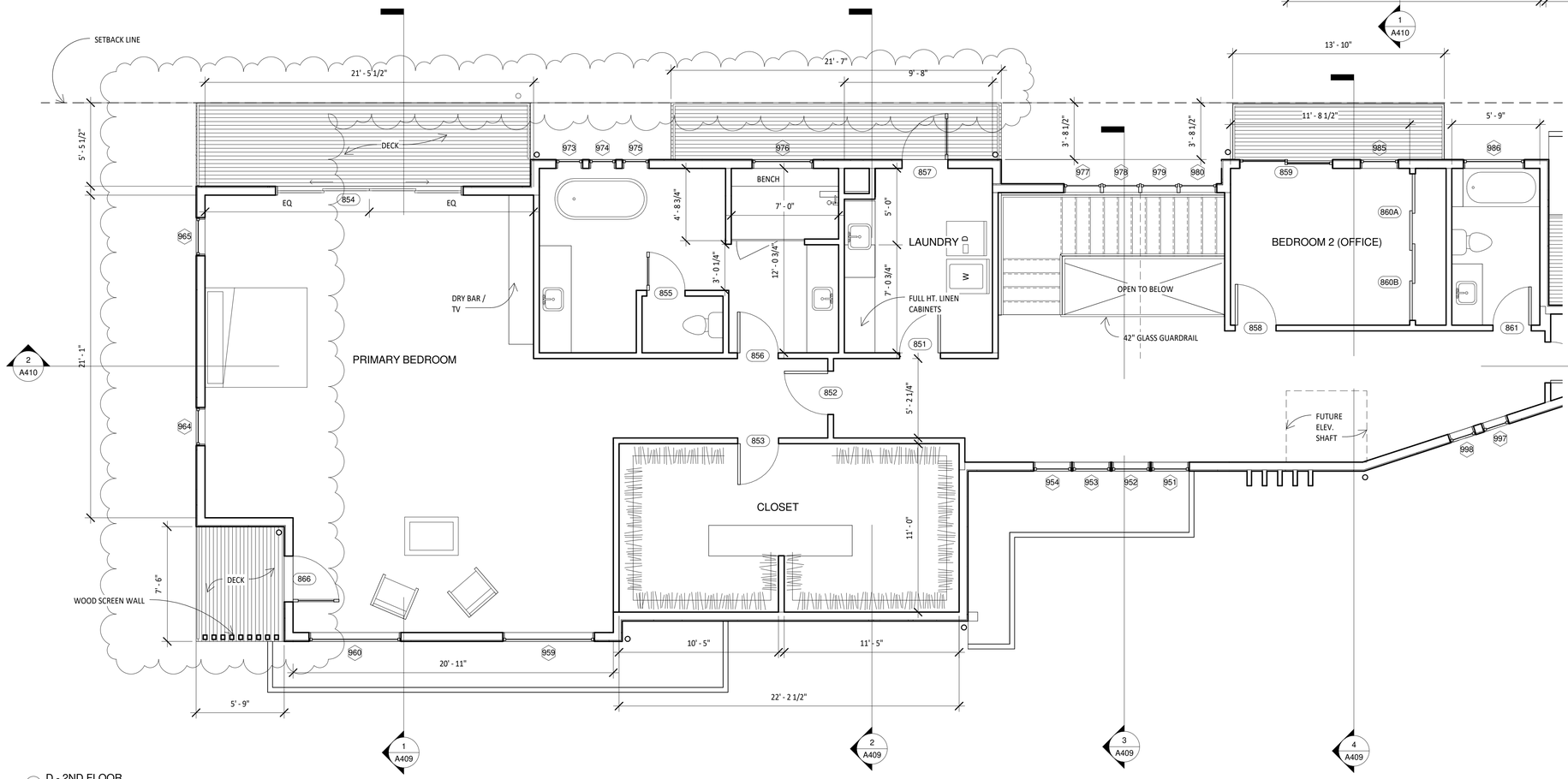
A242

Scale	As indicated

6/23/2025 9:11:54 AM



2 D - 2ND FLOOR cont.
1/4" = 1'-0"



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

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

D - SECOND FLOOR

Revision Number	1 Revision 1
Project Number	22-01
Date	6/23/25

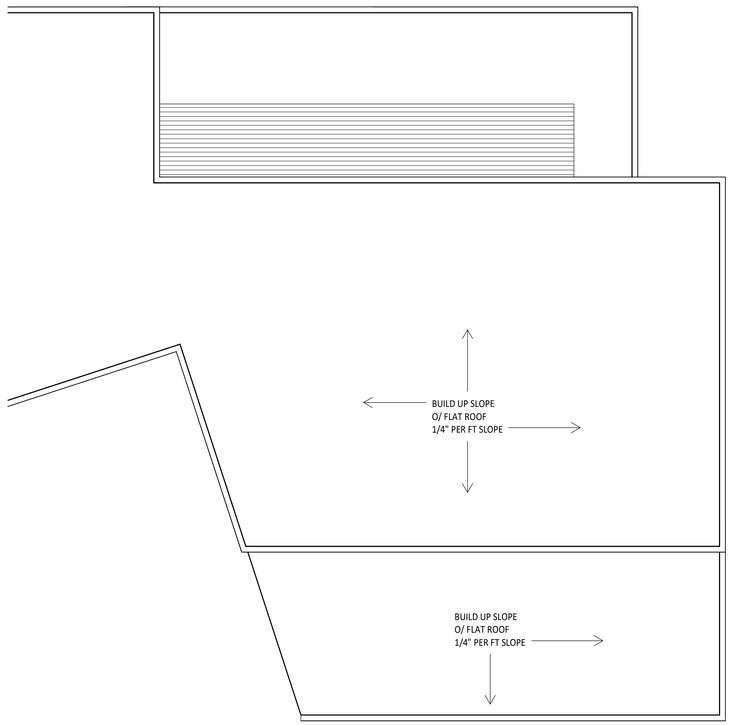
A243

Scale	1/4" = 1'-0"

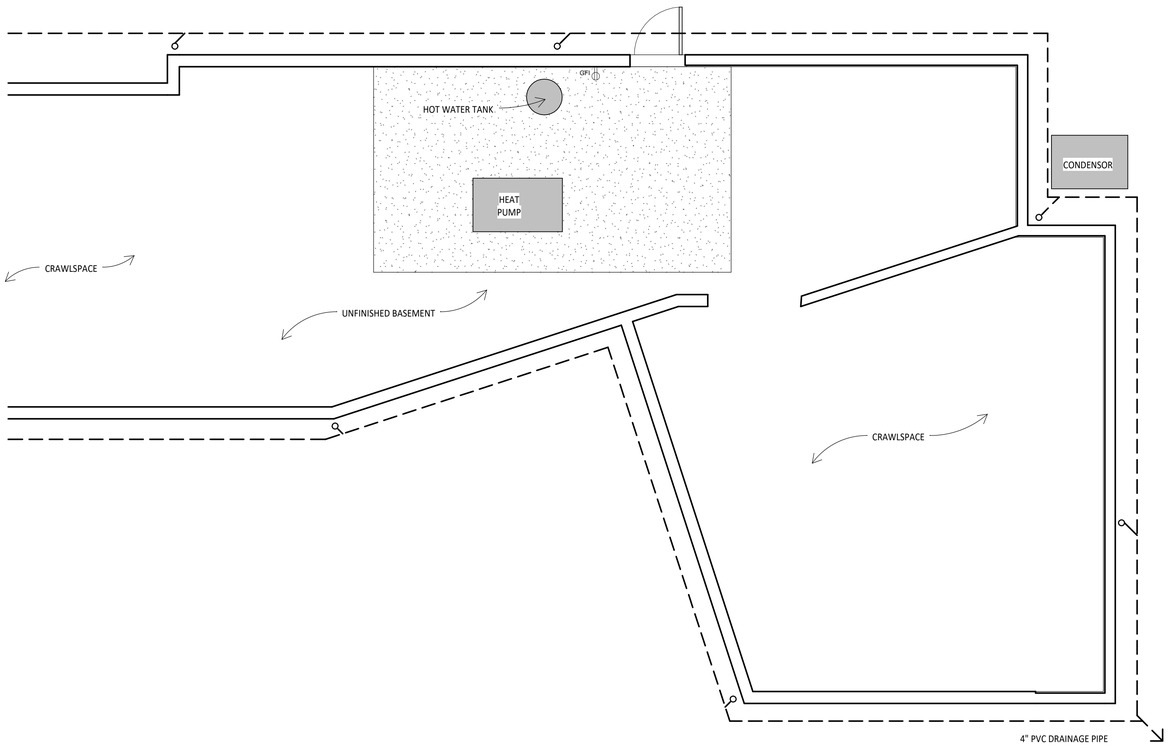
6/23/2025 9:11:55 AM



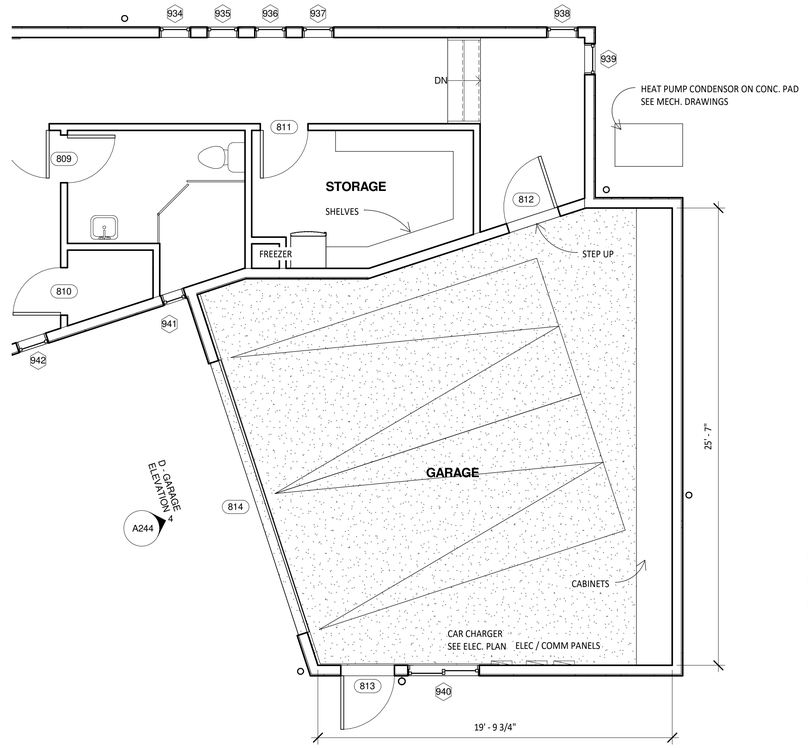
4 D - GARAGE ELEVATION
1/4" = 1'-0"



3 D - GARAGE ROOF
1/4" = 1'-0"



2 D - GARAGE BASEMENT / FOUNDATION
1/4" = 1'-0"



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

NICKSOWERS
ARCHITECTURE
NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

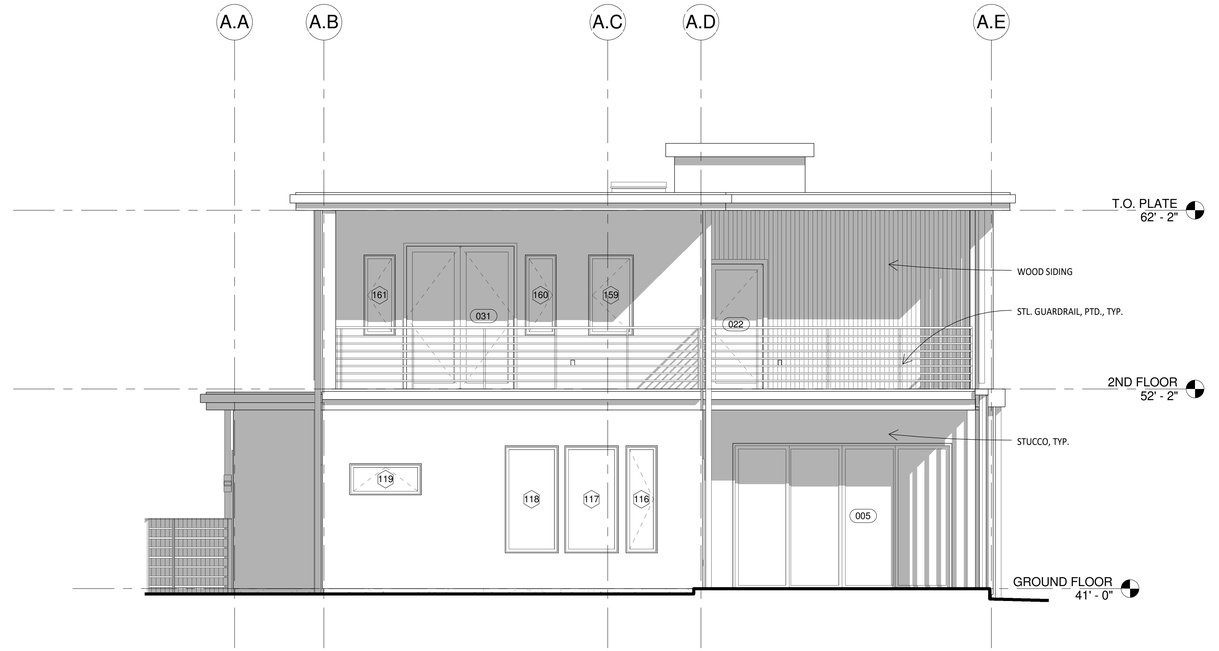
D - GARAGE PLANS

Revision Number	
Project Number	22-01
Date	6/23/25

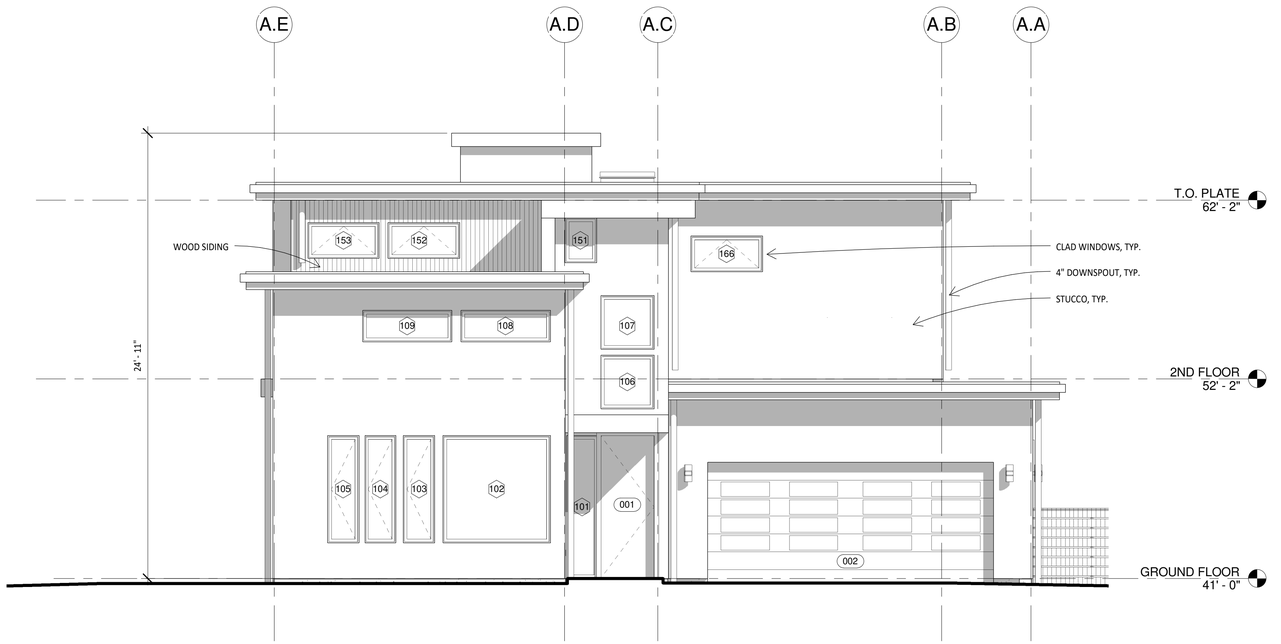
A244

Scale 1/4" = 1'-0"

6/23/2025 9:11:57 AM



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



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

NICK SOWERS
ARCHITECTURE

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

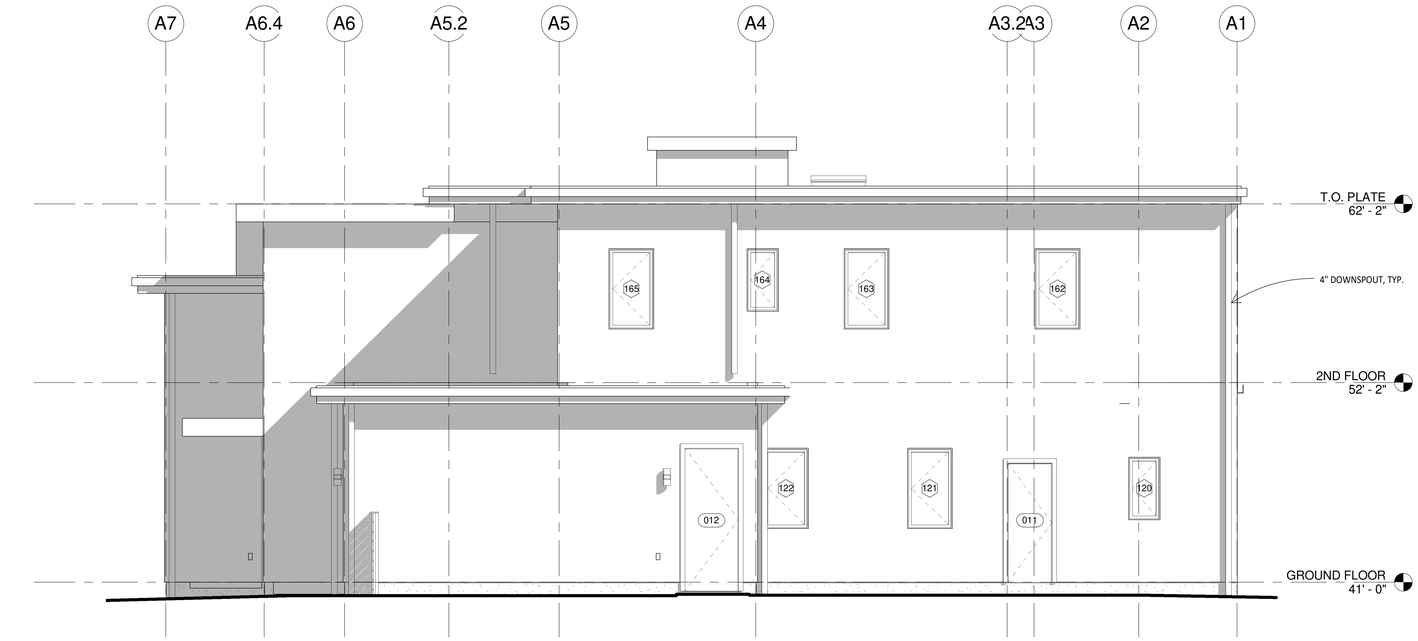
A - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

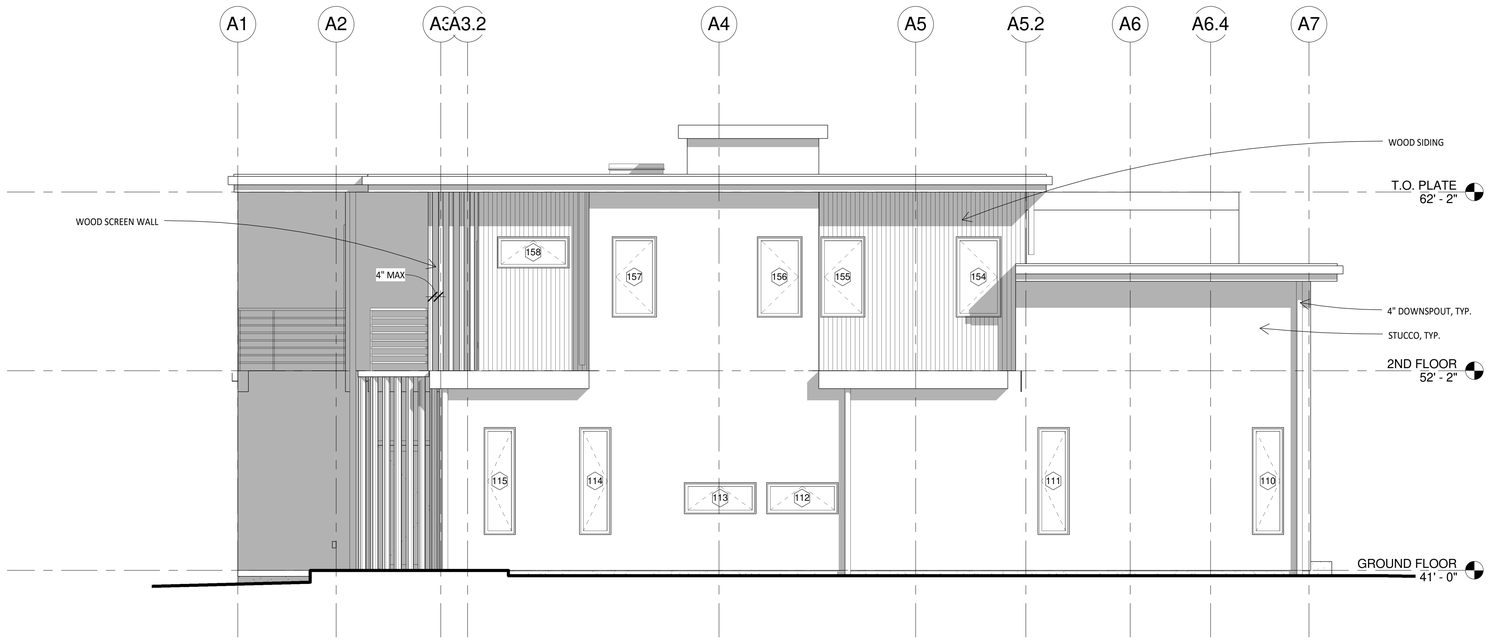
A301

Scale 1/4" = 1'-0"

6/23/2025 9:11:59 AM



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



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

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

A - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

A302

Scale 1/4" = 1'-0"

6/23/2025 9:12:02 AM



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



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

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

B - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

A311

Scale	1/4" = 1'-0"

6/23/2025 9:12:04 AM



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



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

NICKSOWERS
ARCHITECTURE

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

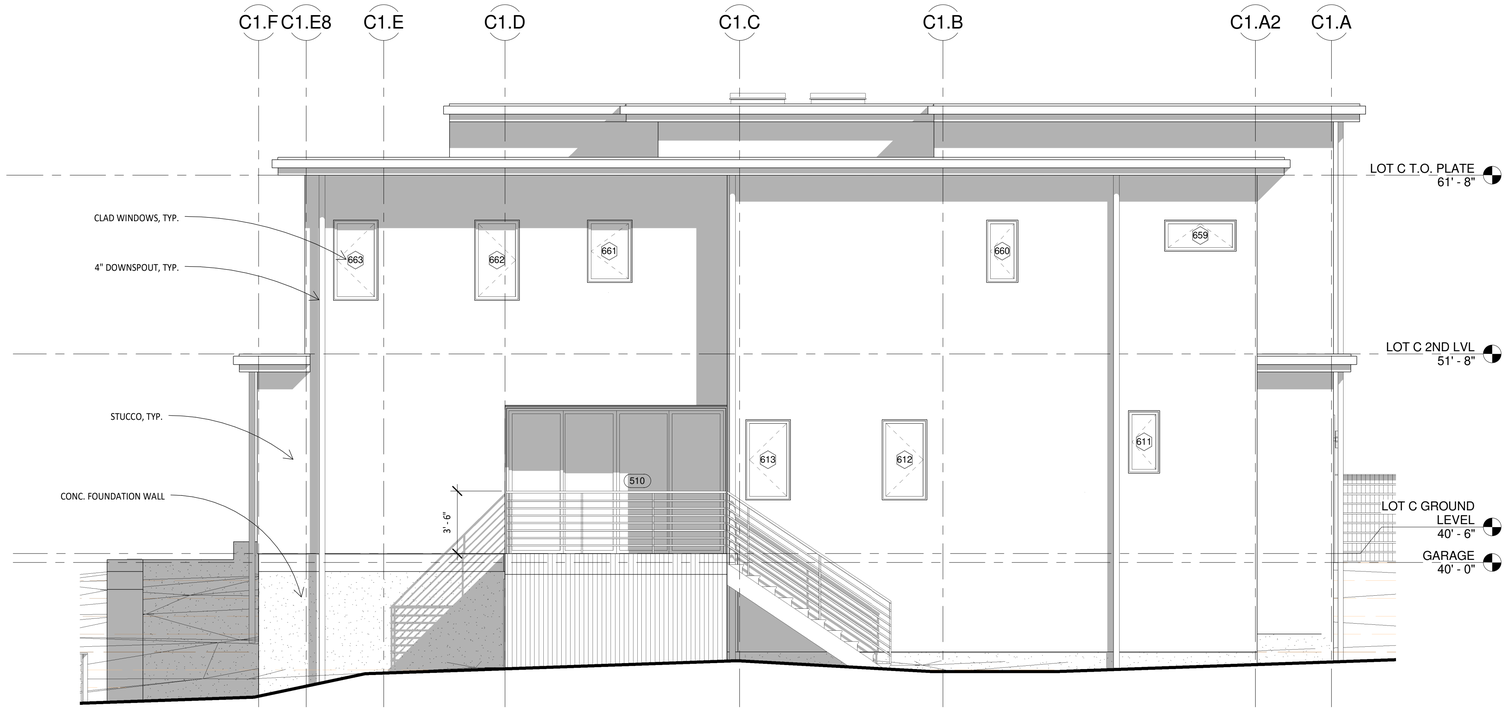
B - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

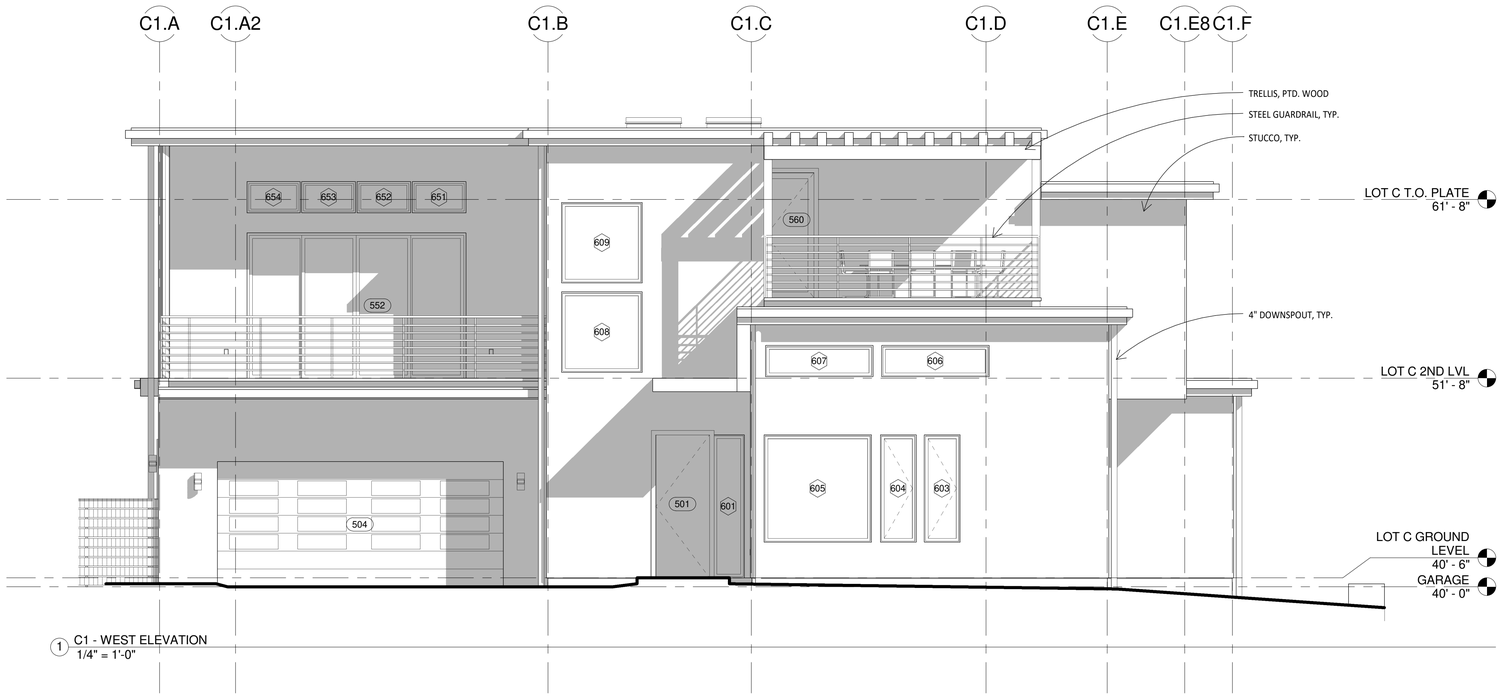
A312

Scale 1/4" = 1'-0"

6/23/2025 9:12:07 AM



2 C1 - EAST ELEVATION
1/4" = 1'-0"



1 C1 - WEST ELEVATION
1/4" = 1'-0"

NICKSOWERS
ARCHITECTURE
NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

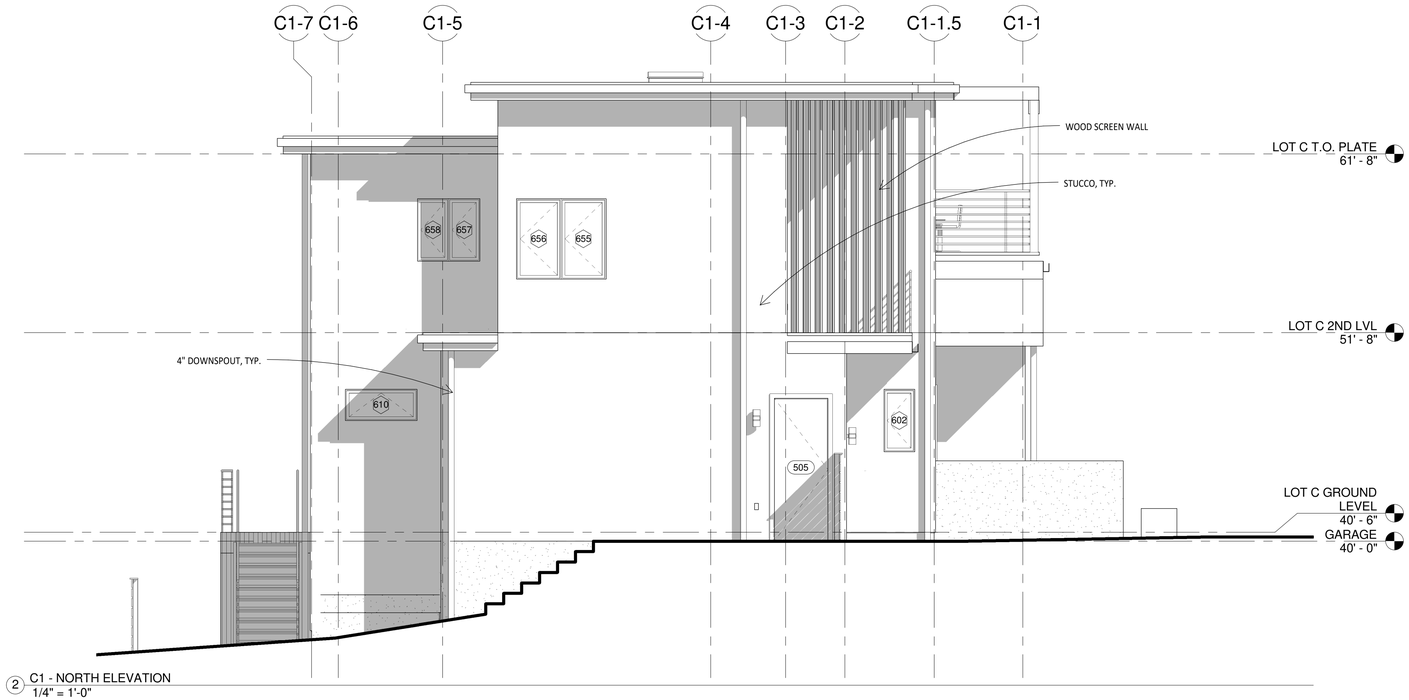
C1 - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

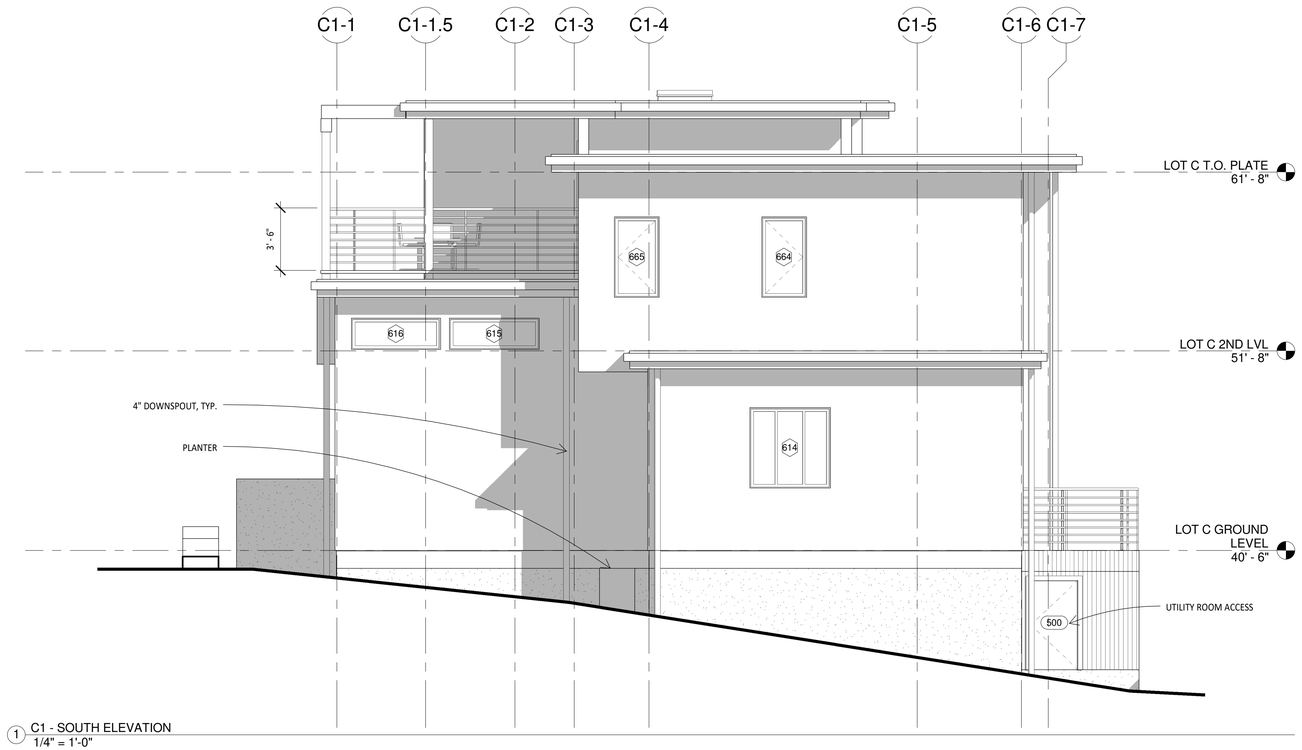
A321

Scale 1/4" = 1'-0"

6/23/2025 9:12:11 AM



2 C1 - NORTH ELEVATION
1/4" = 1'-0"



1 C1 - SOUTH ELEVATION
1/4" = 1'-0"

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

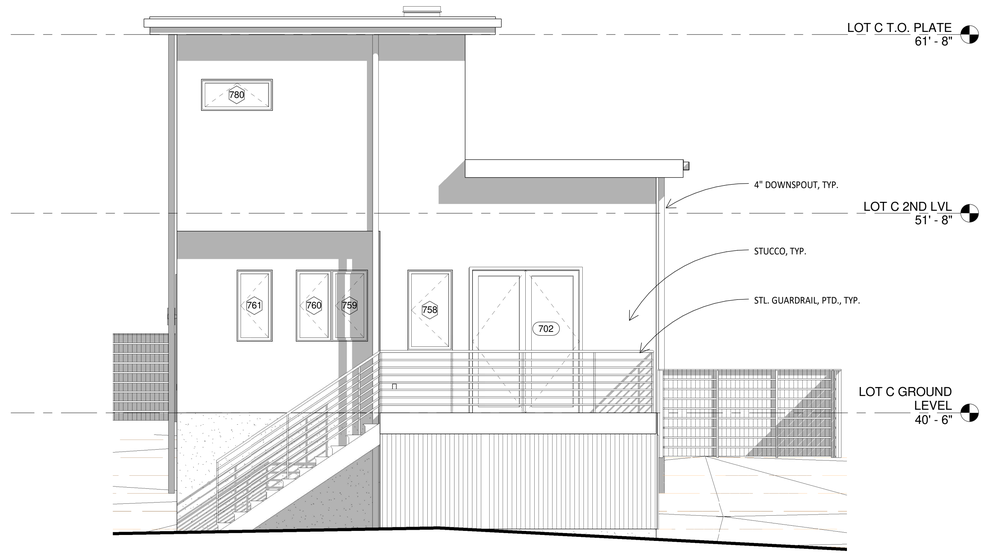
C1 - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

A322

Scale 1/4" = 1'-0"

6/23/2025 9:12:14 AM



2 C2 - EAST ELEVATION
1/4" = 1'-0"



1 C2 - WEST ELEVATION
1/4" = 1'-0"

NICKSOWERS
ARCHITECTURE
NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

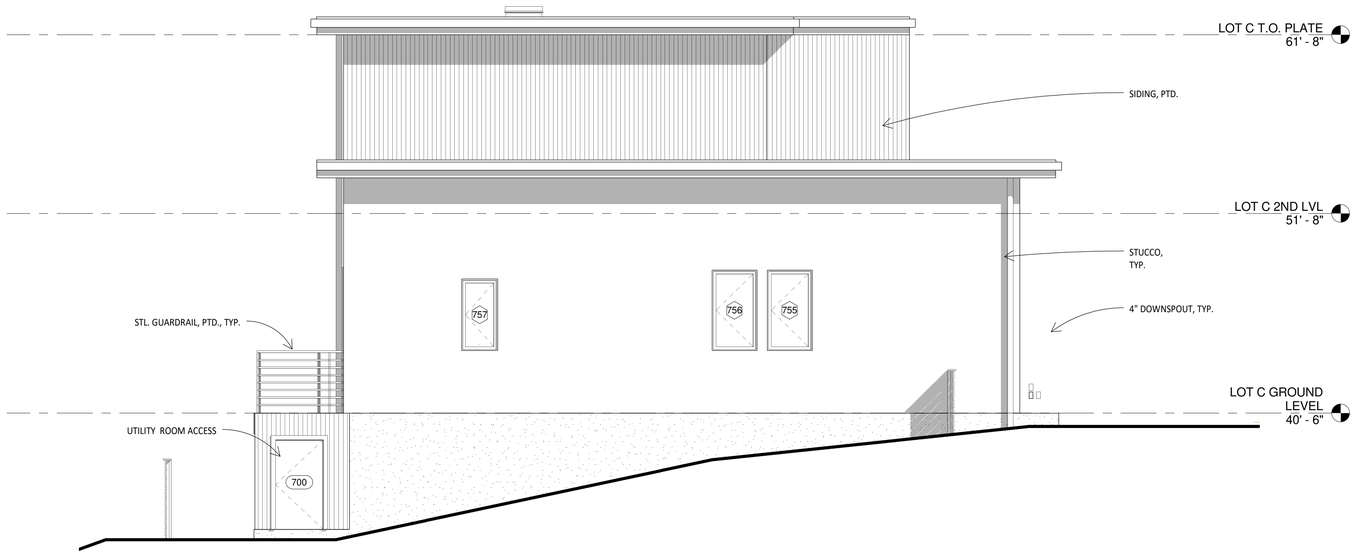
C2 - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

A331

Scale 1/4" = 1'-0"

6/23/2025 9:12:16 AM



2 C2 - NORTH ELEVATION
1/4" = 1'-0"



1 C2 - SOUTH ELEVATION
1/4" = 1'-0"

NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Waterfront
Second Street Wharf

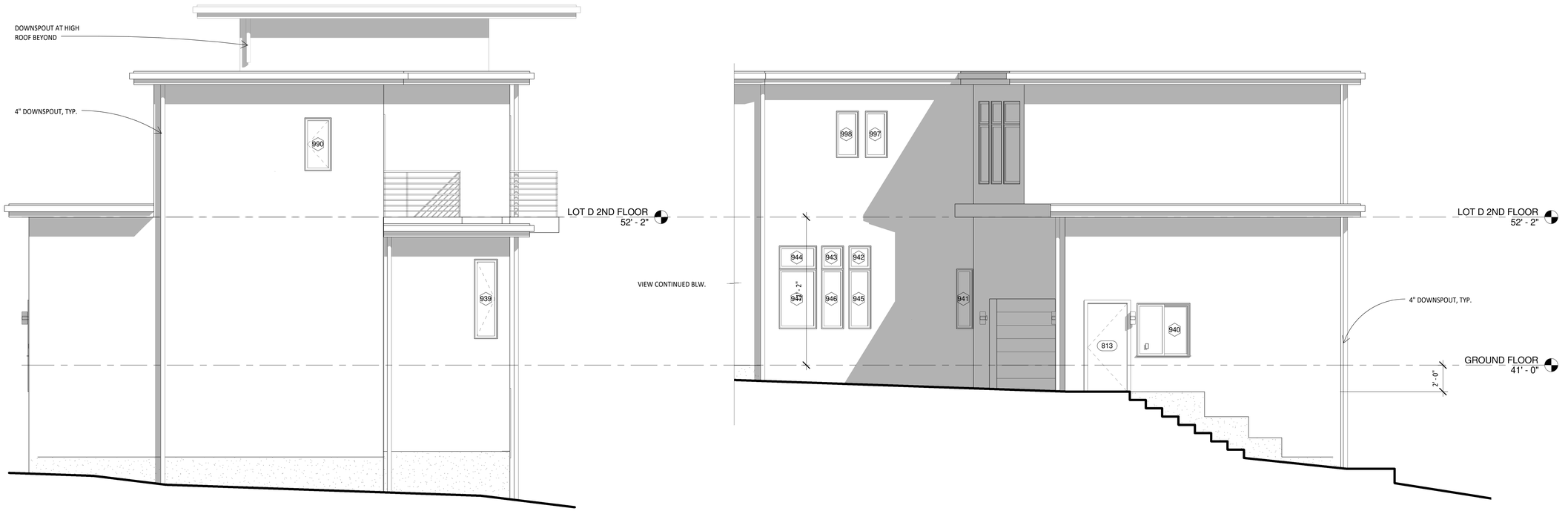
C2 - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

A332

Scale 1/4" = 1'-0"

6/23/2025 9:12:18 AM



3 D - EAST ELEVATION
1/4" = 1'-0"

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



1 D - SOUTH ELEVATION
1/4" = 1'-0"

NICKSOWERS
ARCHITECTURE
NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

D - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

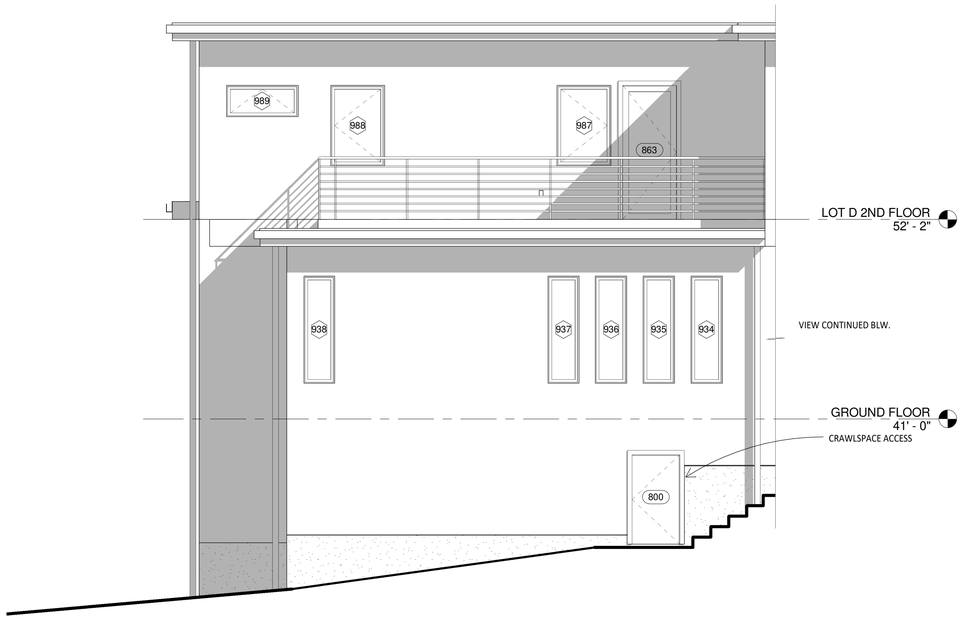
A341

Scale 1/4" = 1'-0"

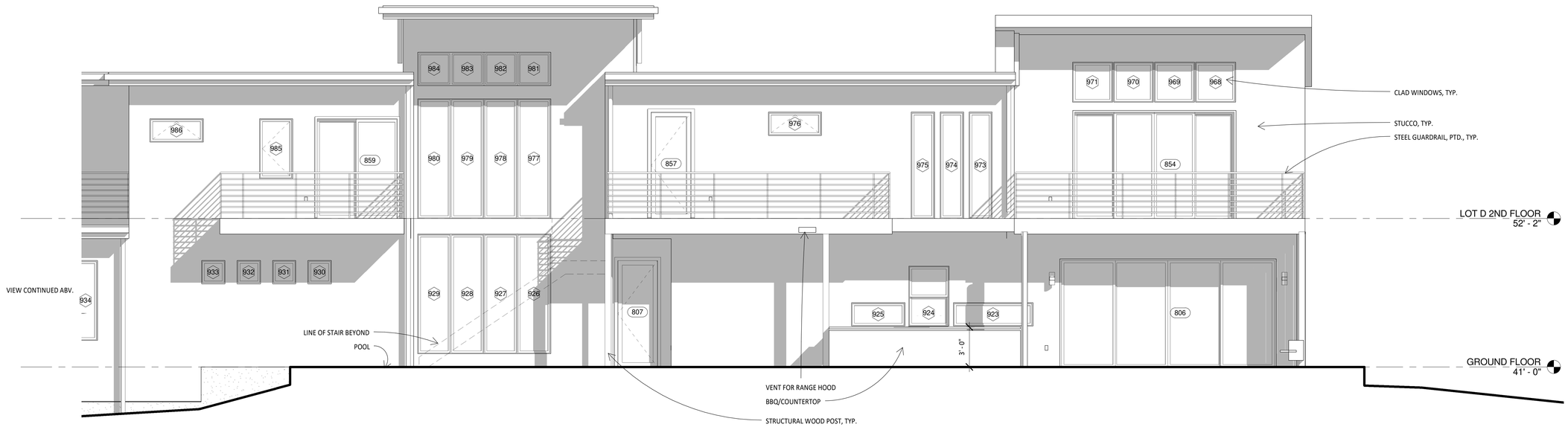
6/23/2025 9:12:23 AM



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



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



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

NICKSOWERS
ARCHITECTURE
NICK SOWERS, **ARCHITECT**
NICOLAS@TIMBREARCHITECTS.COM
510.542.7906

Second Street Waterfront

D - ELEVATIONS

Revision Number	
Project Number	22-01
Date	6/23/25

A342

Scale 1/4" = 1'-0"

6/23/2025 9:12:27 AM

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

AGENCY COMMENT REQUEST

Date April 24, 2023

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

DISTRIBUTION

INTERNAL

- ✔ Building Inspection
- ✔ Advance Planning
- ✔ Trans. Planning
- ALUC Staff
- APC PW Staff
- Grading Inspection
- ✔ Housing Programs
- Telecom Planner
- HCP/NCCP 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 Rodeo Hercule Fire
  - San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
  - East CCC – (email) brodriguez@eccfpd.org
- ✔ Sanitary District Rodeo Sanitary
- ✔ Water District EBMUD
- City of
- School District(s)
- LAFCO
- Reclamation District #
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC Rodeo
- 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

Please submit your comments to:

Project Planner Adrian Veliz
Phone # 925-655-2879
E-mail Adrian.Veliz@dcd.cccounty.us
County File # CDMS23-00003

Prior to May 16, 2023

* * * * *

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

DCD Advance Planning Comments:

As proposed, the project appears to fit within the SH density. This should be confirmed with more precise net acreage information. The project also appears to comply with the Policies for the Rodeo Area (#3-146 through 3-164).

The draft General Plan land use designation for the property is Residential Medium Density (RM), which is proposed for a 7-17 units per net acre density. If desired, the applicant may consider planning for a higher density project, but the draft General Plan is still in draft format.

Print Name Daniel Barrios

Daniel Barrios 5/2/23
Signature DATE

Agency phone # 925-655-2901

Date: May 15, 2023

Subject: County File #CDMS23-00003 – 0 2nd Street, Rodeo, CA 94572

Dear Adrian,

The following is the Housing and Community Improvement Division's response to an Agency Comment Request for Minor Subdivision application #CDMS23-00003. The subject property (APN: 148-221-041) is located at 0 2nd Street in the Rodeo area of unincorporated Contra Costa County.

As indicated on the application taken in by CDD, planning has received a proposed Minor Subdivision application for 4 lots (Lot 1: 5,000 sf, Lot 2: 5,000 sf, Lot 3: 5,000 sf, Lot 4: 5,000 sf) and an 8,000-sf remainder. The parcel is vacant, and no development is proposed at this time. It is our understanding that CDD is reviewing this application as a housing development involving a four-lot residential subdivision.

Inclusionary Housing Ordinance
Pursuant to County Code Section 822-4.402(b), in a residential development of five through one hundred twenty-five for-sale units, at least fifteen percent of the for-sale units shall be developed and sold as inclusionary units under the terms and conditions of Section 822-4.410(b).

Since the housing development is for four residential lots, and there is no accompanying development proposal required by CDD for each new lot, this proposal is exempt from the Inclusionary Housing Ordinance.

Project Comments
Since the project is exempt from the Inclusionary Housing Ordinance, no Inclusionary Housing Plan is required.

Please feel free to contact me with any questions or comments.

Sincerely,

Susan Johnson, Planner
Contra Costa County
Department of Conservation & Development
Housing & Community Improvement Division
Phone: 925-655-2870
Email: susan.johnson@dcd.cccounty.us

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 655-2709 **Fax:** (925) 655-2750

TO: Adrian Veliz, Project Planner

FROM: Robert Sarmiento, Transportation Planning Section RS

DATE: May 8, 2023

SUBJECT: **Rodeo Subdivision (MS23-0003)**

The Transportation Planning Section has reviewed the subject project, located on Second Street near Sharon Avenue in Rodeo. Comments are below; in summary, they pertain to complete streets enhancements and electric vehicle (EV) charging infrastructure. Please let me know if you have any questions.

Background

The project is subject to the following policies:

Vehicle Miles Traveled (VMT): On June 23, 2020, in compliance with SB 743 (2013), the Board of Supervisors adopted Transportation Analysis Guidelines (TAG)[1], which defines the County's approach to analyzing VMT impacts from certain projects. As a result of SB 743, VMT is the metric used to define transportation impacts in a CEQA review.

Level of Service (LOS): The County and the Contra Costa Transportation Authority (CCTA) require an LOS analysis in order to comply with the Growth Management Program. CCTA maintains the Technical Procedures Manual[2], which defines the approach to analyzing LOS impacts from certain projects. While LOS is no longer considered an impact under CEQA, SB 743 does allow local jurisdictions to maintain LOS-based policies and standards.

Contra Costa Complete Streets Policy[3]: In July 2016, the County adopted the Complete Streets Policy, which ensures that the needs of travelers of all ages and abilities, in a wide variety of travel modes, are considered in all planning, programming, design, construction, operations, and maintenance activities.

Comments

1. The project will not require a VMT analysis, based on the following:

[1] County Transportation Analysis Guidelines (TAG): link

[2] CCTA Technical Procedures:
https://ccta.net/wp-content/uploads/2018/12/Final_Technical_Procedures_Full_Jan2013-1.pdf

[3] Complete Streets Policy:
2016: Complete Streets Resolution link, CS Policy Final Draft link

Project Characteristics
Number of proposed residential units: up to 7 residential units proposed

VMT Screening Criteria
Projects (consisting of) 20 residential units or less[4]

2. The project will not require an LOS review, based on the following:

   Estimated Trip Generation
   Peak-Hour Trips (based on ITE Category: "Single-Family Detached Housing" land use (Code 210)): 5/7 AM/PM Peak Hour Trips

   Threshold for Review
   From CCTA's Technical Procedures:
   1.6 Traffic Impact Analysis: The analysis should be conducted for projects that exceed a trip generation threshold of 100 net new peak hour vehicle trips.

3. Consistent with the County Complete Streets Policy, the project should include sidewalk infrastructure along Second Street.

4. In accordance with the County's EV Ordinance, the project will be required to include EV charging infrastructure in each residential unit. According to Appendix A ("Electric Vehicle Charging Chart") in the TAG, "for each dwelling unit, a listed raceway to accommodate a dedicated 208/240-volt branch circuit" is required to be installed in each single-family residential unit.

cc: John Cunningham, DCD
Maureen Toms, DCD
Jerry Fahy, PWD
Jeff Valeros, PWD
Monish Sen, PWD

[4] Page 13 of the TAG (link): "VMT Screening Criteria"

ANNA M. ROTH, RN, MS, MPH
HEALTH SERVICES DIRECTOR
RANDALL L. SAWYER
DEPUTY HEALTH DIRECTOR
JOCELYN STORTZ, MS, REHS
ENVIRONMENTAL HEALTH DIRECTOR

CONTRA COSTA
HEALTH SERVICES

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

May 1, 2023

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

RE: CDMS23-00003 – Application For Subdivision Of Parcel To Create 4 Lots
0 2nd Street, Rodeo, CA
APN: 357-371-005
Service Request #: SR0021063

Dear Mr. Veliz:

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

1. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.

2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.

3. If the proposed subdivision/minor subdivision will be served by onsite wastewater disposal systems (septic systems). It must be demonstrated that each lot can accommodate a septic system meeting current standards, including disposal field replacement area.

4. If the proposed subdivision/minor subdivision will be served by onsite private water wells. It must be demonstrated that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.

5. It is recommended that the project be served by public sewer and public water.

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

Sincerely,

W. Eric Fung, REHS
Environmental Health Specialist II

WEF:tf

Contra Costa County
Public Works
Department

Warren Lai, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Sarah Price
Carrie Ricci
Joe Yee

Memo

October 21, 2024

TO: Adrian Veliz, Planner, Department of Conservation and Development

FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division
By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division

SUBJECT: **MINOR SUBDIVISION MS23-0003**
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Michael McGhee/2nd Street/Rodeo/APN 357-371-005)

FILE: **MS23-0003**

We have reviewed the application for **minor subdivision MS23-0003** and tentative received by your office on **June 28, 2023**. Supplemental documents dated October 13, 2023, have also been reviewed and are considered.

The attached recommended conditions of approval, based on these documents, include road and drainage requirements. The applicant shall comply with the County Ordinance Code requirements as they pertain to this development. No exception requests from the Code have been received.

The following issues should be carefully considered with this project:

Background
The subject property lies on several undeveloped lots and a street from the Map of Rodeo filed in 1891. The applicant requests approval of a Minor Subdivision application to allow a subdivision that will consolidate and result in 4 lots ranging in size from 5,175 square feet to 10,400 square feet. The parcels are in the Rodeo P-1 Old Town District.

Traffic and Circulation
The project site is located on 2nd Street, a County-maintained road and includes a remnant of Sharon Avenue, an undeveloped "paper street." Two of the proposed parcels front 2nd Street although the applicant intends to use the proposed private road to provide access to all parcels.

The current road width of 2nd Street is 44 feet within a 60-foot right-of-way. The existing right-of-way is adequate. No additional dedication will be required. In accordance with the County Ordinance Code the applicant will be required to construct frontage improvements. Pavement widening and curb already exist along the project frontage. Sidewalk improvements will be required along with appurtenant drainage facilities, if necessary.

The private road is shown to be 20 feet within a private access and utility easement of equal width. Since this easement serves more than one lot, it is considered a private road and must be built to private road standards. This would require a minimum easement width of 25 feet. In conformance with the "complete streets" goals of the County General Plan, a sidewalk should be included along one side of the street.

A turnaround is required for 3 or more lots, or as directed by the Fire Marshal. The widened pavement area proposed at the end of the private street might not be sufficient to satisfy Fire Code requirements.

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.

The civil plans show water being directed from impervious surfaces into stormwater inlets around the site, which flow into one of several bioretention basins. Runoff drains from each of these facilities to be discharged through the curb into the gutter along 2nd street, where a valley gutter will intercept it and discharge into a depressed area that ultimately enlarges to a watercourse discharging to the Bay.

The applicant will need to demonstrate through calculation how the proposed drainage plan will meet the collect and convey requirement or request an exception. Such exceptions are considered on a case-by-case basis and will only be allowed if there are no existing drainage problems in the area, no concentrated runoff is being directed to adjacent parcels, and the existing drainage pattern is maintained. Otherwise, the applicant can pursue obtaining a drainage release from the downstream property owner(s).

Stormwater Management and Discharge Control
A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014), the County's Municipal Separate Storm Sewer System (MS4) and National Pollutant Discharge Elimination System (NPDES) Permit. Per the Stormwater Control Plan, runoff will drain into one of four bioretention areas around the site. The applicant submitted a SWCP that is deemed to be "preliminarily complete".

Provision C.10, Trash Load Reduction, of the County's NPDES Permit requires control of trash in local waterways. To prevent or remove trash loads from municipal storm drain systems, trash capture devices shall be installed in catch basins (excludes those located within a bioretention/stormwater treatment facility). Devices must meet the County's NPDES Permit, and their design and location must be approved by the Public Works Department.

Floodplain Management

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 parcel is already annexed into the L-100 lighting district and will require no further annexation.

Area of Benefit Fee
The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Hercules/Rodeo/Crocket, West Contra Costa Transportation Advisory Committee (WCCTAC) Transit/Pedestrian, and WCCTAC Bridges/Roads Areas of Benefit, as adopted by the Board of Supervisors. The fee shall be paid prior to issuance of building permits.

Drainage Area Fee and Creek Mitigation
The property is located within unformed Drainage Area 112. There is currently no fee ordinance adopted by the Board of Supervisors for this area.

Should you have any questions, please contact Anthony DiSilvestre at extension (925) 313-2262 or anthony.disilvestre@pw.cccounty.us, or Kellen O'Connor at extension (925) 313-2278 or kellen.o'connor@pw.cccounty.us.

LG:AD:bg
G:\engsvc\Land Dev\MS\MS 23-0003\Staff Report & COAs MS23-0003.docx

cc: J. LaRocque, Engineering Services
K. O'Connor, Engineering Services
A. DiSilvestre, Engineering Services
Michael McGhee, *owner/applicant*
507 Parker Avenue
Rodeo, CA 94572

PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT MS23-0003

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 June 28, 2023.

- 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.

Roadway Improvements (2nd Street):

- Applicant shall construct sidewalk matching the dimensions of the adjacent sidewalk to the east, necessary longitudinal and transverse drainage, and street lighting along the frontage of 2nd Street.

- A driveway type connection with the proposed private road will be allowed in lieu of a street type connection with 20-foot radii curb returns.

Access to Adjoining Property:

Proof of Access

- Applicant shall provide proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.

Encroachment Permit

- Applicant shall obtain an encroachment permit from the Public Works Department, if necessary, for construction of driveways or other improvements within the right-of-way of 2nd Street.

Abutter's Rights:

- Applicant shall relinquish abutter's rights of access along 2nd Street with the exception of the proposed private road intersection.

Road Alignment/Intersection Design/Sight Distance:

- Applicant shall provide sight distance at the intersection of the private driveway with 2nd Street 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.

Private Roads:

- Applicant shall construct a paved turnaround at the end of the proposed private road subject to review and approval of the Fire Marshal.

- Applicant shall construct an on-site roadway system to current County private road standards with a minimum traveled width of 20 feet within a minimum 25-foot access easement. A 4-foot-wide sidewalk (exclusive of curb width) is required along one side of the road.

- Any proposed roadway over 15.9% in grade shall be surfaced with grooved concrete or open-graded asphalt.

Parking:

- Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. Signs and labels prohibiting parking shall be installed along these portions of the roads subject to the review and approval of the Public Works Department.

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.

Miscellaneous Drainage Requirements:

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

- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

- A private storm drain easement, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be dedicated over the proposed storm drain line traversing the site.

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:

- The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to filing of the Parcel Map. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

- Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).

- Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.

- Prior to filing of the Parcel Map, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County,

in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.

- Prior to filing of the Parcel Map, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.

- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Hercules/Rodeo/Crocket, West Contra Costa Transportation Advisory Committee (WCCTAC) Transit/Pedestrian, and WCCTAC Bridges/Roads Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

RECEIVED
MAY 02 2023
By: 983

AGENCY COMMENT REQUEST

Date April 24, 2023

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

DISTRIBUTION

INTERNAL

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

HEALTH SERVICES DEPARTMENT

- ✓ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

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

LOCAL

- ✓ Fire District Rodeo Hercule Fire
  - San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
  - East CCC – (email) brodriguez@eccfpd.org
- ✓ Sanitary District Rodeo Sanitary
- ✓ Water District EBMUD
- City of
- School District(s)
- LAFCO
- Reclamation District #
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✓ MAC/TAC Rodeo
- 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

Please submit your comments to:

Project Planner Adrian Veliz
Phone # 925-655-2879
E-mail Adrian.Veliz@dcd.cccounty.us
County File # CDMS23-00003

Prior to May 16, 2023

* * * * *

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)

No Comments for Contra Costa County. Attached letter will be Sent to Owner.

Print Name Steve Bagg

Signature 5/4/2023 DATE

Agency phone # 510 799 2970 x100

RODEO SANITARY DISTRICT

800 SAN PABLO AVE. · RODEO, CA 94572-1232
(510) 799-2970 · FAX (510) 799-5403

May 4, 2023

Michael McGhee
507 Parker Ave
Rodeo, Ca. 94572

Subject: Rodeo Sanitary District Comments for Parcels at 2nd and Sharon in Rodeo

Dear Mr. McGhee,

The District received a permit review request from Contra Costa County regarding lot boundary realignment. The District has no comments on the proposed realignment of the lots.

Please note that there is no sewer service in the vicinity of the proposed lots. The lots will not be able to flow by gravity to the Rodeo Sanitary District (RSD) Collection System in Sharon Ave. Each property will be required to pump into the RSD Collection System via a private lateral system. A multi-unit residential private pumping system may also be used. Prior to any construction, the District will require that you prepare a sewerage plan for all residential units for RSD approval.

Prior to construction, the District will also require that you pay all permit and capacity/connection fees for all residential units to be constructed.

If you have any questions, please do not hesitate to contact me at bealls@rodeosan.org, or 510-799-2970 x100.

Sincerely,

Steven S. Beall, P.E.
District Manager
Rodeo Sanitary District

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: 05/15/2023	EBMUD MAP(S): 1488B562	EBMUD FILE:S-11402
AGENCY: Department of Conservation and Development Attn: Adrian Veliz 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDMS23-00003	FILE TYPE: Development Plan
APPLICANT: Michael McGhee 507 Parker Avenue Rodeo, CA 94572		OWNER: Same as applicant , CA

DEVELOPMENT DATA

ADDRESS/LOCATION: 0 Second Street City:RODEO Zip Code: 94572

ZONING:SH, P-1 PREVIOUS LAND USE: vacant

DESCRIPTION: Request approval of a Minor Subdivision application to allow a subdivision that will result in in 4 lots (4-5000 SF lots) plus remainder. No development proposed at this time. Parcels located in Rodeo P-1 Old Town District.	TOTAL ACREAGE:0.65 ac.

TYPE OF DEVELOPMENT:

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 30-40	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 35-45

None from existing main(s)
Location of Main(s):

PRESSURE ZONE	SERVICE ELEVATION RANGE

All of development must be served from main extension(s)
Location of Existing Main(s):Second Street, Sharon Ave

PRESSURE ZONE	SERVICE ELEVATION RANGE
A0A	0-200

COMMENTS

Once the property is subdivided, separate meters for each lot will be required. A main extension at the project sponsor's expense will be required to serve the proposed development. Please see the attached EBMUD documents for California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and EBMUD requirements for placement of water mains. 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.

CW

CHARGES & OTHER REQUIREMENTS FOR SERVICE:
Contact the EBMUD New Business Office at (510)287-1008.

_____

Chien Wang,Associate Civil Engineer; DATE
WATER SERVICE PLANNING SECTION

EAST BAY MUNICIPAL UTILITY DISTRICT

Potable Distribution System

- Potable Pipeline
- Service Lateral
- System Valve (*OL = Opens Left*)
- Check Valve
- Zone Valve
- Change of Pipe ID
- Rate Control Station
- Regulator
- Pressure Reducing Station
- Flow Meter
- Manhole
- Service Connection
- Hydrant
- Facility
- Pumping Plant

Landbase

- EBMUD Right of Way

N

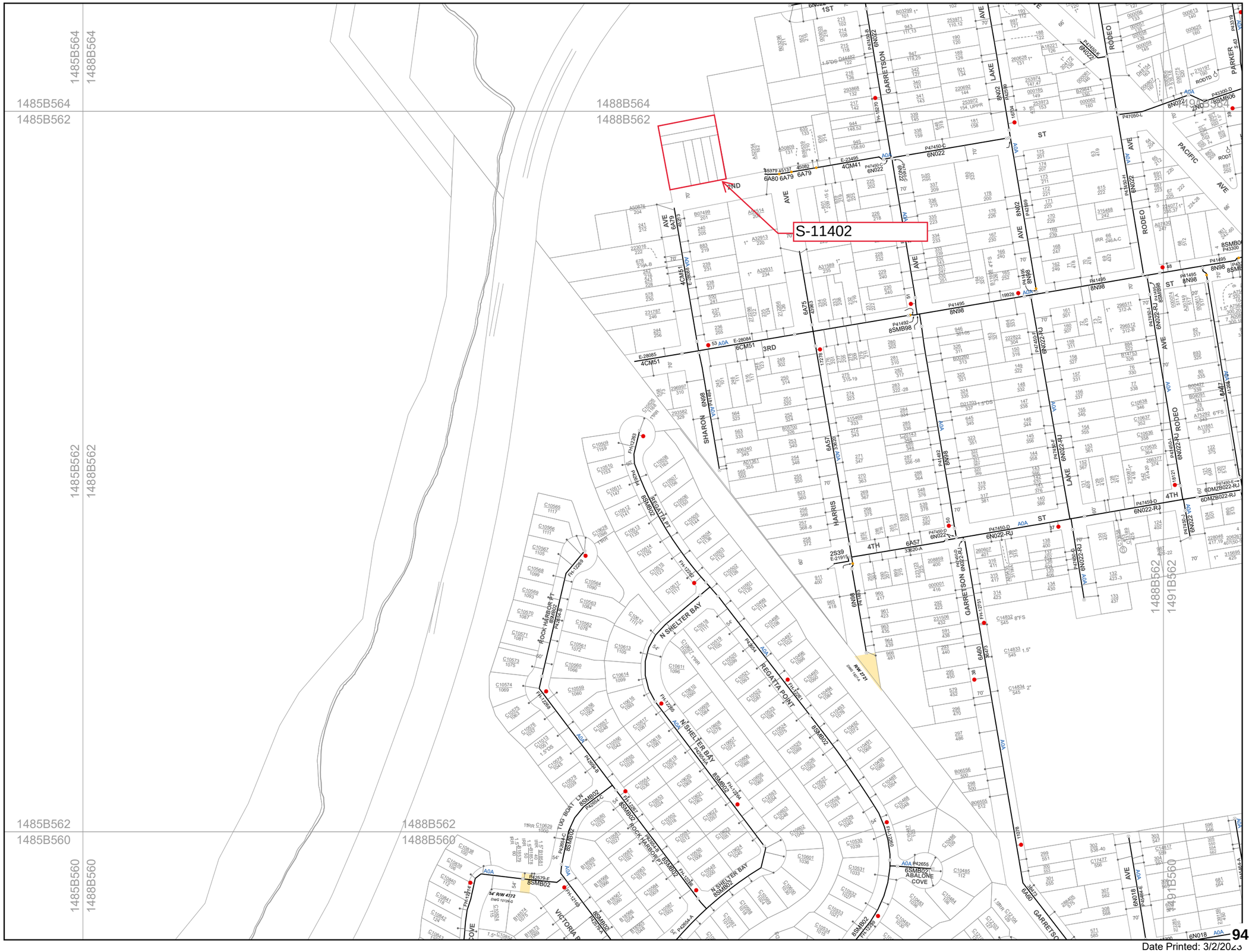
0 125 250 500

Feet

This information is furnished as a public service by East Bay Municipal Utility District. The District makes every effort to produce and publish the most current and accurate information possible. This information must be accepted and used by the recipient with the understanding that the District makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability for the use of this information. Furthermore, the District assumes no liability associated with the use or misuse of such information. Please notify the District if discrepancies are found.

By receipt of requested documents, the DOCUMENT RECIPIENT agrees that he or she, and/or any other authorized representatives of the DOCUMENT RECIPIENT, will provide no copy (nor partial copy) to any other person or agency, will not redistribute any document to any other entity, business or individual, nor use the document for other than the specified purpose. At the point the document is no longer required for use by the DOCUMENT RECIPIENT, the data shall be returned to the District or destroyed.

1488B562



Date Printed: 3/2/2023

EAST BAY MUNICIPAL UTILITY DISTRICT

Applicant Pipeline Design Criteria

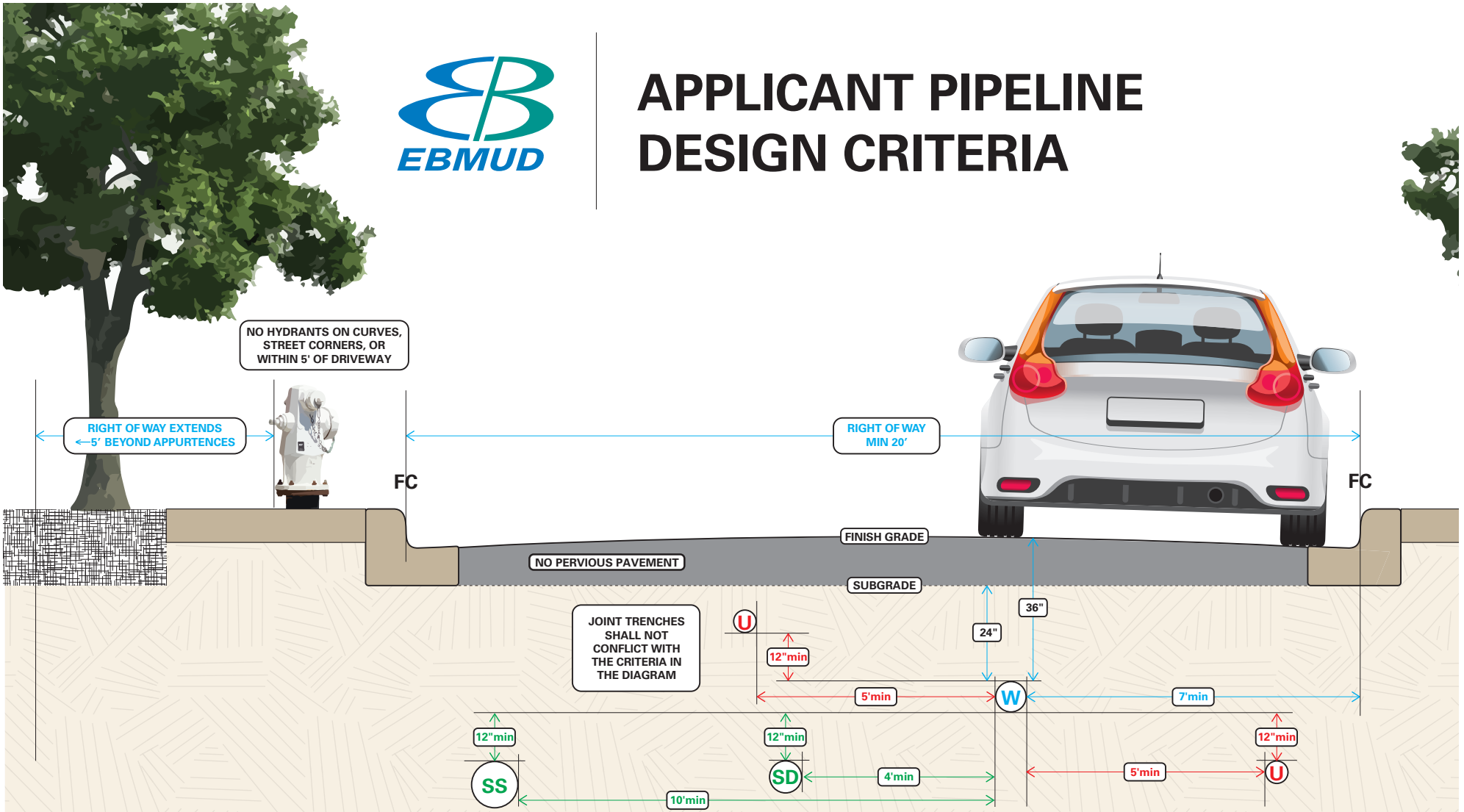
EBMUD values applicant pipeline projects and is committed to providing a thorough and efficient design. To ensure an efficient design process and to avoid significant delays the design criteria below should be adhered to when submitting improvement plans.

Design Criteria

- Water mains shall be seven (7) feet from face of curb.
- Water mains shall maintain a minimum one (1) foot vertical and five (5) foot horizontal clearance from other utilities.
- Gas mains shall meet the one (1) foot vertical separation requirement by installing the gas main below the water main only.
- Water mains shall maintain a minimum ten (10) foot horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any sewer main. Title 22 CCR
- Water mains shall maintain a minimum four (4) feet horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any storm drain. Title 22 CCR
- Water mains shall have a 36-inch cover to final grade and 24-inch cover to pavement subgrade.
- Joint trenches that are in conflict with the criteria above may delay the project. Submit to EBMUD final joint trench plans (no intent plans) which include the size of the joint trench and the utilities located inside.
- Water mains shall not be installed under pervious pavement.
- Water mains installed under decorative pavement, pavers, or stamped concrete will require an additional paving agreement.
- Hydrants shall not be located on curved sections of street, street corners, or within five feet of a driveway.
- Right of ways for 6-inch and 8-inch water mains shall be a minimum of 20 feet wide and extend five (5) feet past the water main centerline.
- Right of ways for 12-inch to 24-inch water mains shall be a minimum of 20 feet wide and extend eight (8) feet past the water main centerline.

Please contact the New Business Office representative assigned to your project if there are any questions regarding the requirements listed above. Meeting this criteria will enable the most efficient design possible.

APPLICANT PIPELINE DESIGN CRITERIA



W = WATER
24" cover to subgrade
36" cover to final grade
7' inset from face of curb

U = UTILITY
min 12" vertical clearance
min 5' horizontal clearance

SS = SANITARY SEWER
min 12" below water
min 10' horizontal clearance

SD = STORM DRAIN
min 12" below water
min 4' horizontal clearance

FC= FACE OF CURB

From: Brandon Evans
To: Adrian Veliz
Subject: Confirmation of RMAC Recommendation for Project CDMS23-00003
Date: Monday, February 24, 2025 4:10:03 PM

Dear Adrian,

After conferring with Rodeo Municipal Advisory Council Chair Anthony Hodge, I am writing to confirm that on **January 24, 2024**, the **Rodeo Municipal Advisory Council (RMAC) recommended approval** of the project associated with file **#CDMS23-00003** without any additional conditions of approval.

Please let me know if you require any further information or documentation regarding this recommendation.

Best regards,

Brandon Evans

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

AGENCY COMMENT REQUEST

Date April 24, 2023

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

DISTRIBUTION

INTERNAL

- ✓ Building Inspection
- ✓ Advance Planning
- ✓ Trans. Planning
- ALUC Staff
- APC PW Staff
- Grading Inspection
- ✓ Housing Programs
- Telecom Planner
- HCP/NCCP 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 Rodeo Hercule Fire
  - San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
  - East CCC – (email) brodriguez@eccfpd.org
- ✓ Sanitary District Rodeo Sanitary
- ✓ Water District EBMUD
- City of
- School District(s)
- LAFCO
- Reclamation District #
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✓ MAC/TAC Rodeo
- 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

Please submit your comments to:

Project Planner Adrian Veliz
Phone # 925-655-2879
E-mail Adrian.Veliz@dcd.cccounty.us
County File # CDMS23-00003

Prior to May 16, 2023

* * * * *

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 Jeremy Shannon

Jeremy Shannon 4/27/2023
Signature DATE

Agency phone # 925-685-9301

CEQA ENVIRONMENTAL CHECKLIST FORM

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Environmental Factors Potentially Affected

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

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

Environmental Determination

On the basis of this initial evaluation:

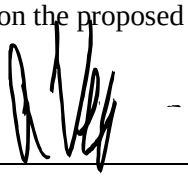
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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



01/08/2025

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

Date

ENVIRONMENTAL CHECKLIST

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

***SUMMARY**:*

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

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

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

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

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

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

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

Sources of Information:

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

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

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

***SUMMARY**:*

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

Sources of Information:

- Contra Costa County Important Farmland Map (2020)

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

Sources of Information:

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

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

4. *BIOLOGICAL RESOURCES – Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SUMMARY:

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

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

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

Special Status Species

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

Special Status Plant Species

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

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

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

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

Special Status Animal Species

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

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

Bumblebee Species

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

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

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

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

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

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

Salt Marsh Species

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

Saltmarsh common yellowthroat

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

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

Special Status Heron and Egret Species with Potential for Occurrence

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

Special Status Raptor Species with Potential for Occurrence

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

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

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

Hoary Bat (Lasiurus cinereus)

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

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

Nesting Birds

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

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

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

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

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

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

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

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

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

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

Sources of Information:

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

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

SUMMARY:

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

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

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

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

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

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

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

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

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

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

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

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

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

Sources of Information:

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

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

SUMMARY:

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

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

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

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

Sources of Information

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

7. *GEOLOGY AND SOILS – Would the project:*				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

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

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

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

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

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

Sources of Information:

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

8. ***GREENHOUSE GAS EMISSIONS*** – ***Would the project:***				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

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

***SUMMARY**:*

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

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

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

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

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

Sources of Information:

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

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

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

Sources of Information:

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

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

***SUMMARY**:*

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

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

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

c) **Less Than Significant Impact**:

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

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

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

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

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

Sources of Information:

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

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

SUMMARY:

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

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

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

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

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

***SUMMARY**:*

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

Sources of Information

- Contra Costa County General Plan 2005-2020

13. *NOISE – Would the project result in:*				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

***SUMMARY**:*

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

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

Potential Impacts – Temporary noise levels due to construction

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

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

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

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

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

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

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

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

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

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

Sources of Information

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

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

SUMMARY:

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

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

Sources of Information

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

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

SUMMARY*:*

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

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

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

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

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

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

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

Sources of Information

- Contra Costa County General Plan 2005-2020

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

SUMMARY:

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

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

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

***SUMMARY**:*

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

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

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

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

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

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

Sources of Information

- Contra Costa County General Plan 2005-2020

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

SUMMARY*:*

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

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

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

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

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

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

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

SUMMARY*:*

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

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

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

***SUMMARY**:*

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

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

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

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

REFERENCES

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

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

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

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

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

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

ATTACHMENTS

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

CDMS23-00003/CDDP23-03046 Vicinity Map



Map Legend

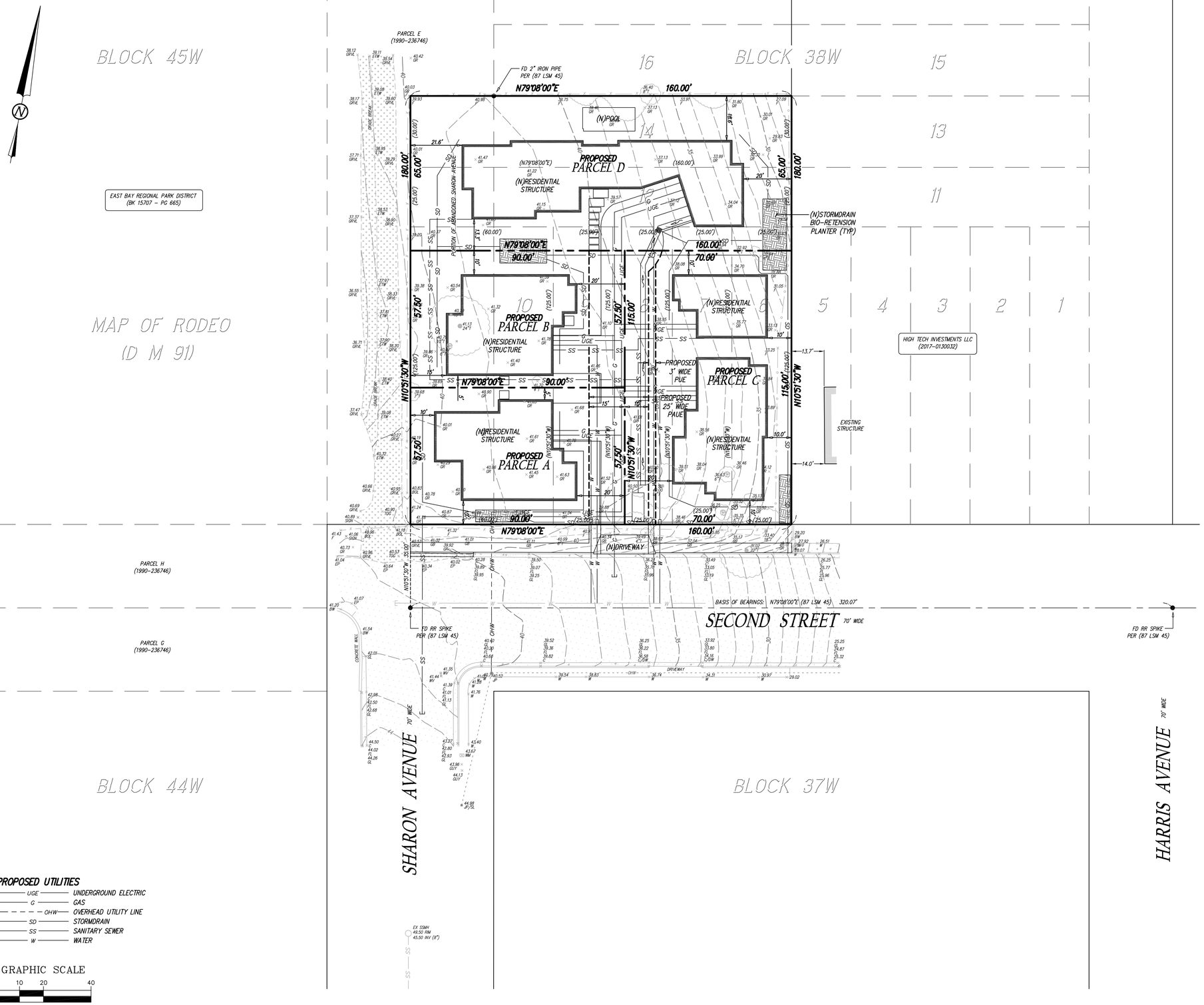
- Assessment Parcels
- Planning Layers (DCD)
- Unincorporated
- City Limits
- Board of Supervisors' Districts

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

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

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

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



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

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

PROPOSED UTILITIES

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

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

OWNERS:

MICHAEL MCGHEE AND DEBRA MCGHEE

BASIS OF BEARINGS:

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

NGS BENCHMARK:

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

PARCEL AREA:

EXISTING:		PROPOSED(GROSS):	
APN: 357–071–005	3,125± SQ FT	PARCEL A:	5,175± SQ FT
APN: 357–071–006	3,125± SQ FT	PARCEL B:	5,175± SQ FT
APN: 357–071–007	3,125± SQ FT	PARCEL C:	8,050± SQ FT
APN: 357–071–008	3,125± SQ FT	PARCEL D:	10,400± SQ FT
APN: 357–071–013	7,500± SQ FT		
APN: 357–071–014	4,000± SQ FT		
APN: 357–071–015	4,800± SQ FT		
TOTAL AREA:	28,800± SQ FT		

NOTE:

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

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

SURVEYOR'S STATEMENT:

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

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

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

TENTATIVE PARCEL MAP SUBDIVISION MS 23-___

A 4 LOT SUBDIVISION

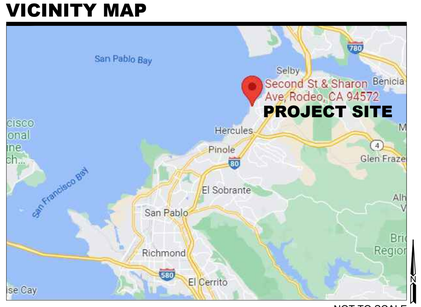
THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN
CORRECTION GRANT DEED RECORDED
MARCH 29, 2023
DOC–2023–0029250
CONTRA COSTA COUNTY RECORDS
UNINCORPORATED CONTRA COSTA COUNTY, CALIFORNIA
DECEMBER, 2024 SCALE: 1" = 20'

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

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

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

VICINITY MAP



NOT TO SCALE

SURVEY DATUM

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

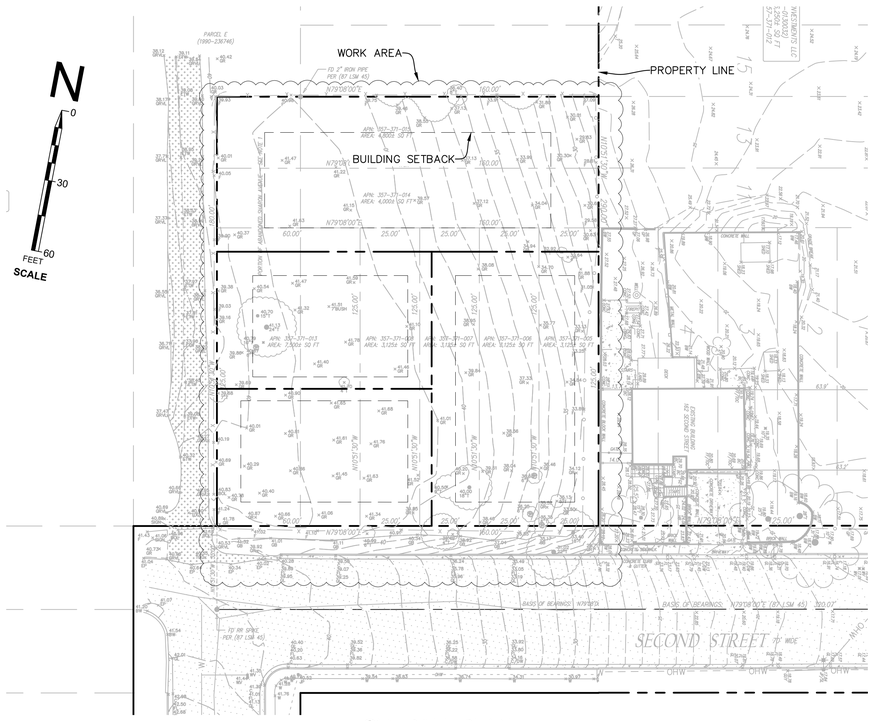
MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

SHEET INDEX

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



OVERALL PLAN
SCALE: 1" = 30'

GENERAL NOTES

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

GENERAL STORMWATER NOTES

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

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

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
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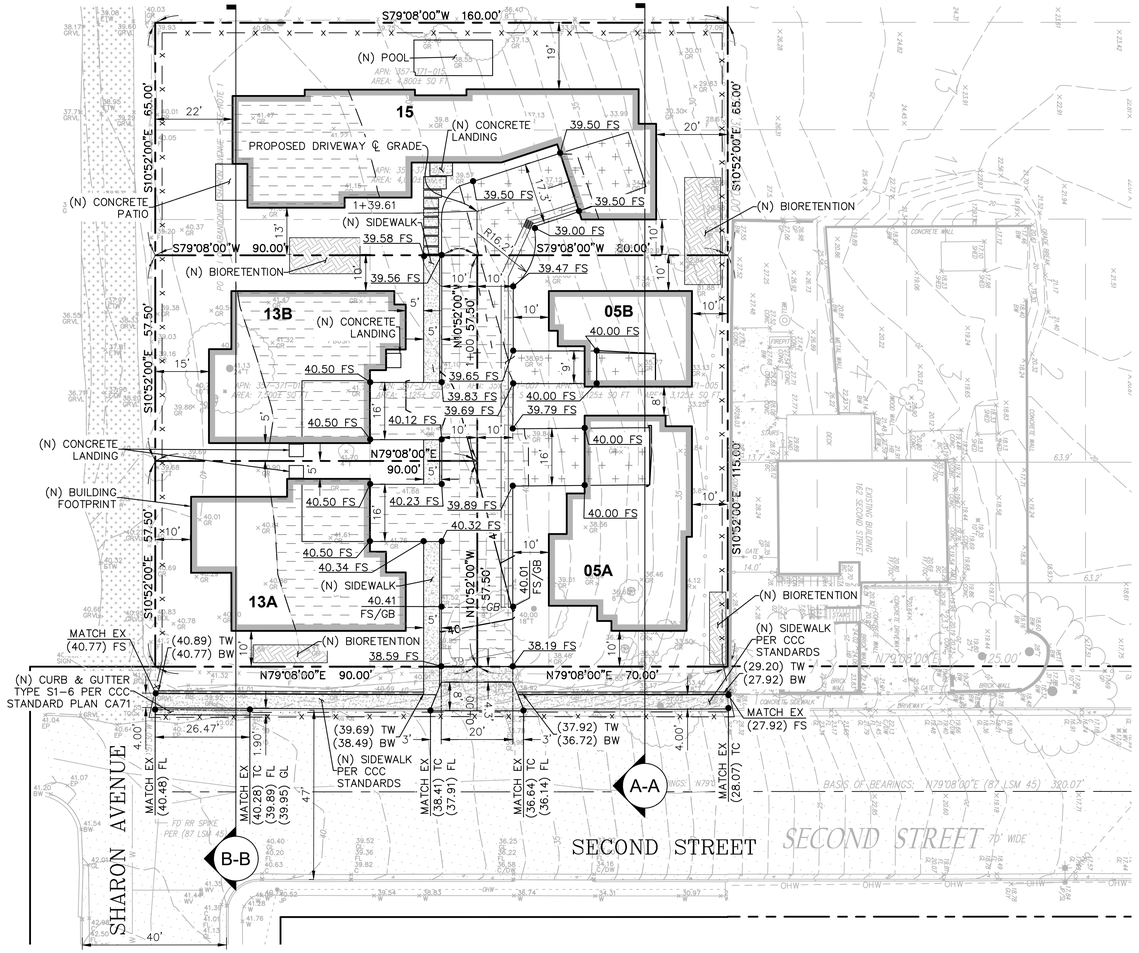
UPRIGHT ENGINEERING
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LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

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

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

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





GRADING PLAN

SCALE: 1" = 20'

LEGEND

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

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

GRADING NOTES

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

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

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
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4			
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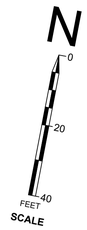
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

GRADING PLAN & EROSION CONTROL

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

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





EXISTING IMPERVIOUS AREAS

SCALE: 1" = 20'

LEGEND

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

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

PERMIT SET

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

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

DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

STORMWATER CONTROL PLAN

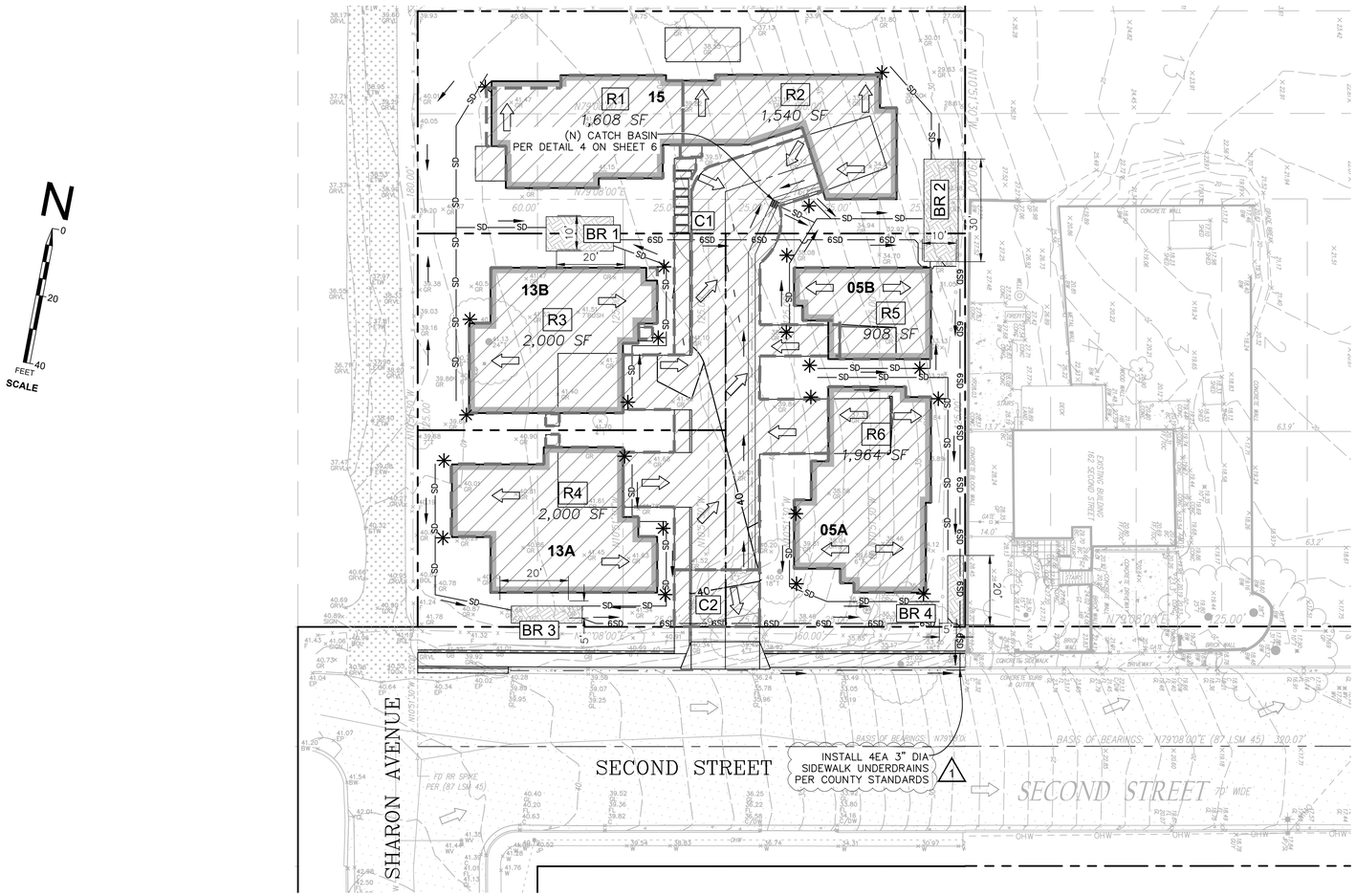
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DRAWN BY: WZ
SURVEYED BY: BALS
CHECKED BY: AP
SHEET NO. **3 OF 8**

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

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

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



1 PROPOSED IMPERVIOUS AREAS
SCALE: 1" = 20'

N
0
20
40
FEET
SCALE

LEGEND

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

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

PERMIT SET

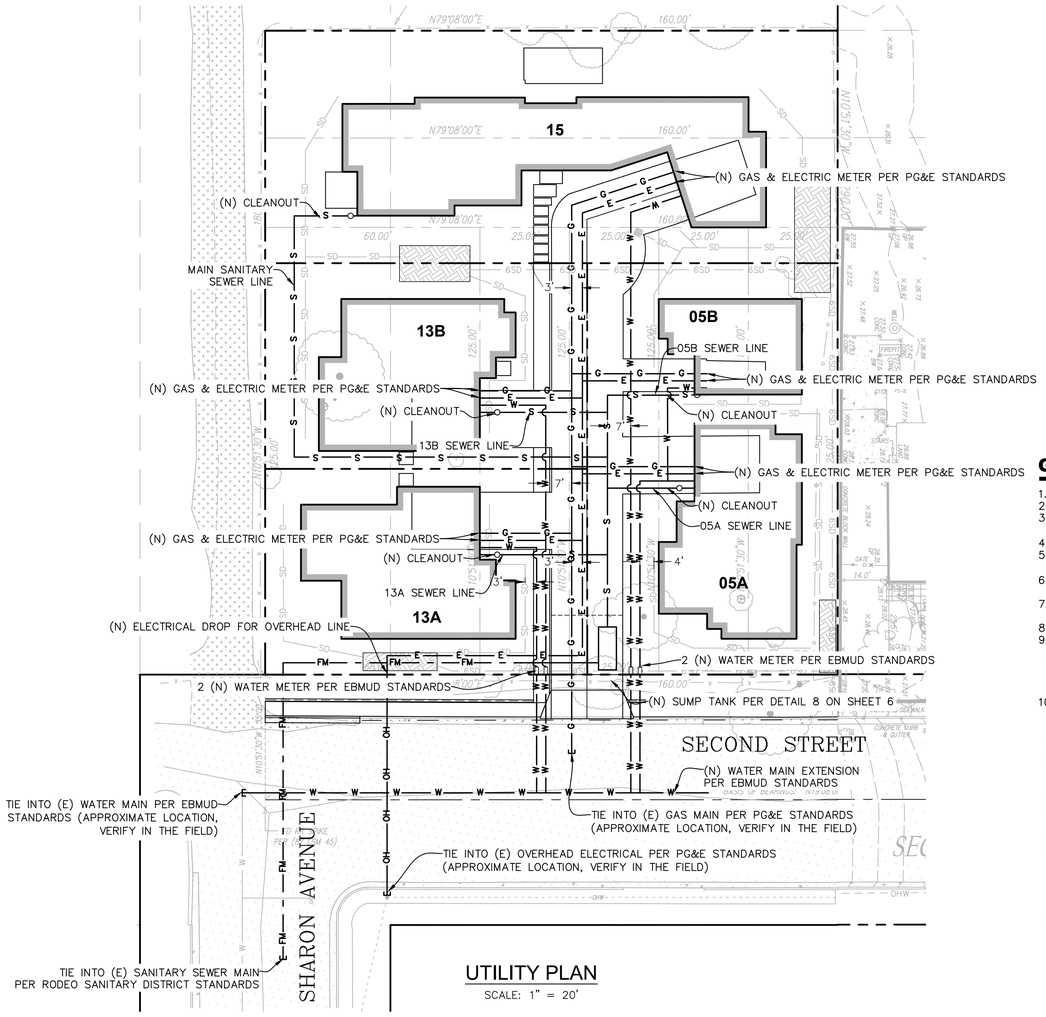
REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4			
3			
2			
1	ADDED STORMWATER DISCHARGE	10/13/23	

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

DATE: 11/22/2024
NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA
STORMWATER CONTROL PLAN

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

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



UTILITY PLAN
SCALE: 1" = 20'

N
0
20
40
FEET
SCALE

MINIMUM UTILITY SEPARATION REQUIREMENTS

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

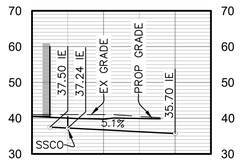
* WHEN POTABLE WATER SHARES A JOINT TRENCH OR CROSSES SEWER AND/OR STORMWATER, POTABLE WATER SHALL ALWAYS BE ABOVE.

GENERAL UTILITY NOTES:

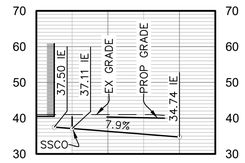
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FINALIZED BY THE CONTRACTOR IN THE FIELD.
3. ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, REGIONAL, AND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

LEGEND

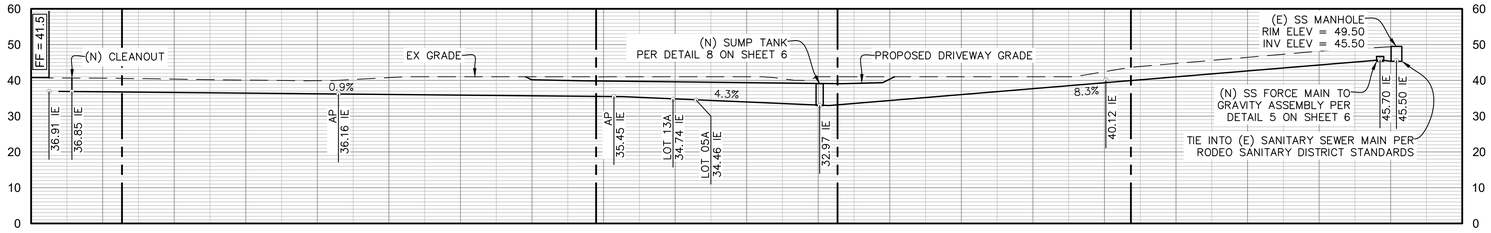
- PROPERTY LINE
- W W — PROPOSED UNDERGROUND POTABLE WATER LINE (EBMUD)
- S S — PROPOSED GRAVITY SEWER LINE 4" ABS SCH40, 2% MIN SLOPE (EBMUD)
- E E — PROPOSED UNDERGROUND ELECTRICAL CONNECTION (PG&E)
- G G — PROPOSED GAS LINE (PG&E)
- FM — PROPOSED SEWER FORCE MAIN (PG&E)
- OH OH — PROPOSED OVERHEAD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



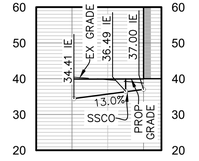
SEWER PROFILE: 13B
SCALE: 1" = 20'



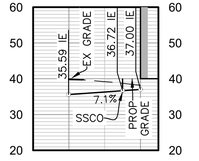
SEWER PROFILE: 13A
SCALE: 1" = 20'



MAIN SANITARY SEWER PROFILE
SCALE: 1" = 20'



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



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



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

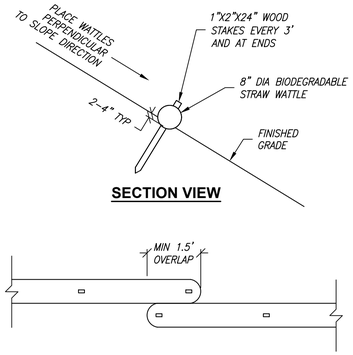
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

UTILITY PLAN

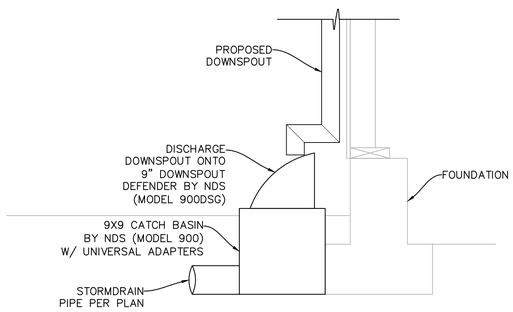
DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	BALS
CHECKED BY:	AP
SHEET NO.	5 OF 8

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



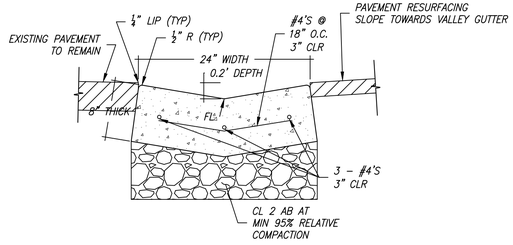
1 / 4 6 STRAW WATTLE DETAILS

NOT TO SCALE



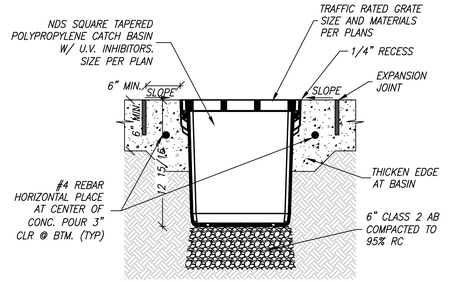
2 / 4 6 DOWNSPOUT DETAIL

NOT TO SCALE



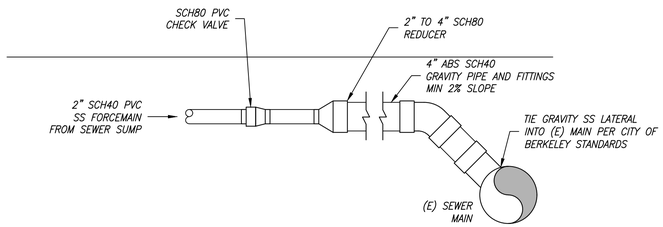
3 / 4 6 CONCRETE SWALE DETAIL

NOT TO SCALE



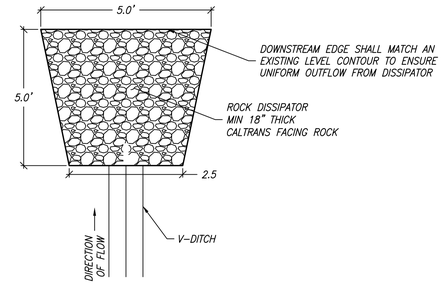
6 / 4 6 CATCH BASIN DETAIL

NOT TO SCALE



5 / 5 6 PRESSURE TO GRAVITY SS DETAIL

NOT TO SCALE

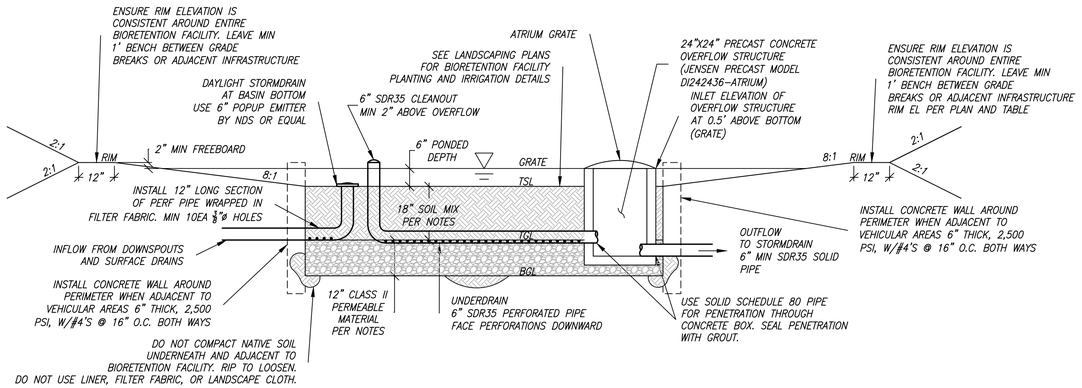


6 / 4 6 VELOCITY DISSIPATOR

NOT TO SCALE

NOTES:

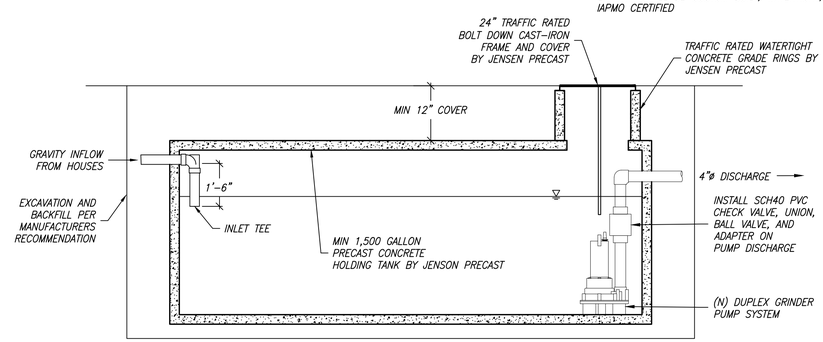
1. SOIL FOR THE BIORETENTION FACILITY SHALL BE THE STANDARD SOIL MIX AS SET FORTH IN THE MOST CURRENT CONTRA COSTA COUNTY STORMWATER C.3 GUIDEBOOK.
2. SOIL FOR THE BIORETENTION FACILITY SHALL BE PROVIDED BY AN APPROVED SUPPLIER FROM THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM C.3. WEB PAGE. THIS LIST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



7 / 4 6 BIORETENTION FACILITY DETAIL

NOT TO SCALE

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



8 / 5 6 SUMP TANK DETAIL

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER — ANDREW GRIGHT PAPE — NO. C71212 — EXP. 06/30/25 — CIVIL — STATE OF CALIFORNIA

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REV. NO.	DESCRIPTION	DATE	APPROVED
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925-275-5304, info@uprightengineeringinc.com

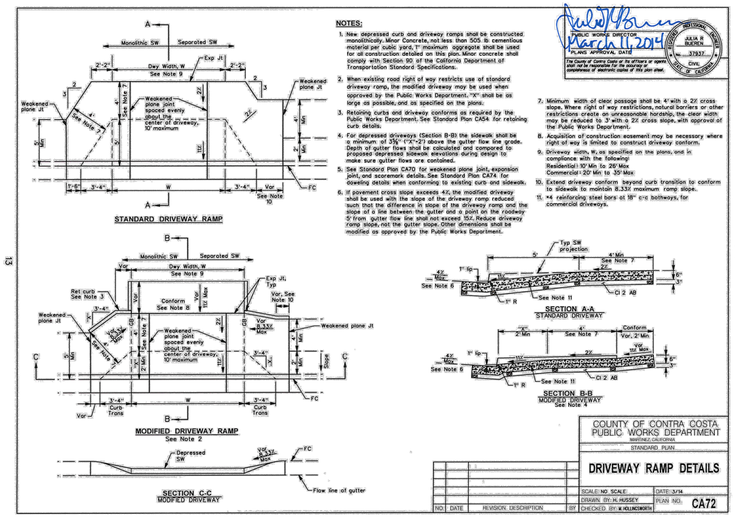
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

DETAILS

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

SAVE DATE: 11/22/2024 ~ PLOT DATE: 11/22/2024 ~ FILE NAME: G:\.shortcut-targets-by-id\0BxHT2CYIor-Cdkctc2JBNXlqYmc_Upright___PROJECTS_COMPLETED\2nd-Sharon Rodeo\CAD\2nd & Sharon - Grading Plan - R2 (revised).dwg



NOTES:

1. New depressed curb and driveway ramps shall be constructed monolithically. Minor Concrete, not less than 505 lb cementious material per cubic yard, 1" maximum aggregate shall be used for all construction detailed on this plan. Minor concrete shall comply with Section 90 of the California Department of Transportation Standard Specifications.
2. When existing road right of way restricts use of standard driveway ramp, the modified driveway may be used when approved by the Public Works Department. "I" shall be as large as possible, and as specified on the plans.
3. Retaining curbs and driveway conforms as required by the Public Works Department. See Standard Plan D6X4 for retaining curb details.
4. For depressed driveways (Section B-B) the sidewalk shall be a minimum of 3⅞" (7"X"-2") above the gutter flow line grade. Depth of gutter flows shall be calculated and compared to proposed depressed sidewalk elevations during design to make sure gutter flows are contained.
5. See Standard Plan CA70 for weakened plane joint, expansion joint, and scoremark details. See Standard Plan CA74 for doweling details when conforming to existing curb and sidewalk.
6. If pavement cross slope exceeds 4%, the modified driveway shall be used with the slope of the driveway ramp reduced such that the difference in slope of the driveway ramp and the slope of a line between the gutter and a point on the roadway 12' from gutter flow line shall not exceed 15%. Reduce driveway ramp slope, not the gutter slope. Other dimensions shall be modified as approved by the Public Works Department.
7. Minimum width of clear passage shall be 4' with a 2% cross slope. Where right of way restrictions, natural barriers or other restrictions create an unreasonable hardship, the clear width may be reduced to 3' with a 2% cross slope, with approval of the Public Works Department.
8. Acquisition of construction easement may be necessary where right of way is limited to construct driveway conform.
9. Driveway slope, as specified on the plans, and in compliance with the following:
   Residential - 10' Min to 20' Max
   Commercial - 20' Min to 45' Max
10. Extend driveway conform beyond curb transition to conform to sidewalk to maintain 8.33% maximum ramp slope.
11. #4 reinforcing steel bars at 18" o/c both ways, for commercial driveways.

PUBLIC WORKS DIRECTOR
March 11, 2014
PLANS APPROVAL DATE

The County of Contra Costa or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.

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

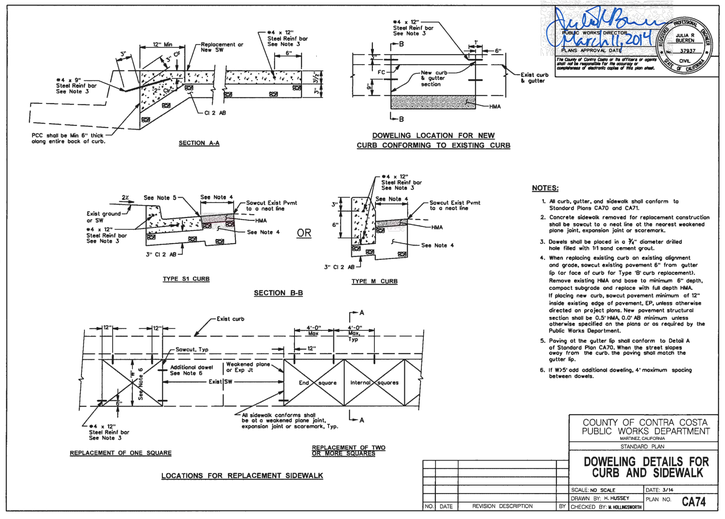
DRIVEWAY RAMP DETAILS

NO	DATE	REVISION DESCRIPTION	BY

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

STD. PLAN CA72

13



NOTES:

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

PUBLIC WORKS DIRECTOR
March 11, 2014
PLANS APPROVAL DATE

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

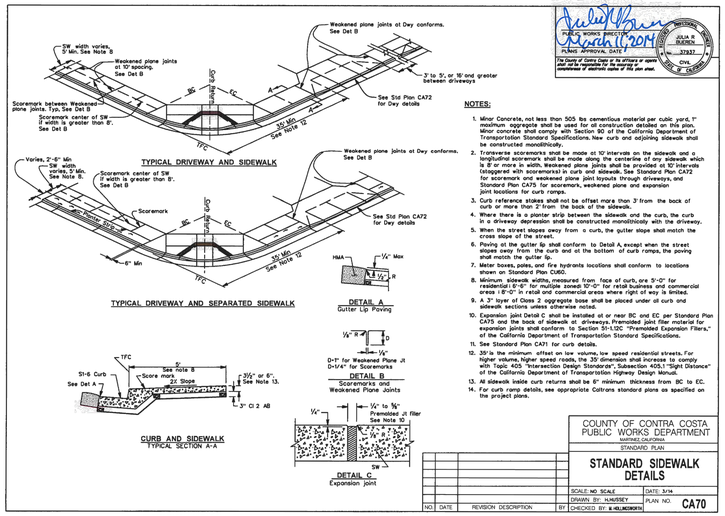
DOWELING DETAILS FOR CURB AND SIDEWALK

NO	DATE	REVISION DESCRIPTION	BY

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

STD. PLAN CA74

15



NOTES:

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

PUBLIC WORKS DIRECTOR
March 11, 2014
PLANS APPROVAL DATE

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

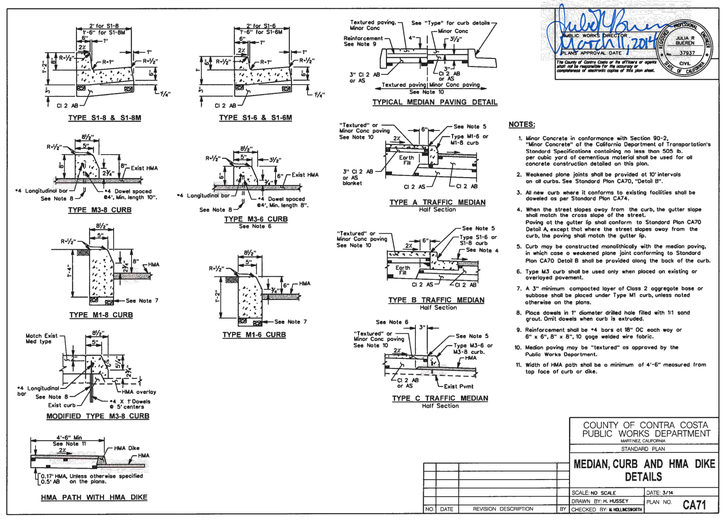
STANDARD SIDEWALK DETAILS

NO	DATE	REVISION DESCRIPTION	BY

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

STD. PLAN CA70

11



NOTES:

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

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

MEDIAN, CURB AND HMA DIKE DETAILS

NO	DATE	REVISION DESCRIPTION	BY

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

STD. PLAN CA71

12

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

PERMIT SET

REV. NO.	DESCRIPTION	DATE	APPROVED
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REVISIONS

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

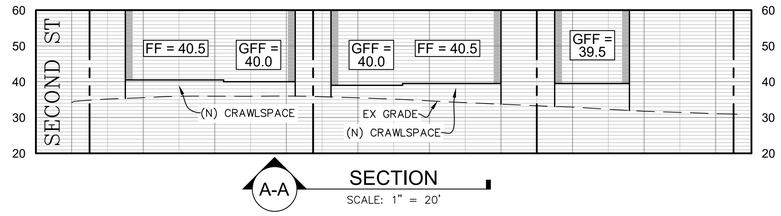
DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

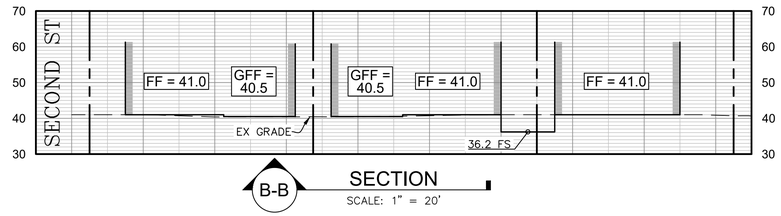
DETAILS

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

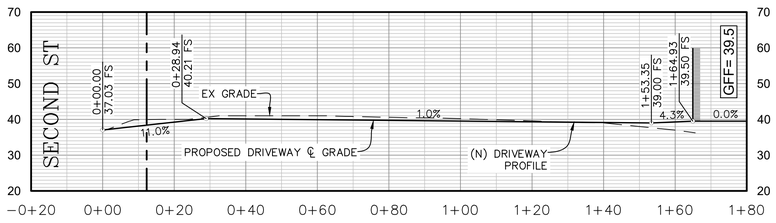
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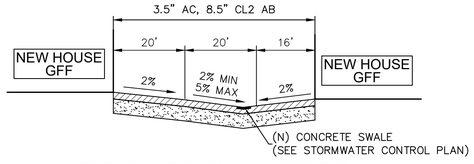
A-A SECTION
SCALE: 1" = 20'



B-B SECTION
SCALE: 1" = 20'



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



TYPICAL ROADWAY SECTION
SCALE: 1" = 20'

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

PERMIT SET

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

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

DATE: 11/22/2024

NEW RESIDENCES
2nd STREET & SHARON AVENUE
RODEO, CA

SECTIONS

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

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

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

SECOND STREET HOUSES

NOVEMBER 10, 2023

ABBREVIATIONS

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

SCOPE OF WORK

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

PROJECT DATA

REFER TO SHEET A102 SITE PLAN FOR AREA CALCULATIONS

APPLICABLE CODES

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

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A002	PROJECT RENDERINGS
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
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A202	05A - SECOND LEVEL
A204	05B - FLOOR PLANS
A207	13A - GROUND FLOOR
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A302	05A - ELEVATIONS
A303	05B - ELEVATIONS
A304	05B - ELEVATIONS
A305	13A - ELEVATIONS
A306	13A - ELEVATIONS
A307	13B - ELEVATIONS
A308	13B - ELEVATIONS
A309	15 - ELEVATIONS
A310	15 - ELEVATIONS

PROJECT DIRECTORY

OWNER:

MICHAEL AND DEBRA MCGHEE

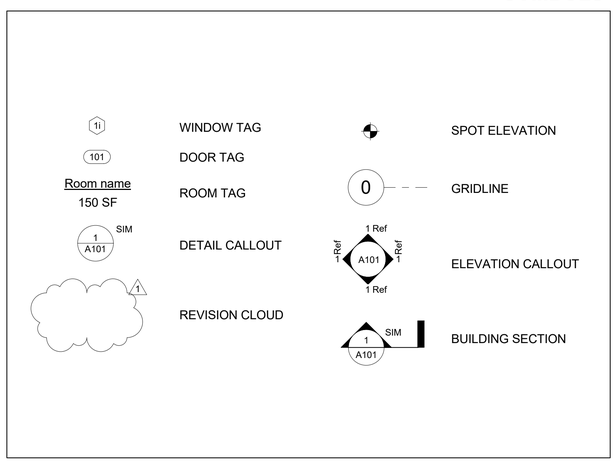
ARCHITECT:

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

CONTRACTOR:

TBD

SYMBOLS





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

Second Street Waterfront

PROJECT INFORMATION

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

A001

Scale 1/4" = 1'-0"

11/10/2023 12:25:23 PM



VIEW FROM STREET LOOKING NORTH



VIEW FROM STREET LOOKING NORTHEAST

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510.542.7906

Waterfront Second Street Workshop

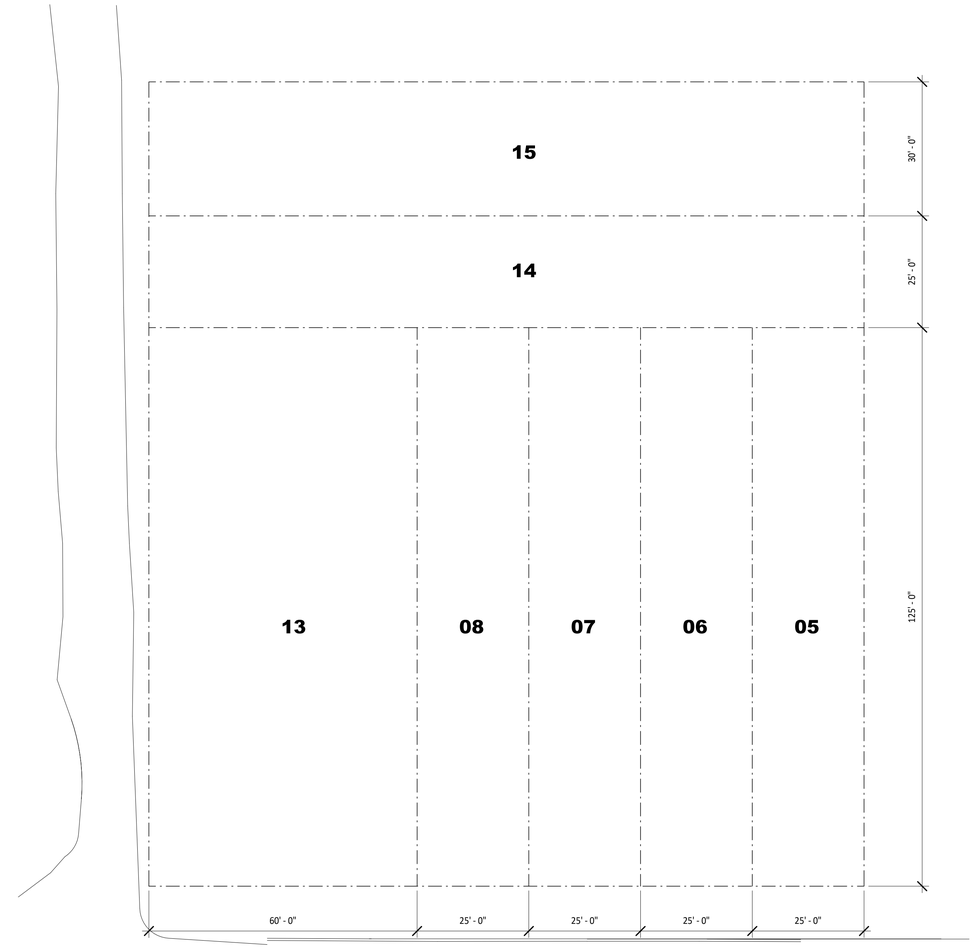
PROJECT RENDERINGS

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

A002

Scale

11/10/2023 12:25:24 PM



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

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510.542.7906

Second Street Waterfront

EXISTING SITE PLAN

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

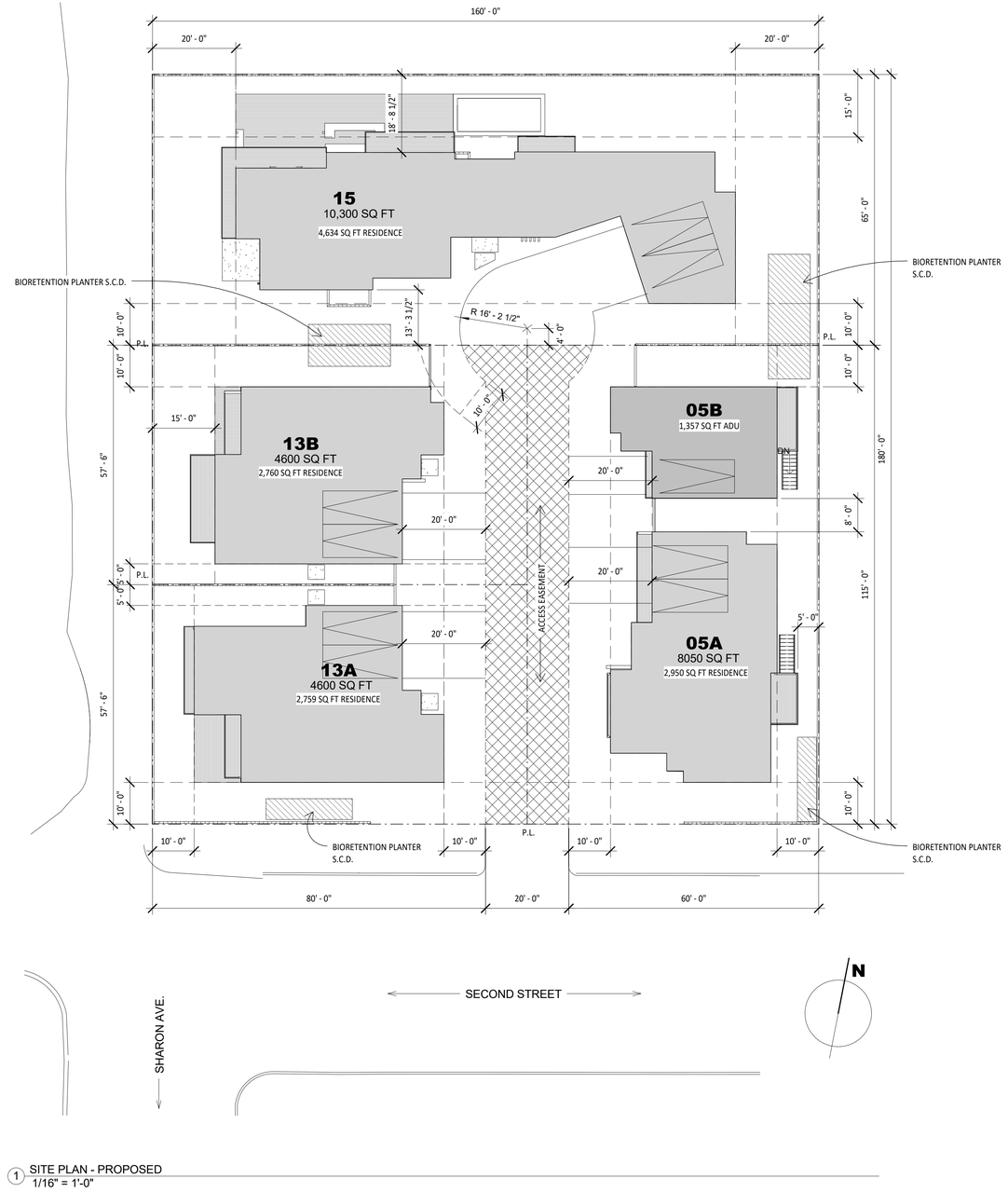
A101

Scale 1/16" = 1'-0"

11/10/2023 12:25:24 PM

PROJECT DATA

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



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

NICKSOWERS ARCHITECTURE

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NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

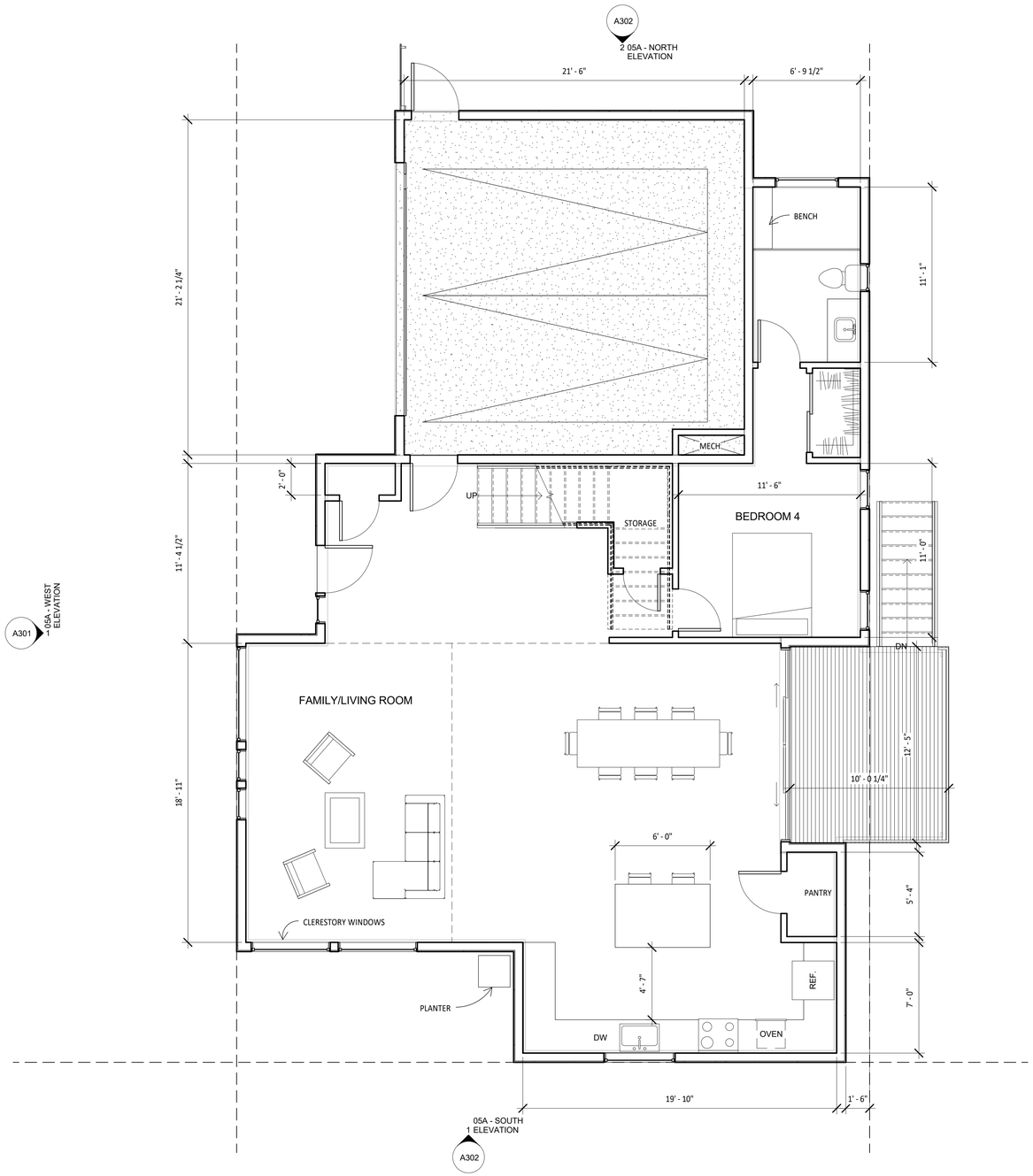
PROPOSED SITE PLAN

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

A102

Scale 1/16" = 1'-0"

11/10/2023 12:25:26 PM



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

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Second Street Waterfront

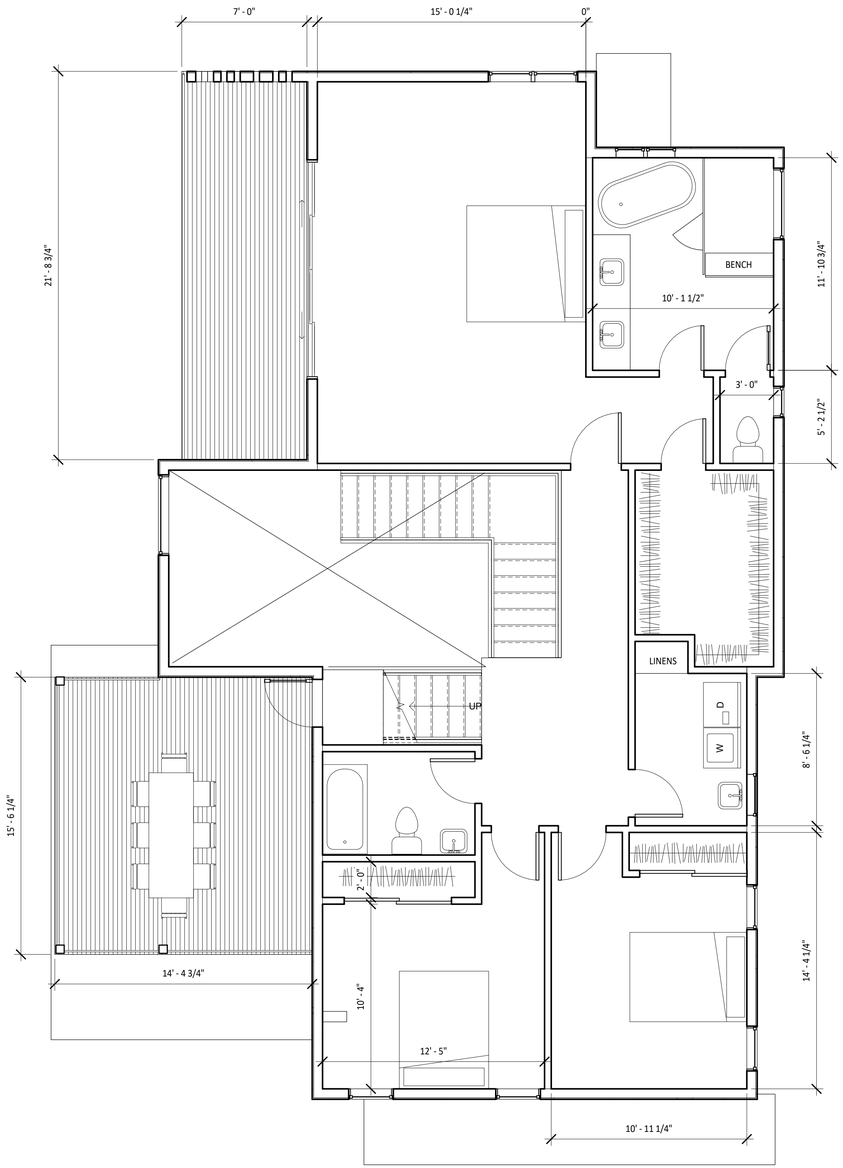
05A - GROUND FLOOR

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

A201

Scale 1/4" = 1'-0"

11/10/2023 12:25:26 PM



05A - SOUTH
1 ELEVATION
A302

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

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Second Street Waterfront

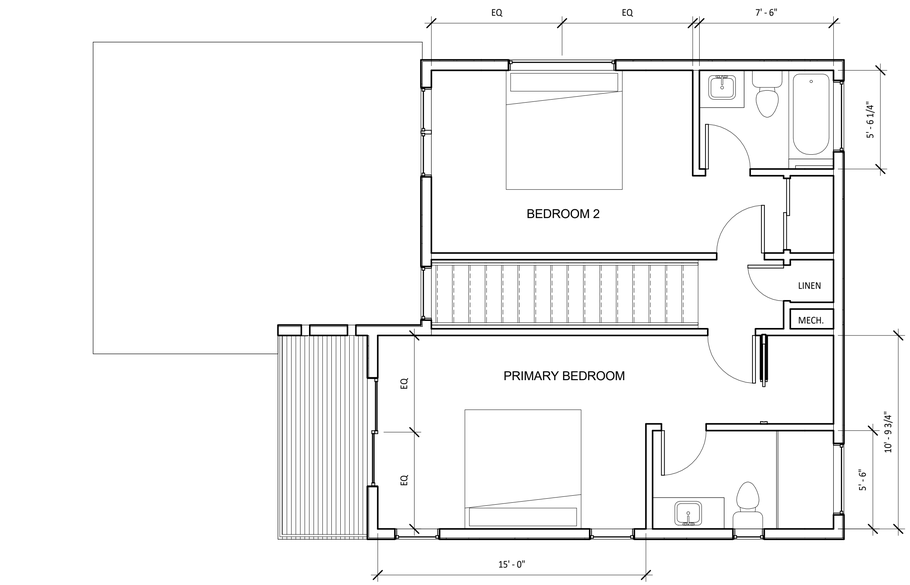
05A - SECOND LEVEL

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

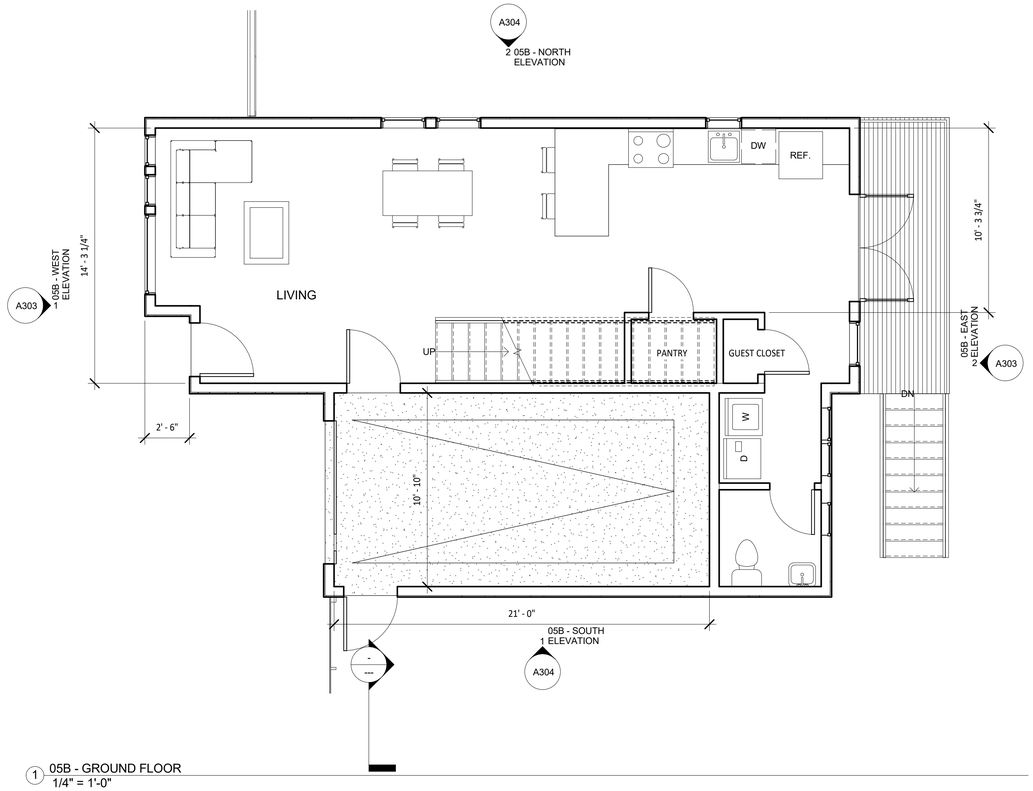
A202

Scale 1/4" = 1'-0"

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



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

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Second Street Waterfront

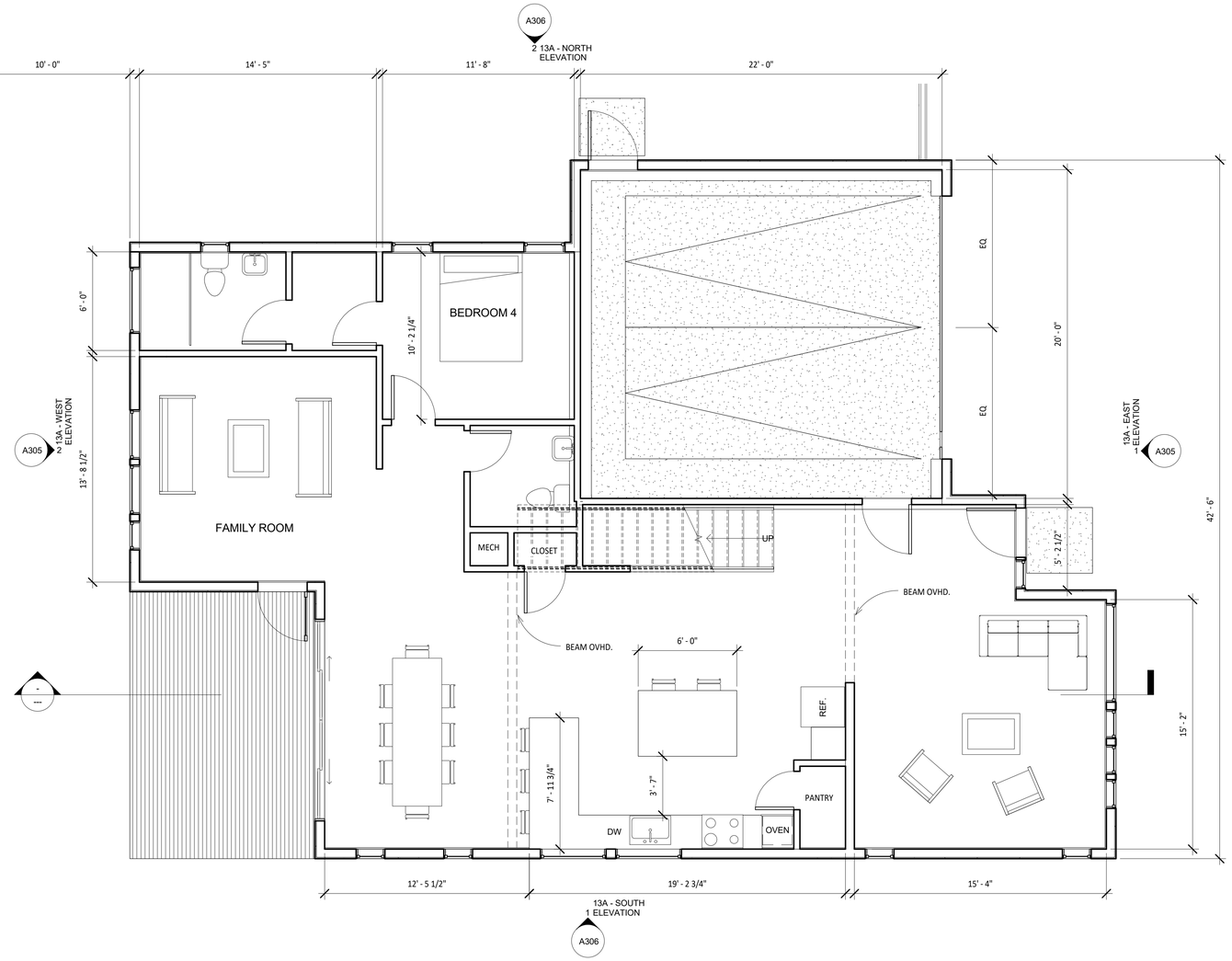
05B - FLOOR PLANS

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

A204

Scale 1/4" = 1'-0"

11/10/2023 12:25:27 PM



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

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Second Street Waterfront

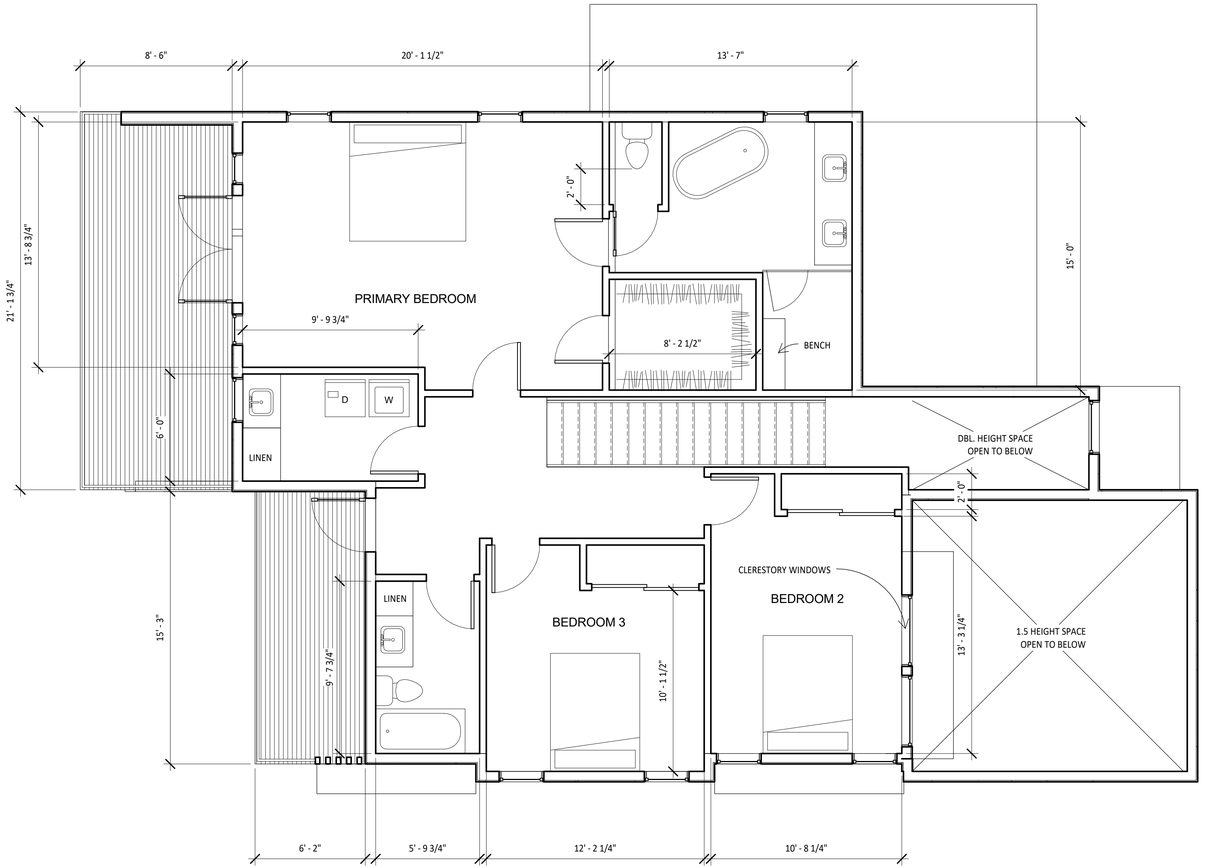
13A - GROUND FLOOR

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

A207

Scale 1/4" = 1'-0"

11/10/2023 12:25:28 PM



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

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Second Street Waterfront

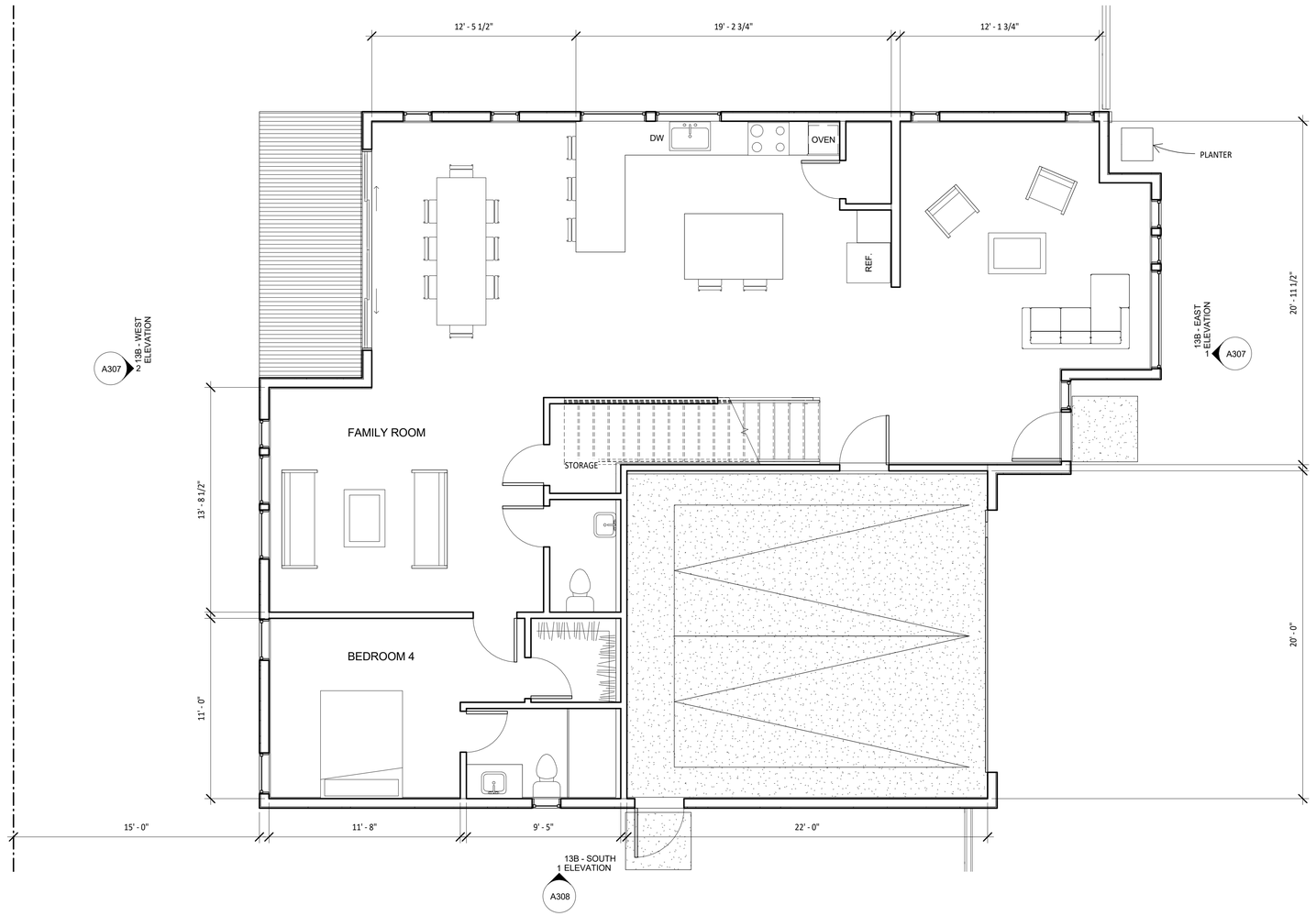
13A - SECOND FLOOR

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

A208

Scale 1/4" = 1'-0"

11/10/2023 12:25:28 PM



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

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510.542.7906

Second Street Waterfront

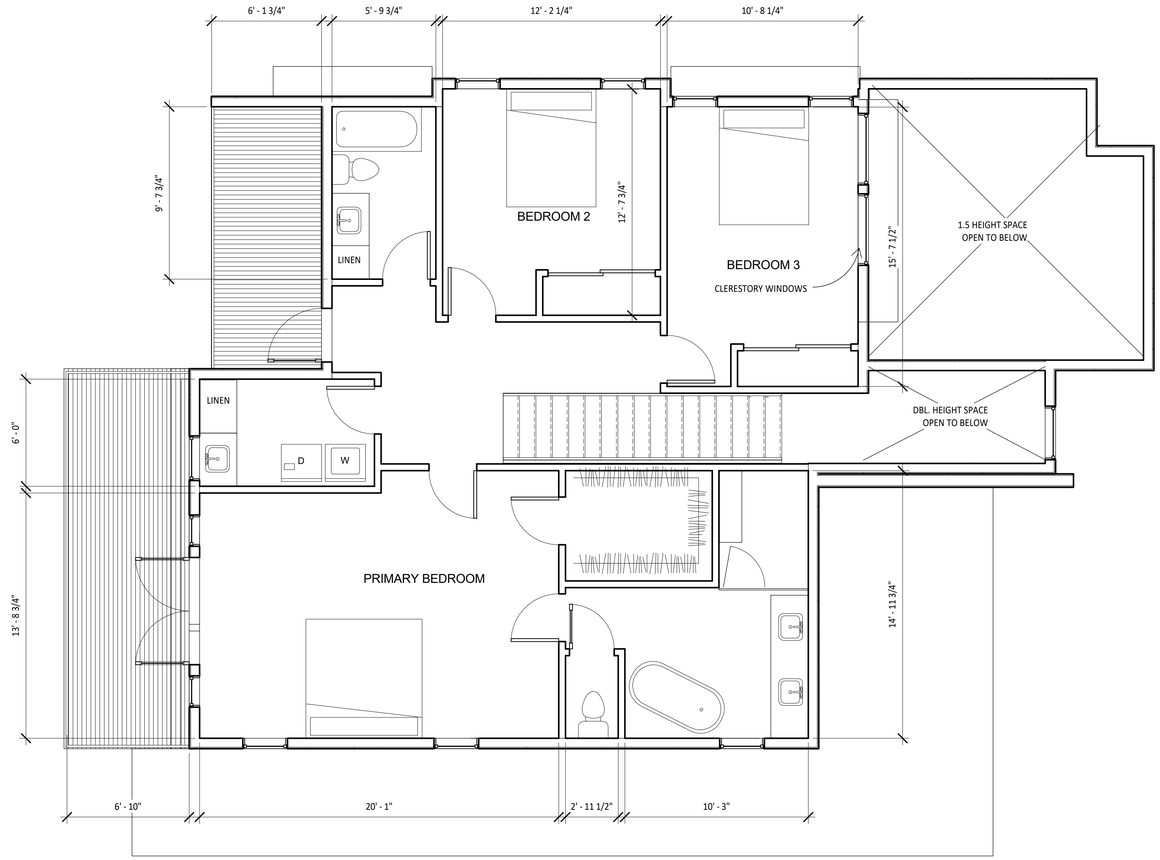
13B - GROUND FLOOR

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

A209

Scale 1/4" = 1'-0"

11/10/2023 12:25:28 PM



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

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Second Street Waterfront

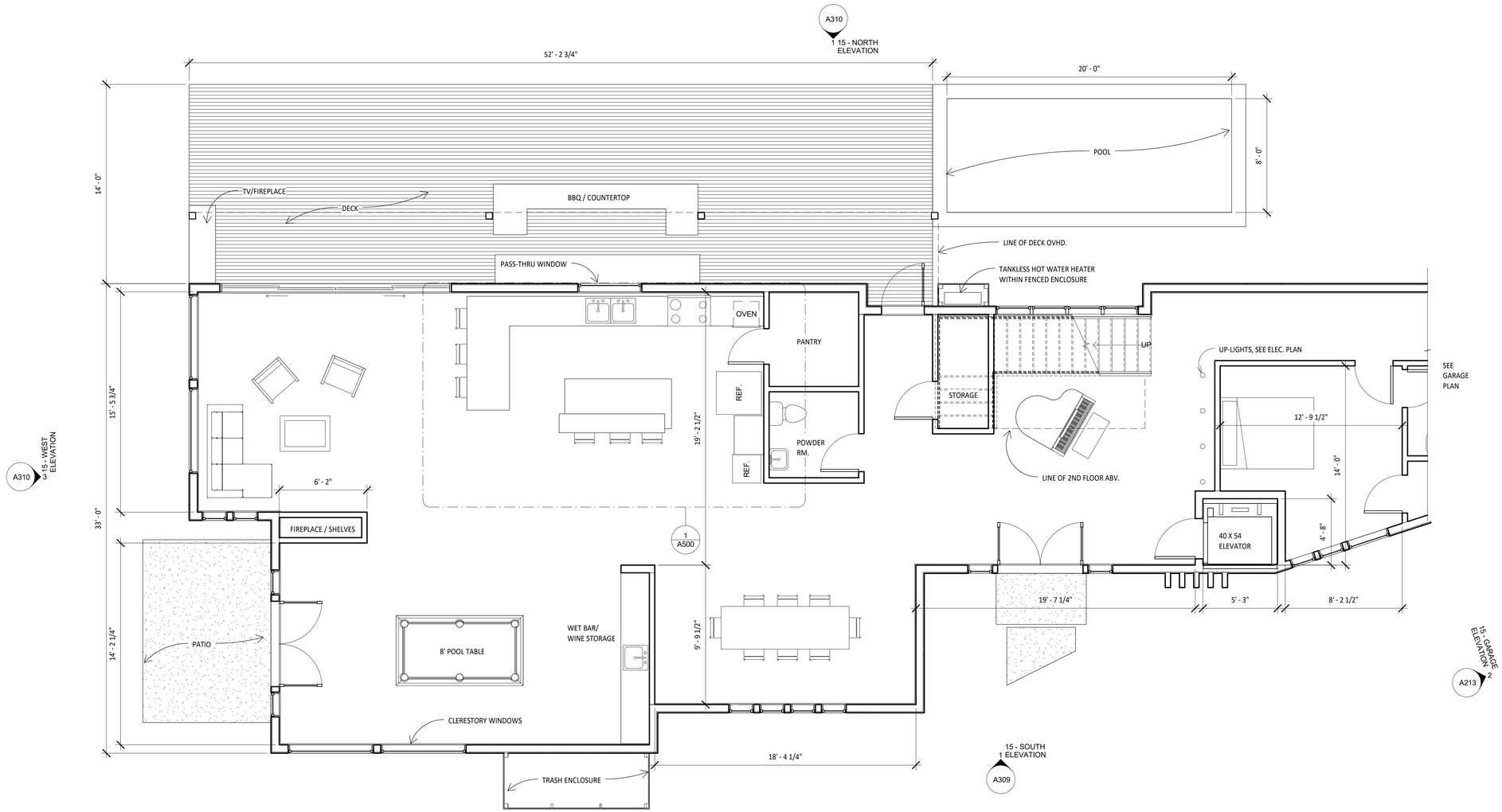
13B - SECOND FLOOR

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

A210

Scale 1/4" = 1'-0"

11/10/2023 12:25:29 PM



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

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Second Street Waterfront

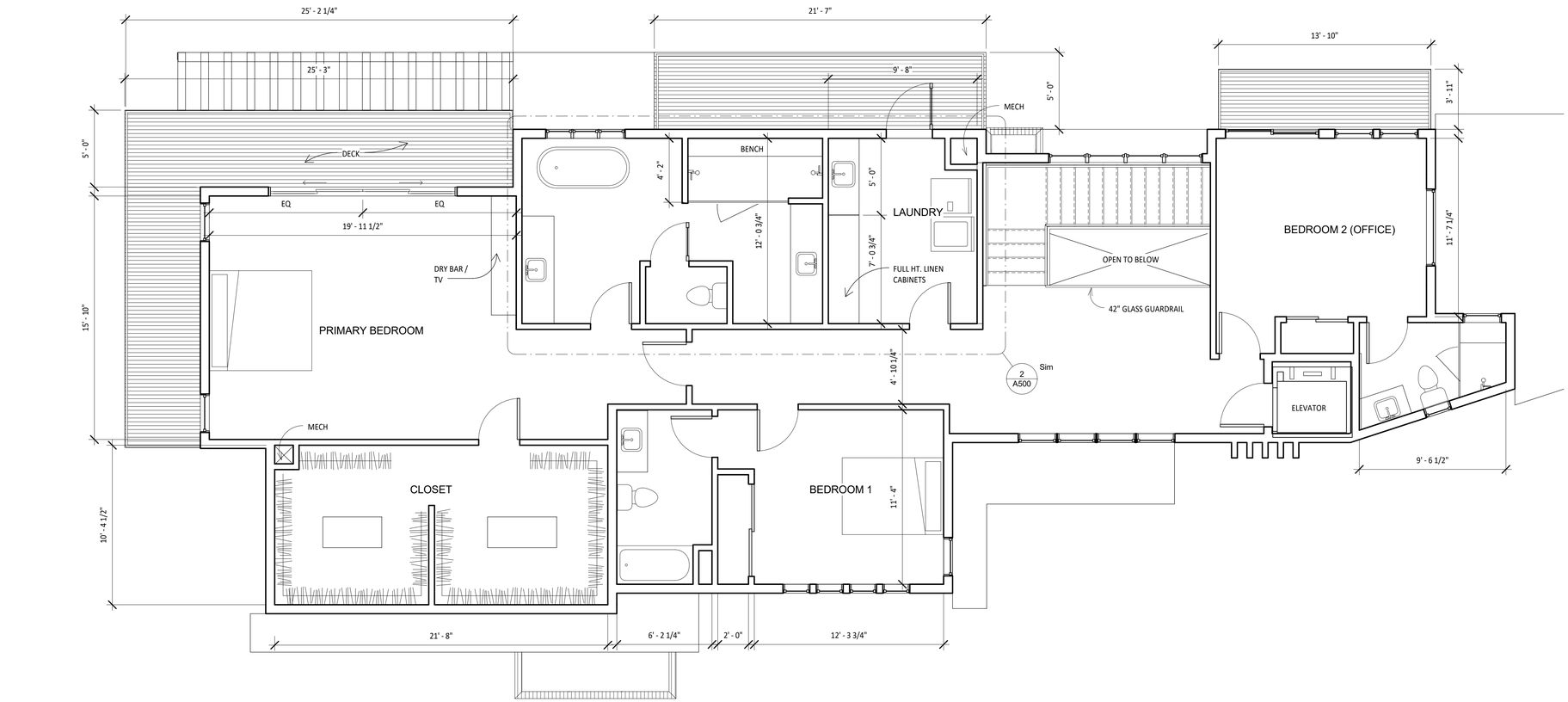
15 - GROUND FLOOR

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

A211

Scale 1/4" = 1'-0"

11/10/2023 12:25:29 PM



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

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NICK@VESSEL.FM
510.542.7906

Second Street Waterfront

15 - SECOND FLOOR

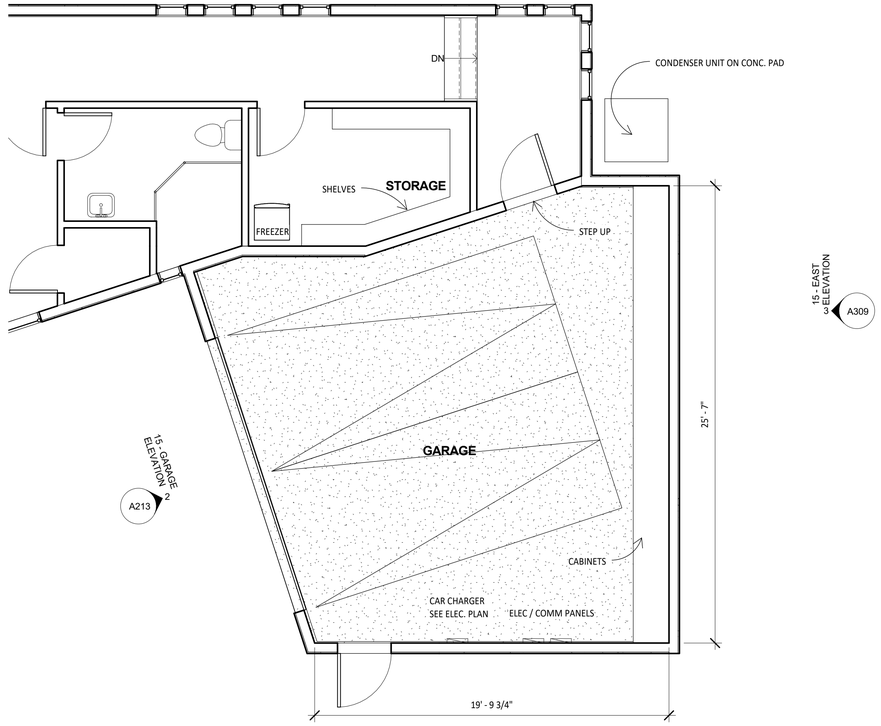
Revision Number	
Project Number	22-01
Date	11/10/23

A212

Scale 1/4" = 1'-0"

11/10/2023 12:25:30 PM

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



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

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510.542.7906

Second Street Waterfront

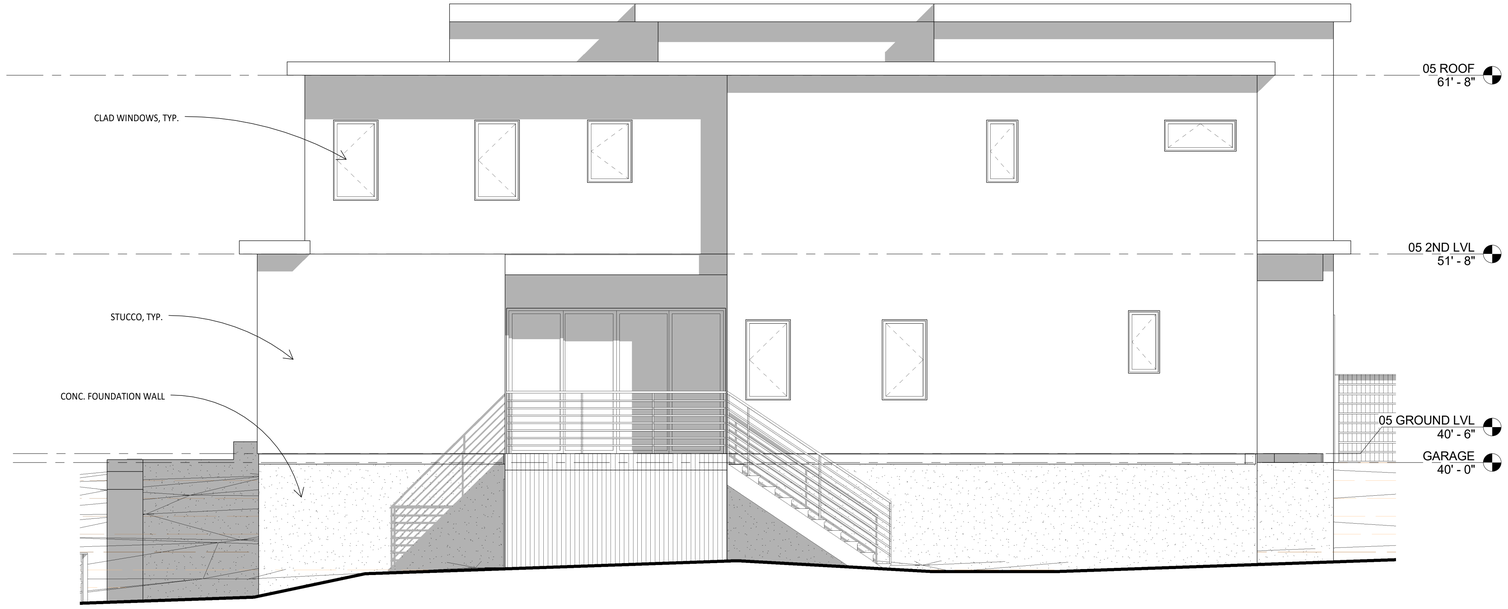
15 - GARAGE PLAN

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

A213

Scale	1/4" = 1'-0"

11/10/2023 12:25:33 PM



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



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

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510.542.7906

Second Street Waterfront

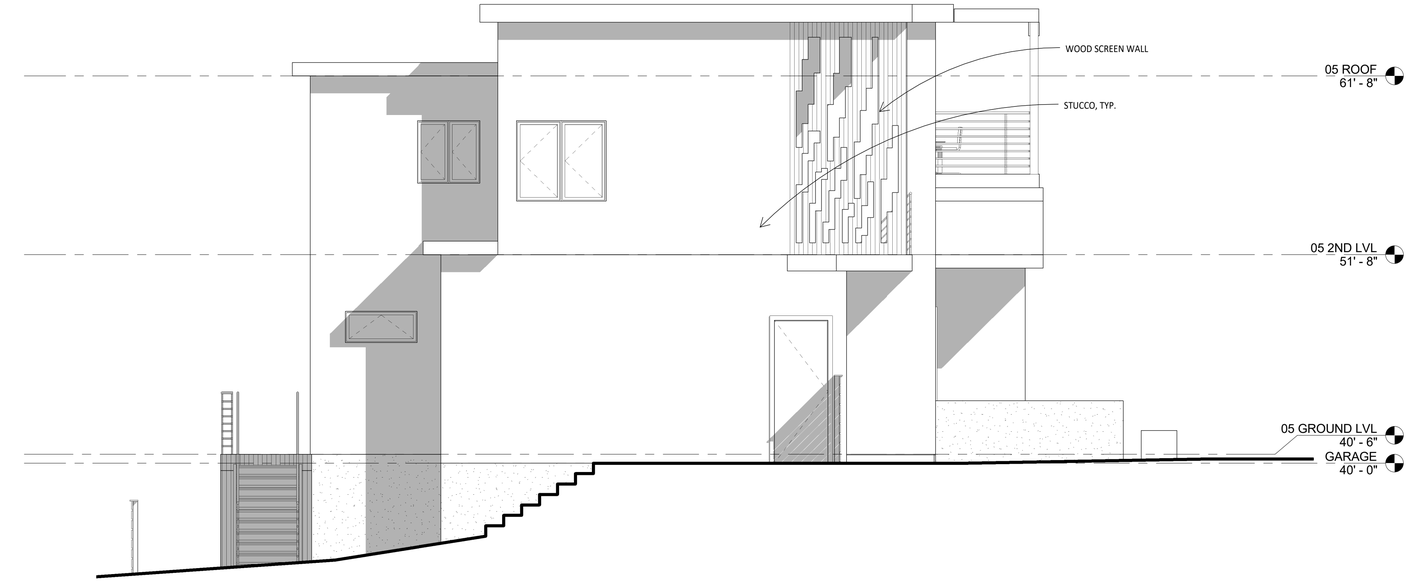
05A - ELEVATIONS

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

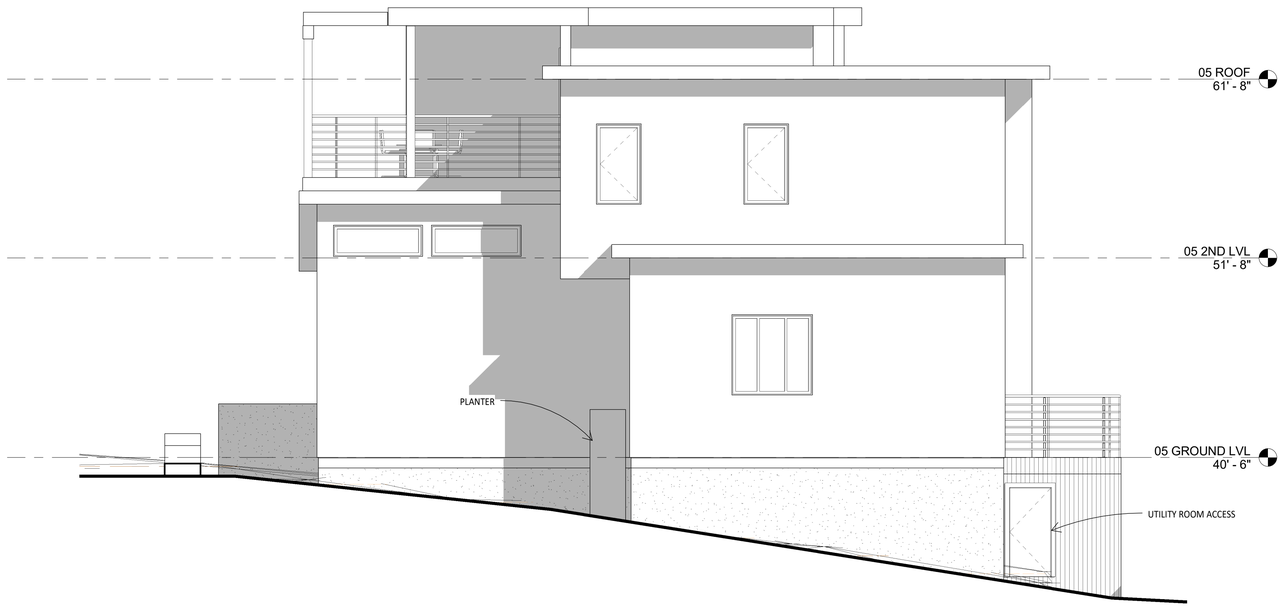
A301

Scale 1/4" = 1'-0"

11/10/2023 12:25:37 PM



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



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

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ARCHITECTURE

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NICK@VESSEL.FM
510.542.7906

Waterfront
Second Street Workshop

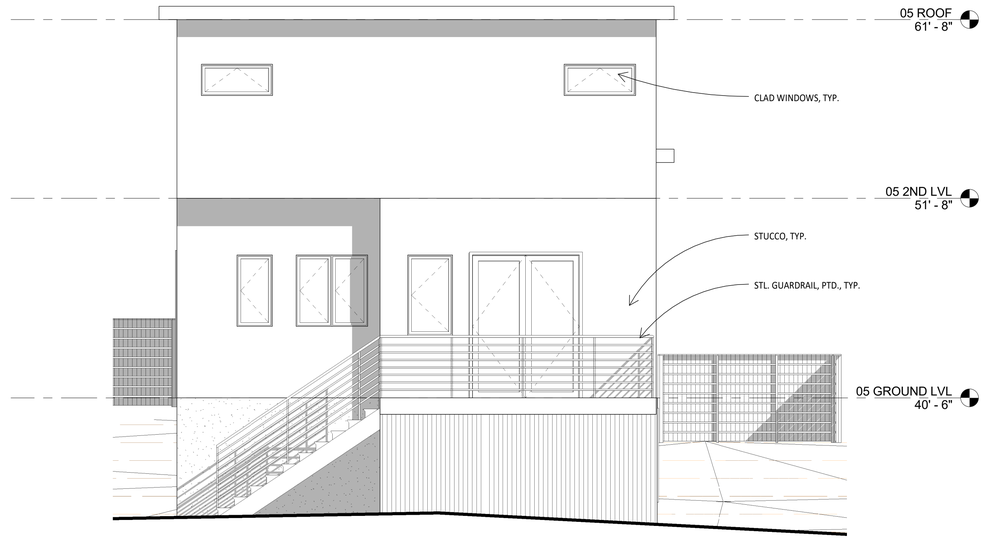
05A - ELEVATIONS

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

A302

Scale 1/4" = 1'-0"

11/10/2023 12:25:42 PM



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



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

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510.542.7906

Second Street Waterfront

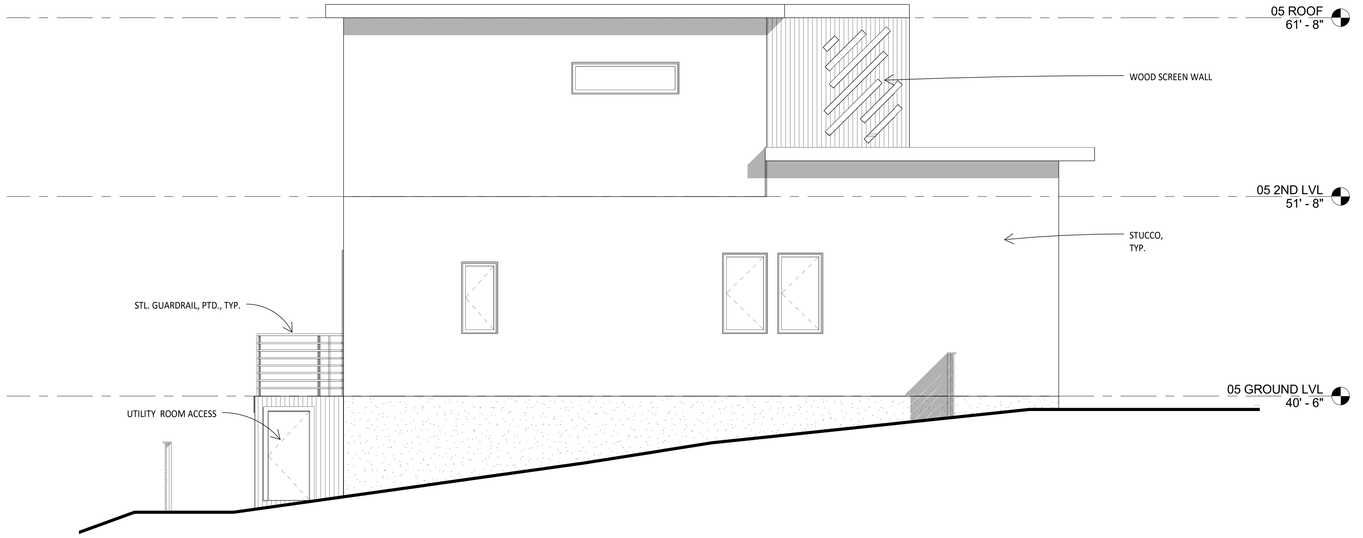
05B - ELEVATIONS

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

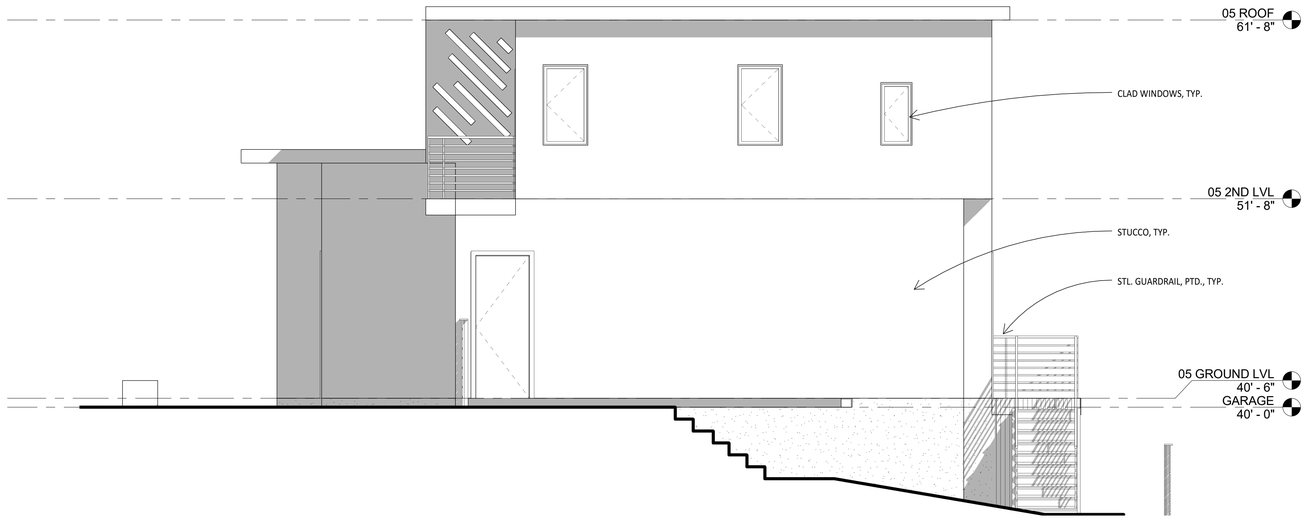
A303

Scale 1/4" = 1'-0"

11/10/2023 12:25:46 PM



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



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

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510.542.7906

Second Street Waterfront

05B - ELEVATIONS

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

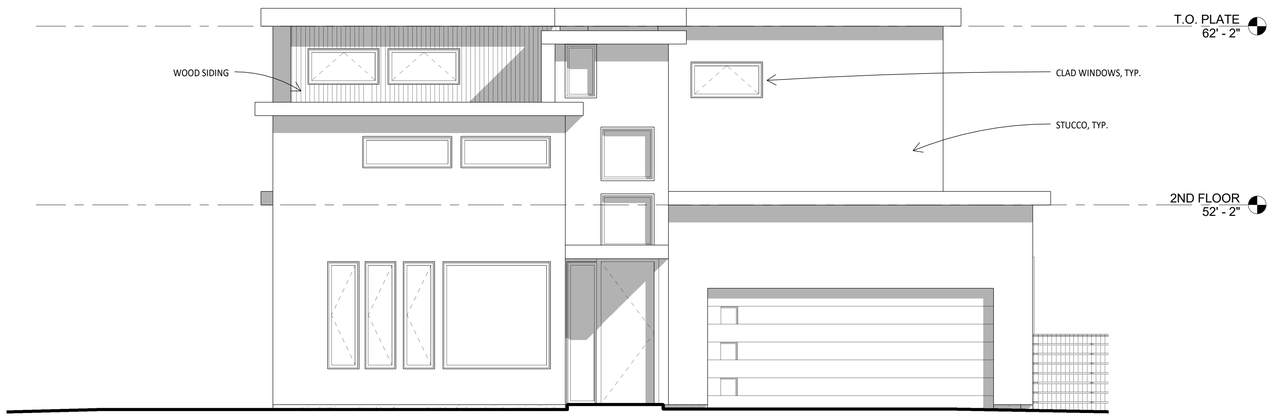
A304

Scale 1/4" = 1'-0"

11/10/2023 12:25:49 PM



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



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

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Second Street Waterfront

13A - ELEVATIONS

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

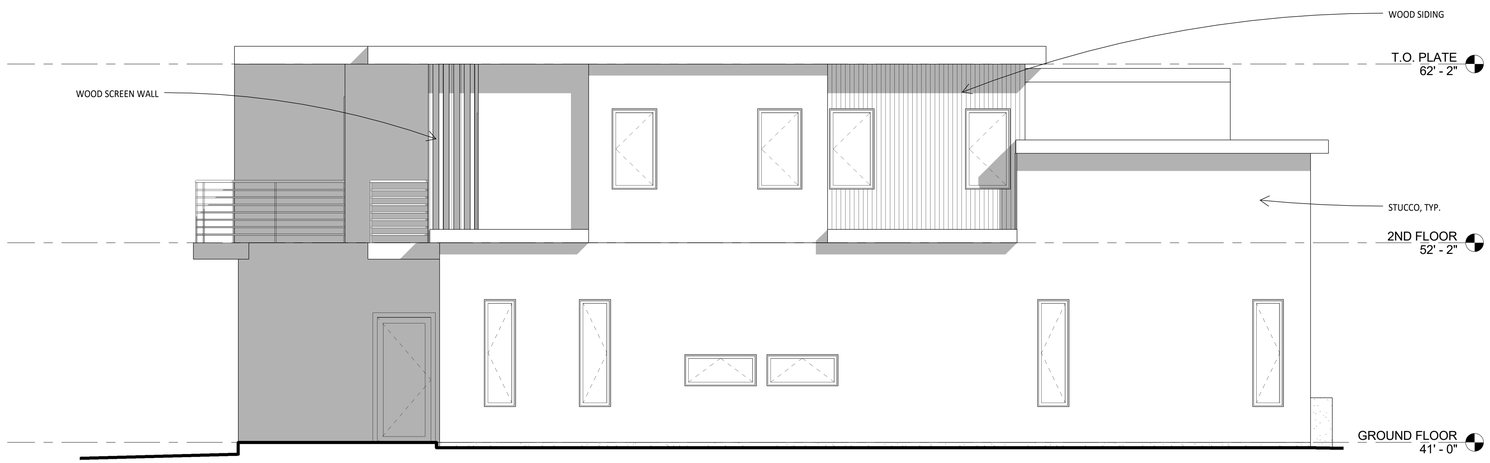
A305

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



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

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Waterfront Second Street Workshop

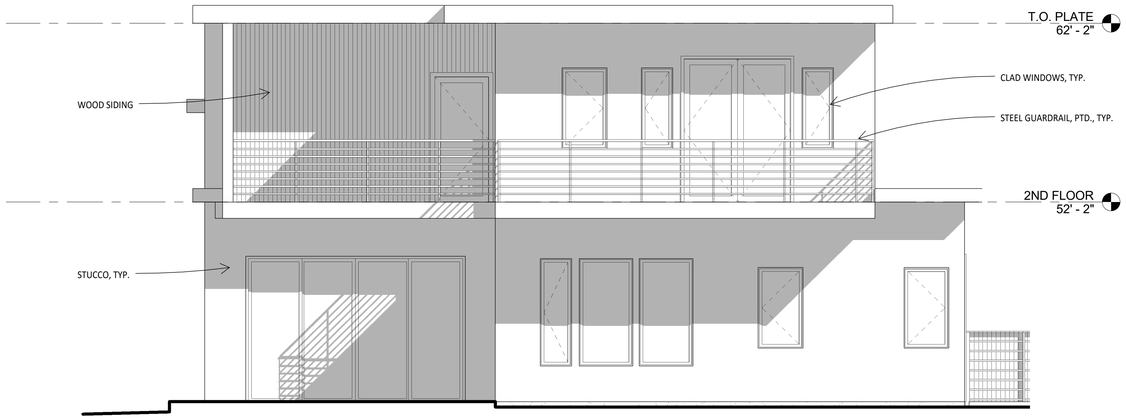
13A - ELEVATIONS

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

A306

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11/10/2023 12:25:57 PM



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



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

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Second Street Waterfront

13B - ELEVATIONS

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

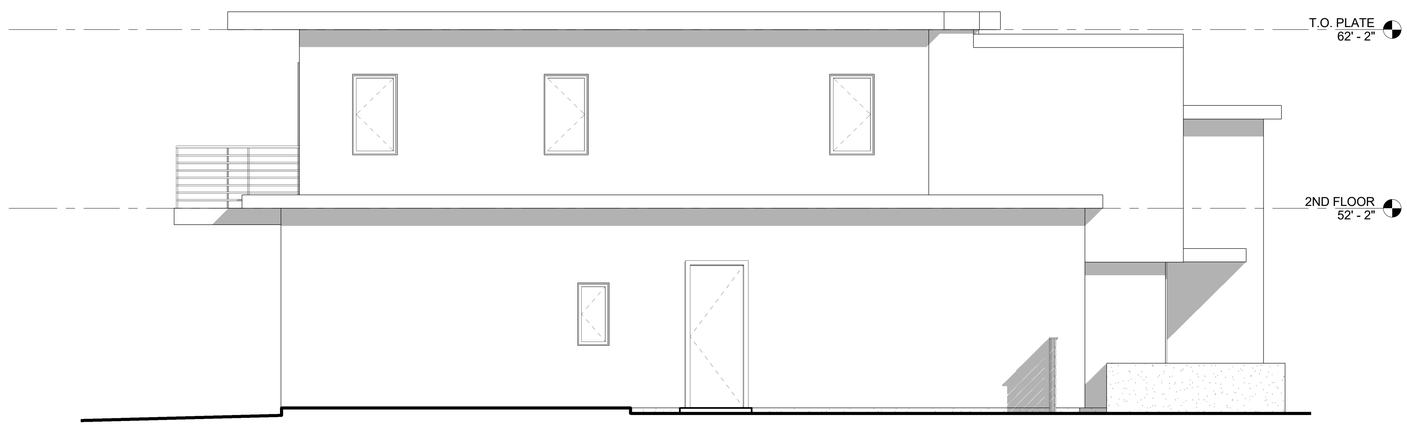
A307

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11/10/2023 12:26:01 PM



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



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

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Second Street Waterfront

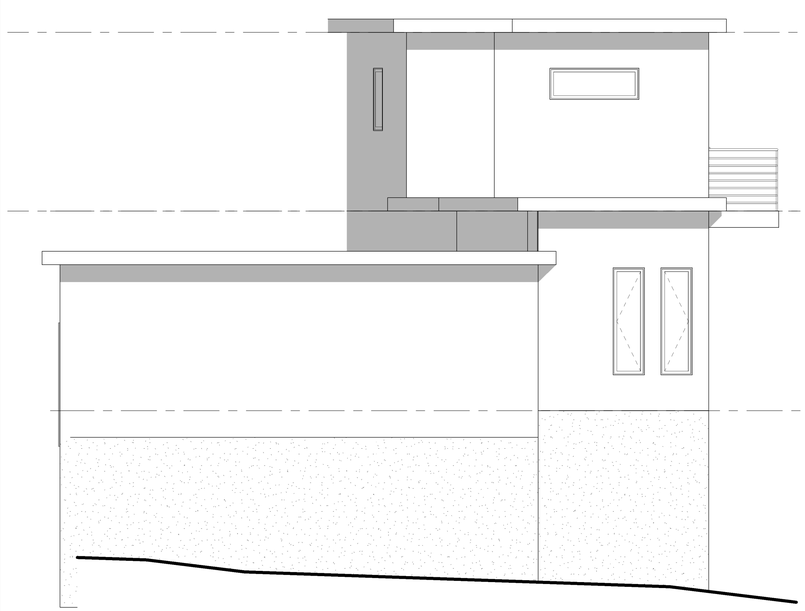
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Revision Number	
Project Number	22-01
Date	11/10/23

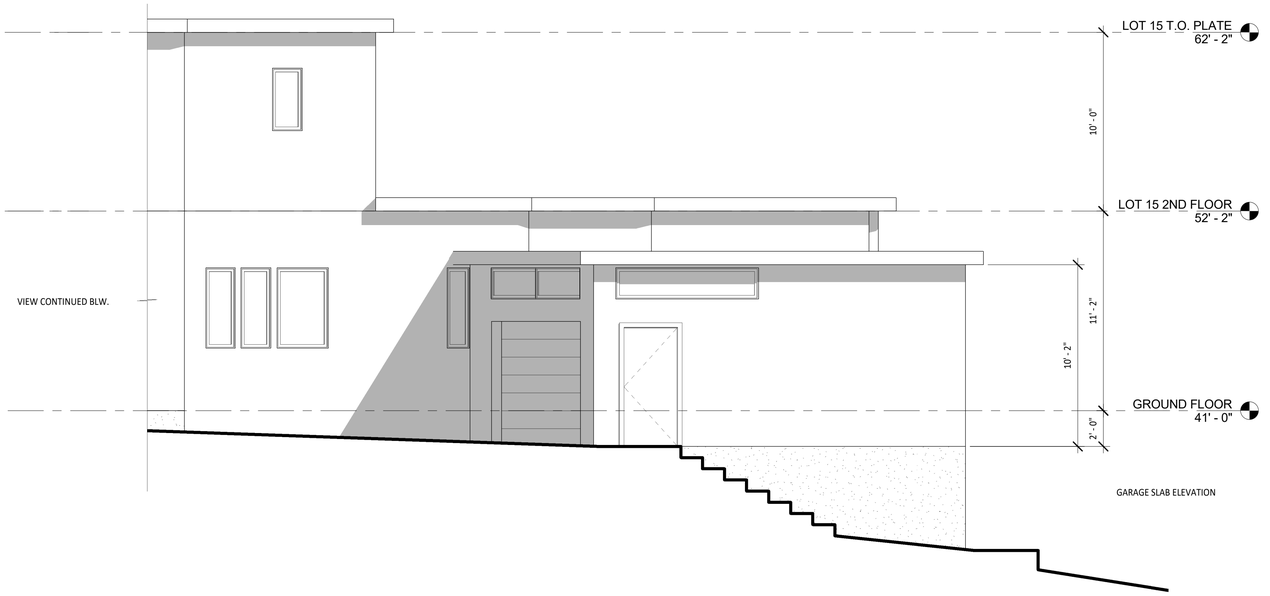
A308

Scale 1/4" = 1'-0"

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



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



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

NICK SOWERS
ARCHITECTURE

NICK SOWERS, **ARCHITECT**
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Waterfront
Second Street Workshop

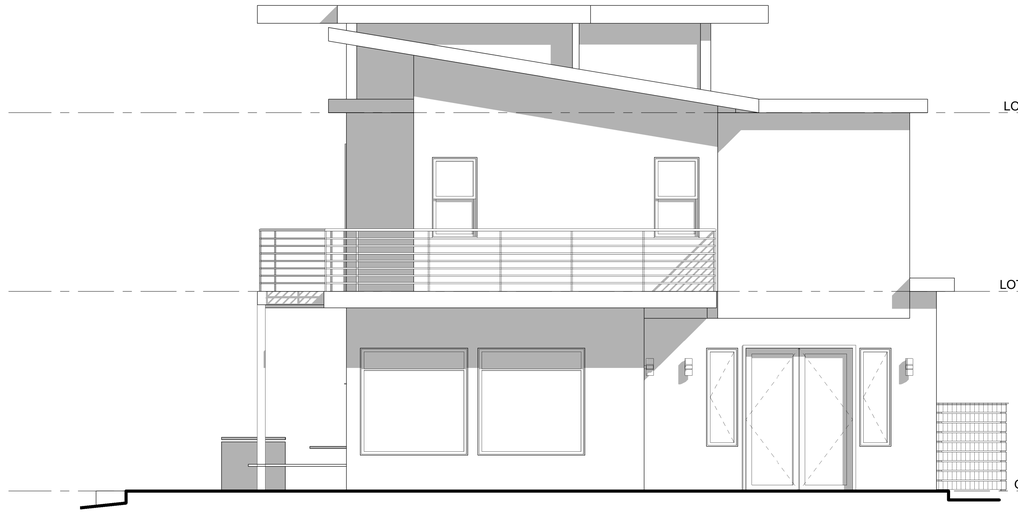
15 - ELEVATIONS

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

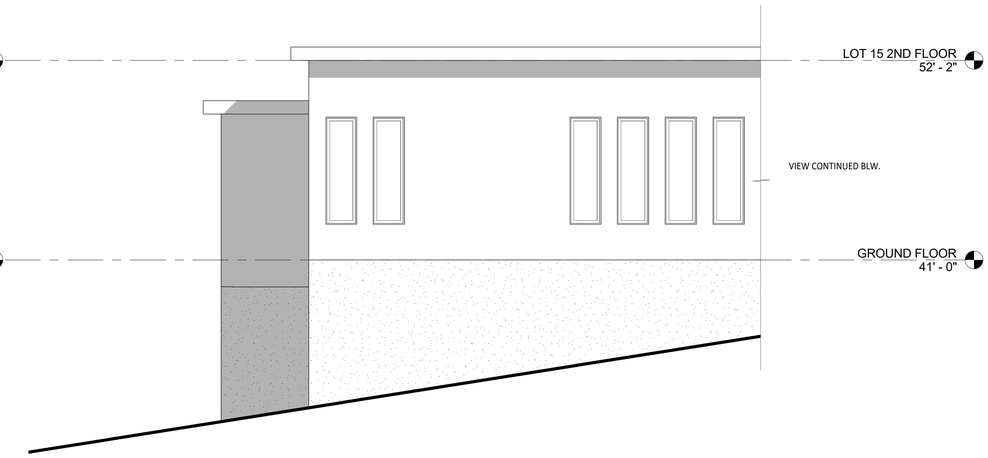
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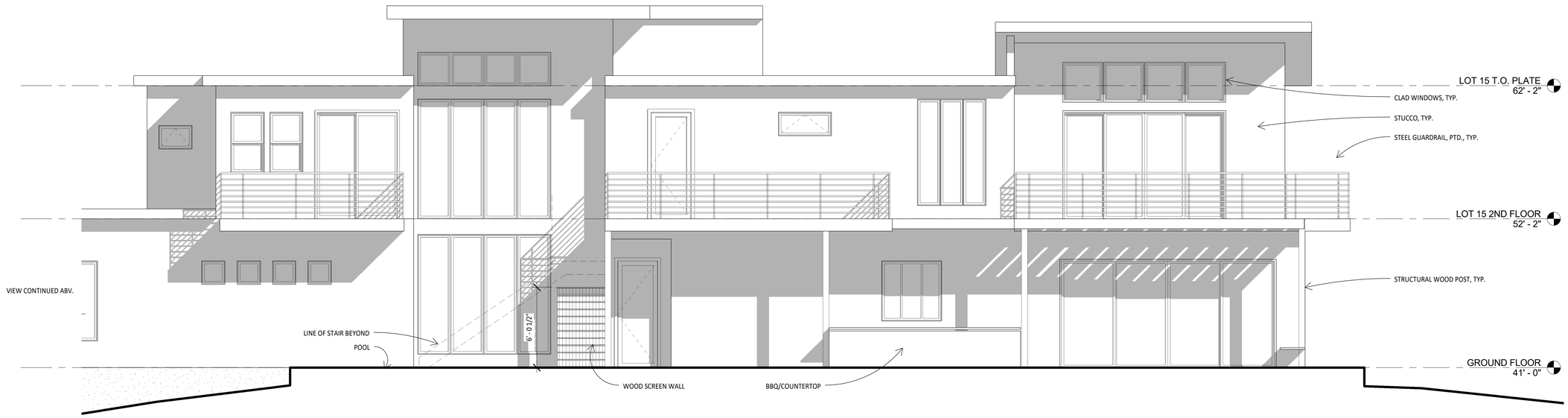
11/10/2023 12:26:08 PM



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



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



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

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Second Street Waterfront

15 - ELEVATIONS

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

A310

Scale 1/4" = 1'-0"

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

0 2nd Street
Rodeo, CA 94549

January 08, 2025

SECTION 4: BIOLOGICAL RESOURCES
Potentially Significant Impacts: **Potential Impact BIO-1:** *Development activities occurring during the nesting period for birds (approximately February 1 – August 31), including site grading, soil excavation, and/or tree removal and vegetation pruning/removal poses potential risk to nesting passerine and raptor bird species.*
Mitigation Measure(s):
Mitigation Measure BIO-1**:** *No more than seven (7) days prior to ground disturbing activities occurring during the nesting period for birds (approximately February 1 – August 31), a nesting bird survey shall be performed by a CDFW qualified biologist to ensure that the project avoids impacting any active nests. If active bird nests are detected, a suitable nest buffer should be installed (typically 100 feet for passerines, and up to 500 feet for raptors, depending on species). Preconstruction surveys are not necessary prior to project activities occurring outside of nesting bird season.*

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

SECTION 5: CULTURAL RESOURCES
Potentially Significant Impacts: *Construction activities requiring excavation or earth movement could uncover previously unrecorded significant cultural resources and/or human remains.*
Mitigation Measure(s):
Mitigation Measure CUL-1*: Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until a professional archeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) and any Native*

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

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

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

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

Implementing Action:	COA

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

SECTION 13: NOISE

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

Mitigation Measure(s):

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

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

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

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

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

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

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

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

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

CEQA ENVIRONMENTAL CHECKLIST FORM

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

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

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

- Site grading: The project requires grading on the subject property involving approximately 1,430 cubic yards of combined earthwork (720 Cut / 710 C.Y. Fill)

for the proposed roadway and for preparation of the individual building pads identified on each proposed parcel. Grading activities would disturb approximately 20,000 square feet of the project site.

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

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

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

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

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

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

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

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

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

Environmental Factors Potentially Affected

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

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

Environmental Determination

On the basis of this initial evaluation:

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

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

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

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

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



05/30/2025

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

Date

ENVIRONMENTAL CHECKLIST

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

***SUMMARY**:*

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

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

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

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

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

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

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

Sources of Information:

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

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

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

***SUMMARY**:*

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

Sources of Information:

- Contra Costa County Important Farmland Map (2020)

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

Sources of Information:

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

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

4. *BIOLOGICAL RESOURCES – Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SUMMARY:

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

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

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

Special Status Species

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

Special Status Plant Species

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

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

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

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

Special Status Animal Species

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

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

Bumblebee Species

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

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

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

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

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

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

Salt Marsh Species

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

Saltmarsh common yellowthroat

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

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

Special Status Heron and Egret Species with Potential for Occurrence

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

Special Status Raptor Species with Potential for Occurrence

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

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

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

Hoary Bat (Lasiurus cinereus)

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

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

Nesting Birds

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

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

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

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

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

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

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

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

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

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

Sources of Information:

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

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

SUMMARY:

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

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

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

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

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

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

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

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

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

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

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

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

Sources of Information:

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

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

SUMMARY:

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

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

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

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

Sources of Information

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

7. *GEOLOGY AND SOILS – Would the project:*				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

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

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

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

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

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

Sources of Information:

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

8. ***GREENHOUSE GAS EMISSIONS*** – ***Would the project:***				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

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

***SUMMARY**:*

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

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

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

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

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

Sources of Information:

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

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

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

Sources of Information:

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

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

***SUMMARY**:*

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

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

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

c) **Less Than Significant Impact**:

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

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

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

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

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

Sources of Information:

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

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

SUMMARY:

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

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

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

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

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

***SUMMARY**:*

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

Sources of Information

- Contra Costa County General Plan 2005-2020

13. *NOISE – Would the project result in:*				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

***SUMMARY**:*

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

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

Potential Impacts – Temporary noise levels due to construction

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

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

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

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

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

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

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

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

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

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

Sources of Information

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

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

SUMMARY:

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

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

Sources of Information

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

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

SUMMARY:

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

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

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

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

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

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

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

Sources of Information

- Contra Costa County General Plan 2005-2020

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

SUMMARY:

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

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

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

***SUMMARY**:*

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

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

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

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

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

Sources of Information

- Contra Costa County General Plan 2005-2020

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

SUMMARY*:*

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

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

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

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

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

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

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

SUMMARY*:*

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

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

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

***SUMMARY**:*

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

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

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

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

REFERENCES

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

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

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

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

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

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

ATTACHMENTS

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

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

0 2nd Street
Rodeo, CA 94549

January 08, 2025

SECTION 4: BIOLOGICAL RESOURCES
Potentially Significant Impacts: **Potential Impact BIO-1:** *Development activities occurring during the nesting period for birds (approximately February 1 – August 31), including site grading, soil excavation, and/or tree removal and vegetation pruning/removal poses potential risk to nesting passerine and raptor bird species.*
Mitigation Measure(s):
***Mitigation Measure BIO-1*:** *No more than seven (7) days prior to ground disturbing activities occurring during the nesting period for birds (approximately February 1 – August 31), a nesting bird survey shall be performed by a CDFW qualified biologist to ensure that the project avoids impacting any active nests. If active bird nests are detected, a suitable nest buffer should be installed (typically 100 feet for passerines, and up to 500 feet for raptors, depending on species). Preconstruction surveys are not necessary prior to project activities occurring outside of nesting bird season.*

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

SECTION 5: CULTURAL RESOURCES
Potentially Significant Impacts: *Construction activities requiring excavation or earth movement could uncover previously unrecorded significant cultural resources and/or human remains.*
Mitigation Measure(s):
***Mitigation Measure CUL-1**: Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until a professional archeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) and any Native*

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

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

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

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

Implementing Action:	COA

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

SECTION 13: NOISE

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

Mitigation Measure(s):

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

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

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

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

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

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

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

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

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

File #: 25-3353 **Agenda Date:** 8/18/2025 **Agenda #:** 3a.

Project Title:	Willow Pass Apartments (formerly Bella Vista Apartments) Development Plan Modification
County File:	CDDP24-03051
Applicant Owner(s):	Alliant Communities, LLC Ambrose Recreation and Park District / David and Virginia Jacobson
Zoning/General Plan:	P-1, Bay Point area-wide Planned Unit District / MUC, Mixed-Use Community Specific Density
Site Address/Location:	2855- 2867 Willow Pass Road in the Bay Point area of unincorporated Contra Costa County (APNs: 093-081-027, 093-081-028)
California Environmental Quality Act (CEQA) Status:	Mitigated Negative Declaration, SCH 2023090474
Project Planner:	Adrian Veliz, Senior Planner (925) 655-2879 adrian.veliz@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Development Plan modification to a 124 unit 100% affordable housing development previously approved by the County Zoning Administrator under Land Use Permit #CDLP22-02029. The revised project maintains the same unit count (124), 100% of which would be affordable to low- or moderate-income levels, however the project site has been reduced from ±3.25 to ±2.49 acres in area, necessitating certain project revisions to accommodate the smaller site. Substantive project revisions consist of a reduction in building square footage (116,000 s.f. proposed, 129,729 s.f. previously approved) and a reduction in off-street parking spaces provided by the project (134 total spaces provided, where 180 total spaces were previously approved). The project includes 24 density bonus units (24%

above base density) pursuant to Government Resource Code section 65915(b)(1)(g), (c)(1)(B)(ii), (f)(3)(d)(i), which authorizes density bonus up to 80% for this project type. Included with the density bonus proposal is a request for the following three concessions/waivers: 1) allow increased building height up to four stories and 55 feet, 2) waiver to the County Inclusionary Housing Ordinance (IHO) requested to modify the unit affordability levels pursuant to Government Code Section 65915(b)(1)(G), and 3) waiver to the County IHO affordable rents calculation pursuant to Government Code 65915(d)(2)(D). The applicant is also requesting exceptions to the requirements and regulations of County Code Division 914 for offsite collect and convey, and detention basins.

II. RECOMMENDATION

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

A. OPEN the public hearing on the proposed project, RECEIVE testimony, and CLOSE the public hearing;

B. ADOPT the Addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project under County File #CDLP22-02029 (SCH 2023090474) pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164(b); 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.

C. GRANT the exceptions to Division 914 of the County Ordinance Code to forgo requirements pursuant to Chapter 914-2 for offsite collect and convey and Chapter 914-12 for detention basins, as detailed in the attached findings.

D. APPROVE the Development Plan modification (County File CDDP24-03051) for the Willow Pass Apartments, based on the attached findings and subject to the attached conditions of approval.

E. DIRECT staff to file a Notice of Determination with the County Clerk.

III. GENERAL INFORMATION

A. General Plan: MUC, Mixed Use Community Specific Density

B. Zoning: P-1, Bay Point area-wide Planned Unit District.

C. California Environmental Quality Act (CEQA): A draft Mitigated Negative

Declaration/Initial Study (MND) was prepared and published for the application. The public review period for the draft MND started on September 20, 2023 and ended on October 20, 2023. The draft MND is included as Attachment 4. No comments were received in response to the publication of the draft MND. An addendum is prepared for the current project and is included as Attachment 6.

D. Tribal Cultural Resources: On August 1, 2023, in accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent to the Villages of Lisjan Nation and to the Wilton Rancheria as part of the review process for Land Use Permit #CDLP22-02029. The Villages of Lisjan Nation and the Wilton Rancheria are the two 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 California Native American tribes to either request or decline consultation in writing for this project. Staff has not received a request for consultation in response to these Notices from either tribe.

E. Prior Applications Related to the Project Site:

1. MS88-12: This Two-Lot Minor Subdivision of the APN 093-081-002 was approved by the Zoning Administrator on June 20, 1988. This subdivision created the parcel at 2855 Willow Pass Road (APN 093-081-029).

2. MS08-0012/LP07-2075: This Two-Lot Minor Subdivision and Land Use Permit/Development Plan to subdivide the 1.99-acre site at APN 093-081-027 and establish a multi-family residential/commercial mixed use development including 53 residential units and 21,370 square feet of commercial tenant space was approved by the East County Planning Commission on April 13, 2009. The project did not proceed and the planning entitlements have expired.

3. LP18-2003: This Land Use Permit/Development Plan for 2867 Willow Pass Road (APN 093-081-028) to establish a multi-family residential/commercial mixed use development including 12 residential units and 1,632 square feet of commercial tenant space was approved by the Zoning Administrator on August 5, 2019. The project did not proceed and the planning entitlement has expired.

4. CDLP22-02029: Land Use Permit/Development Plan combination permit, approved by the County Zoning Administrator on March 4, 2024, providing land use permit approval authorizing the multi-family residential land use on the subject property, and development plan approval for a 4-story 129,000 square foot mixed use development.

IV. SITE/AREA DESCRIPTION

The project site consists of two contiguous parcels - APN's 093-081-027 (no address), and 093-081-028 (2867 Willow Pass Road) - located at the southeastern corner of Willow Pass Road and Clearland Drive in Bay Point. The surrounding area consists of high-density single-family residential development to the south, with commercial and light industrial uses nearby to the north, east and west. The Delta De Anza Regional Trail is approximately ¼ mile south of the project site, and State Highway 4 and the Bay Point BART station are approximately ½ mile south of the project site. The site is located south of Willow Pass Road and east of Clearland Drive, both County-maintained roads. Willow Pass Road is approximately a 62-foot-wide road within a 72-foot right-of-way. The ultimate half width of Willow Pass Road currently exists along the project frontage and no further dedication of right-of-way is required with this project. Similarly, Clearland Drive appears to be constructed to its ultimate planned width of 64 feet within an 84-foot right-of-way. Public rights-of-way in the general area typically include curb/gutter, sidewalk, and storm drain improvements.

The two contiguous parcels that comprise the project site have a combined area of ±2.5 acres. The project site is located within an urban and developed area of Bay Point in unincorporated Contra Costa County. The project site is relatively flat, with a slight northward gradient towards Willow Pass Road. The lot is currently devoid of trees or any significant vegetation. There are existing curbs, gutter, sidewalk, and storm drain improvements within the public rights-of-way immediately adjacent to the project site. However, the project will require sidewalk widening and the installation of streetlights along both frontages to conform with commercial street standards.

V. PROJECT DESCRIPTION

The applicant seeks approval of a Development Plan modification to allow the construction of a mixed-use project consisting of 100% affordable multi-family residential apartments and 1,488 square feet of commercial tenant space. The project includes the following elements:

- A four-story building having a footprint of ±31,000 square feet (35,822 square feet previously approved), and a total floor area of ±116,000 square feet (129,720 square feet previously approved). Commercial tenant space totaling ±1,488 square feet (2,630 square feet previously approved) is proposed at ground level along the project's Willow Pass Road frontage. The remaining building square-footage consists of 124 dwelling units that will be 100% affordable to lower- and moderate-income households.

- The project proposes a 24% density bonus above the maximum permitted residential density (40 units per net acre) for the project site. The project is eligible for up to an 80% State Density Bonus pursuant to Government Code Sections 65915(b)(1)(G) and 65915(f)(3)(D). The base density allowed for the 2.5-acre project site is 100 units. The 80% density bonus would allow for up to 180 dwelling units on the project site. The project proposes a total of 124 dwelling units.

- The project proposes two concessions: 1) An increase in the 3 story/50-foot maximum building height and 2) A modification to the unit affordability levels to allow for lower-income and moderate-income units pursuant to Government Code 65915(b)(1)(G), and 3) A modification to the affordable rents calculation rents calculation to be consistent with the rent calculations codified in Government Code section 65915(c)(1(B)(ii) for lower-income and moderate-income units.

- 134 total off-street parking spaces (171 previously approved), located south and east of the proposed building.

- 10 short-term bicycle parking spaces and 26 long-term bicycle parking spaces (previously approved with 14 and 34 spaces respectively).

- Approximately 6,000 square feet of landscaped courtyard areas (17,500 square feet previously approved)

- A request for an exception from section 914-2.004 (Offsite Collect and Convey) of the County Ordinance Code to authorize onsite stormwater detention infrastructure incorporating a pump system, where collection and conveyance of stormwaters originating on or traversing the project site to an adequate watercourse within an adequate storm drain system is required.

- A request for an exception from 914-12.010 (Detention Basins) to authorize the private maintenance of the proposed detention/stormwater management basin, where maintenance by a public entity is required.

- Underground electrical, water, sanitary sewer, cable, and telecommunication utility connections to existing infrastructure within the Willow Pass Road public right-of-way.

- The construction of 10-foot-wide sidewalks and street lighting along Clearland Drive and Willow Pass Road frontages.

VI. AGENCY COMMENTS

On November 25, 2024, an Agency Comment Request packet for the revised multi-family residential/commercial mixed use project was sent to a number of public agencies, including the County Department of Conservation and Development (DCD) Building Inspection Division, DCD Advance Planning, DCD Transportation Planning, DCD Housing Programs, East Contra Costa County Habitat Conservancy, County Environmental Health, County Peer Review Geologist, County Department of Public Works, Contra Costa County Fire Protection Division, Delta Diablo Sanitary District, Contra Costa Water District, Golden State Water, City of Pittsburg, County Local

Agency Formation Commission (LAFCO), Bay Point Municipal Advisory Council, County Mosquito & Vector Control District, California Historical Resources Information System (CHRIS) Agency comments received by staff are included in Attachment 3. Following are summaries of the agency comments received.

A. Contra Costa Mosquito & Vector Control District: In an letter dated November 26, 2024, Vector Control District staff advised that the applicant should employ measures to ensure no creation or maintenance of a public nuisance (e.g. vectors, rodents) would result from the project.

An Advisory Note has been included in the Conditions of Approval and Advisory Notes specifying that the applicant is responsible for contacting the Contra Costa Mosquito and Vector Control District regarding the District's requirements and permits.

B. DCD Transportation Planning: In a memo dated December 3, 2024, transportation planning staff advised of transportation-related policies/ordinance that are applicable to the project, including traffic analysis standards, bicycle facilities, and electric vehicle charging. The project, as conditioned, will not conflict with any of the policies specified by transportation planning staff.

C. DCD Housing Staff: In an email dated June 20, 2025, DCD housing staff summarizes the proposed state density bonus proposal and inclusionary housing plan. DCD housing staff further advised that the project proposal is consistent with applicable provisions of the County's Inclusionary Housing Ordinance and State Density Bonus Law.

D. Contra Costa County Fire Protection District (CCCFPD): In a letter dated December 18, 2024, CCCFDP staff identifies requirements of the California Fire Code and California Building Code, California Residential Code, and local ordinances which are applicable to the project. An advisory note has been included in the project conditions of approval regarding additional approvals needed from outside agencies, including the fire district.

E. Golden State Water District: In a returned agency comment request form dated December 6, 2024, water district staff advise that the applicant must apply for new water service and pay applicable fees. An advisory note has been included in the project conditions of approval regarding additional approvals needed from the outside agencies, including the water district.

F. Bay Point Municipal Advisory Council (MAC): The Bay Point MAC discussed the revised project at their monthly meeting held on April 1, 2025. Public comments during this meeting indicate public concern with the projects' proximity to a nearby church, public notifications for the project, on-street parking, and Contra Costa County labor standards regarding prevailing wages. The public comments received are similar to those received when the MAC

last considered this project in April of 2022. There is no indication in the record of proceedings from the April 1, 2025 MAC meeting that the prior 2022 MAC recommendation to approve the project has changed as a result of the revised project.

G. County Peer Review Geologist: In a letter dated December 23, 2024, Darwin Myers Associates identifies the need for geotechnical investigation performed by a geotechnical engineer to ensure that building and foundation designs are designed appropriately for the site. The project is conditioned to require such geotechnical investigation, and further peer review prior to CDD stamp approval of grading or construction plans submitted to the County for the purpose of obtaining building/grading permits.

H. Department of Public Works, Engineering Services Division: In an email dated June 2, 2025, County staff Public Works Engineering Services Division staff advised that they are not recommending any additional conditions of approval (COA) for the revised project beyond those recommended with the prior approval of CDLP22-02029. In a subsequent email dated June 30, 2025, Engineering Services Division staff clarified that COA #39 of the prior permit, pertaining to bus stop relocation and crosswalk enhancement, may be omitted from the revised permit.

VII. ENVIRONMENTAL REVIEW

A draft Mitigated Negative Declaration/Initial Study (State Clearinghouse Number SCH 2023090474) was prepared and published on September 20, 2023. Potentially significant impacts were identified in the draft MND, including potential impacts to biological resources; accidental discovery of previously unknown archaeological and paleontological resources, human remains, and tribal cultural resources; potential drainage impacts, and construction period noise impacts. The public review period for the draft MND started on September 20, 2023 and ended on October 20, 2023. No comments were received in response to the publication of the draft MND, and therefore, preparation of a final MND was not necessary. The draft MND constitutes the MND for the application and is included as Attachment 4.

Regarding the granting of exceptions to the County Code requirements of Division 914 for offsite collect and convey, and detention basins, the exceptions would allow the project as proposed and evaluated in the MND, and therefore, neither the proposed project nor the MND will change as a result of the granting of the exception. If the exception is not granted, then the project would be subject to the Public Works conditions of approval pursuant to applicable drainage regulations in Division 914 of the County Code, and with the implementation of such regulations, the Development Plan would not result in any new significant impacts, necessitate any new mitigation, or alter any finding in the MND.

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

For the proposed modification to an approved project, State CEQA Guidelines (Section 15164; Appendix B) provides that an Addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or none of the following conditions (outlined in CEQA Guidelines Section 15162) calling for the preparation of a subsequent MND have occurred:

1. Substantial changes in the project, which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;
2. Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time of MND adoption showing any of the following:
    a. That the project will have one or more significant effects not discussed in the MND;
    b. Significant effects previously examined will be substantially more severe than shown in the previous MND;
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative;
    d. Mitigation measures or alternatives that are considerably different from those analyzed in the MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Accordingly, Community Development Division (CDD) staff has prepared an Addendum to the adopted MND, which is included with this staff report as Attachment 6. The attached addendum includes an impact assessment for the revised project. Based on this impact assessment, the CDD has concluded that the proposed revision to previously approved Land Use Permit #CDLP22-02029, will not result in new significant environmental effects not previously considered, nor increase the severity of previously identified significant effects. Therefore, no new mitigation measures would be necessary to reduce any impact to a less than significant level. No change has occurred with respect to circumstances surrounding the project that would

cause new or substantially more severe significant environmental effects than those identified in the original IS/MND. In addition, no new information has become available that shows that the project would cause new or substantially more severe significant environmental effects which have not already been analyzed in the original IS/MND. Therefore, no further environmental review is required beyond the attached addendum.

VIII. STAFF ANALYSIS AND DISCUSSION

A. General Plan Consistency:

1. Land Use Element: The project site is located within a Mixed Use Community-Specific Density (MUC) General Plan designation. In Bay Point, the MUC designation allows for development between 22-40 dwelling units per net acre with a maximum floor area ratio of 1.75:1. The intent of this designation is to allow for various housing types, along with a wide range of neighborhood- and community-serving retail and commercial land uses. The project consists of 124 residential units and 1,488 square-feet of commercial space, consistent with the permitted land uses within this designation. The 40 unit/acre maximum equates to a maximum of 100 units for the ±2.5-acre project site. The project proposes 24 density bonus units beyond the 100 units otherwise permissible within the MUC designation pursuant to Government Resource Code sections 65915(b)(1)(g), (c)(1)(B)(ii), (f)(3)(d)(i), which authorizes a density bonus up to 80% for this project type. Thus, with the implementation of the State Density Bonus Law, the project density is consistent with the permitted density range in MUC. The project proposes a 1.25:1 floor area ratio, which is under the 1.75:1 maximum permitted in the MUC. Therefore, the revised project is consistent with the MUC land use designation.

2. Stronger Communities Element - Bay Point Policies: Bay Point includes a variety of land uses. The Contra Costa County 2045 General Plan specifies that Willow Pass Road and areas near the Pittsburg/Bay Point BART Station are envisioned as transitioning into denser and more vibrant community nodes. For the Willow Pass Road corridor is envisioned as a unified, well-designed corridor that acts as the heart of the community, incorporating a range of residential, neighborhood commercial, entertainment, and civic uses. Generally, development along this corridor should include varied setbacks, encouraging new buildings to be located close to the street frontage to create a more walkable pedestrian-friendly environment. The project is consistent with the envisioned corridor in terms of building placement and land use. Additionally, the project will include widening existing sidewalks along Willow Pass Road and Clearland Drive, consistent with the pedestrian-friendly principles encouraged for this area. The Stronger Communities Element of the General Plan also provides policies specific to the Bay Point area. The project is consistent with all applicable Bay Point area policies, as discussed below:

a. *Bay Point Policy 1: Ensure new development does not create negative impacts such as increased toxic exposure, a net loss of affordable housing, or permanent displacement of residents and local legacy businesses that are valued by the community.*

Project Compliance: The proposed mixed-use complex will be constructed on a vacant site. Therefore, there is no potential for the project to displace residents or businesses within the community. The project site has no history of land uses involving the storage or handling of hazardous/toxic materials on site. Additionally, the primarily residential land use proposed by the project does not typically involve the storage or handling of such materials. The construction phase of the project may involve the use of fuels, lubricants, paint, or other potentially toxic substances, but not in substantial quantities that would pose a risk of toxic exposure for future residents. Since the project would increase the affordable housing stock within the Bay Point area by 124 units, and not result in toxic exposure or displacement of residents or businesses, the project is in furtherance of Policy #1.

b. *Bay Point Policy 2: Coordinate with the Housing Authority of Contra Costa County, affordable housing developers, and other organizations to transition vacant and underutilized land into affordable rental and ownership housing that serves Bay Point's diverse population.*

Project Compliance: The project site is identified in the Housing Element of the General Plan as having capacity for units with moderate, lower-income and very low-income affordability to meet the County's Regional Housing Needs Allocation (RHNA). The project consists of the development of vacant land with 124 residential apartment units, 100% of which would be affordable to low- and moderate-income households. The use of the State Density Bonus Law to maximize project density, and the 100% affordable nature of the project would provide rental housing serving Bay Point's diverse population. Thus, the project is in furtherance of Policy #2.

c. *Bay Point Policy 3: Establish proactive and effective partnerships with local community-based organizations that have relationships, trust, and cultural competency with Bay Point communities to assist with outreach for local initiatives and issues and expand engagement efforts to schools and community centers.*

Project Compliance: The development of the residential and commercial mixed-use project would not expectedly conflict with outreach efforts for future policy planning initiatives pursued by the County.

d. *Bay Point Policy 4: Support community beautification and safety through graffiti removal, improved trash collection litter reduction, street and sidewalk maintenance,*

abatement of illegal dumping, and code enforcement.

Project Compliance: The project site consists of residential and commercial mixed use improvements upon presently vacant land. The construction of a high-quality development on underutilized land will limit the potential for code enforcement activity on the site relating to illegal dumping or rampant weed growth to occur on site. Additionally, if the project is approved, the property frontages will consist of building facades that are highly visible from adjoining rights-of-way, which may discourage graffiti on the project site. Thus, the development will not conflict with community beautification efforts, consistent with Policy #4.

e. *Bay Point Policy 5: Support implementation of the 2020 Pittsburg/Bay Point Community Based Transportation Plan.*

Project Compliance: The 2020 Pittsburg/Bay Point Community Based Transportation Plan (CBTP) is a planning document which evaluates the existing area-wide transportation system and identifies transportation "access gaps" in the Pittsburg and Bay Point areas, and provides project and program recommendations intended to reduce such access gaps consistent with community priorities. Generally, the CBTP recommendations are applicable to specific streets or intersections within the Bay Point area, most of which are not proximate to the project site. CBTP recommend improving pedestrian and bicycle experience and safety along Willow Pass Road by installing/upgrading infrastructure. The project includes sidewalk widening along the entirety of the project frontages, an improvement which will enhance the pedestrian experience. Additionally, the project would not obstruct or reduce the width of adjoining public rights-of-way in a manner that would interfere with the existing Class II bicycle path along Willow Pass Road, or prevent the installation of a of new Class IV bicycle path in the future. Therefore, the project does not conflict with the implementation of the 2020 Pittsburg Bay Point CBTP consistent with Policy #5.

f. *Bay Point Policy 6: Encourage development of neighborhood-oriented shopping and services, especially within walking distance of housing.*

Project Compliance: The project includes commercial retail area as part of the predominantly residential mixed use project. The retail area may be utilized by a variety of neighborhood-oriented retail or commercial services conveniently accessible to future residents. The site is also within walking distance of several established restaurants or retail business, and the introduction of new residential units in the area could be beneficial to the community in retaining existing commercial tenants, attracting new commercial tenants, and encouraging new commercial development on underdeveloped commercial properties. Thus, the project is consistent with Policy #6.

g. *Bay Point Policy 7: Encourage assembly of parcels in medium- and higher-density residential areas to allow for higher-quality, denser residential development.*

Project Compliance: The project involves the assembly of two adjoining parcels in a higher-density residential area for the purpose of constructing a high-quality residential development at a higher density than could be achieved if either of the parcels were to be independently developed. Therefore, the project is consistent with Policy #7.

h. *Bay Point Policy 8: Minimize the number of streets and driveways intersecting or entering Willow Pass Road by using secondary roads, assembling frontage parcels, using shared access on abutting properties, and other approaches.*

Project Compliance: The project proposes vehicular ingress/egress to the site via Clearland Drive. One additional northeasterly driveway is proposed along the project's Willow Pass Road frontage, but this driveway is intended for emergency vehicle access only and would be secured with a gate to prevent regular use by building occupants. Therefore, the project restricts vehicular access along Willow Pass Road, consistent with Policy #8.

i. *Bay Point Policy 9: Improve commercial visibility on Willow Pass Road by controlling the placement, design, number, and size of new signs to convey business identity without being visually disruptive.*

Project Compliance: The project includes a 1,488 square-foot ground-floor commercial area along the project frontage with Willow Pass Road. All proposed signage proposed by future tenant(s) of this area will be subject to the provisions of the Bay Point areawide P-1 guidelines and the County's Sign Ordinance. Considering that the development primarily consists of residential apartments, and that the commercial area comprises a small fraction of the ground floor building façade, the project has minimal potential to result in excessive signage adversely affecting the visibility of established commercial businesses proximate to the site. The nature and scale of the project is such that identifying signage for the 1,488 square-foot commercial tenant space will not become visually disruptive along the Willow Pass Road Corridor. Therefore, the project is consistent with Policy #9.

j. *Bay Point Policy 10: Support ARPD efforts to meet the community's recreation needs effectively and efficiently.*

Project Compliance: The project will not conflict with or displace any existing Ambrose Recreation and Park District (ARPD) park or recreational facility. Additionally, the

project is conditioned to require the developer to pay per unit Park Impact and Park Dedication Fees which would provide funding for the acquisition and development of parks in Contra Costa County. While the project may increase demand on neighborhood parks, including ARPD facilities, the increased demand would expectedly be offset by the applicable Park Impact and Park Dedication Fees. Therefore, as conditioned, the project will not conflict with Policy #10.

k. *Bay Point Policy 11: Support proposals for high-quality redevelopment of McAvoy Harbor.*

Project Compliance: The project site does not include any portion of McAvoy Harbor, therefore, Policy #11 is not applicable to the project.

3. Growth Management Element: To regulate growth associated with development projects, the Growth Management Element of the General Plan includes policies intended to achieve the following goals: 1) that new residential and nonresidential growth pay for the facilities required to meet the demands resulting from that growth, 2) cooperative transportation and land use planning in Contra Costa County, 3) land use patterns that make more efficient use of the transportation system, and 4) infill and redevelopment in existing urban and brownfield areas.

As part of the previously entitled project, County File #CDLP22-02029, a transportation analysis was prepared by Abrams Associates Traffic Engineers Inc., dated September 26, 2022, evaluated the potential transportation impact of the proposed project, including analysis of project intersections, various traffic analysis scenarios, and the existing roadway network. The traffic analysis forecasts that the existing stop-sign-controlled intersection at Clearland Drive and Willow Pass Road providing access to the project would have acceptable operations under all scenarios. The traffic analysis concludes that operations for through traffic on Willow Pass Road would not be significantly affected and the intersection would not meet Caltrans Peak Hour Warrant for a traffic signal. Considering that the project site is located in an area that already has fully improved roadways and signalized intersections to direct and manage traffic flows in the area, and its proximity to mass transit, the project is not expected to negatively affect traffic patterns along this thoroughfare. The project is conditioned to require the payment of traffic impact fees, and area of benefit fees to contribute towards the development and maintenance public infrastructure needed to accommodate that growth. Based on the projects non-substantial effect on traffic patterns, and the assessment of impact fees, the project is consistent with Goals #1 and #2. Considering that the project consists of infill development within an urbanized area of the County near an existing major mass transit stop, the nature of the project is also aligned with goals 3 and 4. Thus, the project proposal is consistent with the Growth Management Element of the County's General Plan.

4. Housing Element: The Housing Element of the General provides an assessment of both the current and future housing needs within the County, and to includes strategies that establish housing goals, policies, and programs. To implement and address the County's housing needs and issues there are eight goals (HE-1 through HE-8) and goal-specific policies that are provided within the General Plan that address needs such as Housing/Neighborhood Conservation, Housing Production, Special Needs Housing, Housing Affordability, Provision of Adequate Residential Sites, Removal of Governmental Constraints, and the Promotion of Equal Housing Opportunities; some of which are implemented at a regional, policy, or program level, and thus would not be enforced at the planning review stage for an individual development project. As part of development review of the proposed project, staff identified policies HE-1, HE-2 and HE-4 as applicable to the proposed development. As discussed below, the project is consistent with and in furtherance of applicable housing element policies.

   Housing Element Goal HE-1 is to "maintain and improve the quality of the existing house stock and residential neighborhoods in Contra Costa County." The proposed project is consistent with this goal as it will provide 124 multi-family residential units, that consist of an architectural design which is compatible with the adjacent developments, but that can also be seen as more contemporary than many of the older residential developments in the Bay Point area. The proposed development includes amenities such as off-street parking, outdoor sitting areas, children play areas, laundry facilities, secure indoor bike parking, and convenient access to nearby commercial areas and public transportation. Housing Element goal HE-2 is to "increase the supply of housing with a priority on the development of affordable housing." Each of the proposed residential units will be affordable to low- and moderate-income households. The project is subject to the County's Inclusionary Housing Ordinance (IHO - Chapter 822-4 of the County Ordinance Code), which requires at least 15 inclusionary units, at least three of which are affordable for very-low income households, with the remaining twelve affordable for lower-income households. Pursuant to the State Density Bonus Law, the project is seeking a waiver to the IHO requirement for three very-low-income units. Considering that the proposed 100 low-income units far exceed that which would be required under the IHO, the project is consistent with this goal, even with the waiver to forego the construction of three very-low income units as part of the project. Lastly, Housing Element goal HE-4 is to "improve housing affordability for both renters and homeowners." The 100% affordable nature of the proposed project is clearly in furtherance of this goal.

5. Conservation, Open Space, Working Lands Element: The Conservation Element of the General Plan is concerned with the identification, preservation, and management of natural resources within the County including agricultural, ecological, water, historic and cultural, scenic, mineral and energy resources. Due to the project site's location within an urban and densely developed area of the County, the potential for such resources

existing on or in close proximity to the site is low. The project site has been completely disturbed by prior land-use activities, and vegetation is sparse due to compacted gravel applied to much of the site. There are no known occurrences of special status species of plants/wildlife on or near the site. There are no creeks/waterway, agricultural lands, or known mineral or cultural resources on or near the subject property. Therefore, the project has little to no potential for conflict with conservation policies intended to conserve such resources within Contra Costa County.

6. Health and Safety Element: The Health and Safety Element of the General Plan is coordinated with the Land Use Element, and as a result may at times justify the lowering of density or alternate design modification for development such as the proposed residential project based on health/safety hazards such as seismic hazards, air quality, wildfire hazards, and other hazards associated with climate change. The project site is not located within seismic hazard zones (e.g. landslide hazard, liquefaction hazard, or Alquist-Priolo Fault hazard zones), as mapped by the California Department of Conservation. Additionally, the project site is not within a FEMA flood hazard zone, or a wildfire hazard severity zone. Thus, the project has little potential to conflict with General Plan policies intended to mitigate such hazards. Lastly, based on the findings of the *Air Quality and Greenhouse Gas Assessment* (April 20, 2022) prepared for the project by Wolf Environmental, Inc., the 124-unit development would not result in a conflict with an applicable air quality plan, nor would it result in a cumulatively considerable net increase of any criteria air pollutant beyond thresholds of significance adopted by the Bay Area Air Quality Management District (BAAQMD). Therefore, in cumulative consideration of the above, the project does not conflict with the goals or policies of the Health and Safety Element of the County General Plan.

7. Transportation Element: The Transportation Element of the General Plan includes policies and goals intended to promote effective transportation system that promotes multi-modal transportation. The project site is located within the Pittsburg-Bay Point BART Station Area Specific Plan, and is situated along multiple Tri-Delta Transit bus routes destined for the BART station. Thus, the project would enjoy convenient access to an existing high-quality mass transit stop. The project site includes frontages along the Clearland Drive and Willow Pass Road public rights-of-way, both of which are presently improved with sidewalks and Class II bike lanes. Additionally, the project includes short-term and long-term bicycle parking facilities that would support future residents who commute via bicycle. As mentioned within the Growth Management Element consistency discussion above, the project will not result in a substantial traffic impact Considering the less than significant traffic impact resulting from the project and the availability of quality mass transit, pedestrian, and bicycle facilities, the project is consistent with Transportation Element policies supporting an effective multi-modal transportation system.

B. Zoning Compliance: The proposed development is in the Bay Point P-1 Planned Unit

District. Development standards applicable to the Willow Pass Road Commercial Mixed Use, which was created specifically for this portion of Willow Pass Road within the Bay Point P-1 District. The Bay Point P-1 District, and the underlying general plan land use designation are intended to provide a community-oriented mixed-use area that is conveniently located for both nearby residents and those passing through from the greater community. Although tenants for the proposed commercial spaces have yet to be identified, several commercial uses are specified within the Bay Point P-1 land use matrix, that would be compatible with residential uses in the vicinity. The project would exceed the maximum building height (4-stories/55 feet proposed where 3-stories/50 feet are permitted) development standards for the Bay Point P-1 District, for which the project has requested concessions pursuant to State Density Bonus laws. The granting of incentives or concessions are not considered variances or deviations to development standards pursuant to State Density Bonus laws and the project is otherwise consistent with the development standards for the Bay Point P-1 District.

C. Housing: This project is proposed on two Assessor's Parcel Numbers (APNs: 093-081-027 and 093-081-028) which are both listed in the County's approved and adopted 6th Cycle Housing Element's sites inventory with a combined housing capacity of 30 units of low (80% AMI) and very low (50% AMI) income units on APN 093-081-028; 1 above moderate (above 120% AMI) unit and a combined amount of 46 low (80% AMI) and very low (50% AMI) units on APN 093-081-027. The aggregate RHNA units for the two parcels is 1 above moderate unit and 76 units of low and very low-income units. The development proposes 100 units at lower income (80% AMI) affordability and 24 units at moderate income (120% AMI) affordability. The proposed project will include affordable units, but at different levels of affordability from that listed in the sites inventory. The current surplus unit capacity for low and very low-income units in the County's sites inventory is 1,186 units and the number of surplus unit capacity of above-moderate units in the County's sites inventory is 618 units. The construction of this project will provide 100 percent affordable units, will contribute to meeting the County's RHNA for this cycle's housing element, and will not result in a net loss of units in the County's site's inventory capacity.

The project is subject to the Inclusionary Housing Ordinance (IHO - Chapter 822-4 of the County Ordinance Code), which requires the project to provide at least twelve units available to low-income tenants (80% AMI), and three additional units available for very low-income (50% AMI) tenants. The project requests a State Density Bonus waiver to allow the developer to forego the very-low income units. The project would still provide 100 units affordable to low-income households, a number that far exceeds the overall IHO project requirements (in terms of unit count). Thus, the project is considered substantially consistent with the County's Inclusionary Housing Ordinance.

D. Parking: The subject property is within Zone III of the Pittsburg-Bay Point BART Station Area Specific Plan Development Standards for the Bay Point P-1 District require a minimum of 1 space per residential unit, and 3.3 spaces per 1,000 s.f. of commercial floor area. The

total parking requirements for the facility are as follows:

	Required Ratio	Required Parking Spots
Residential Parking	1 per dwelling unit	124
Commercial Parking	3.3 per 1,000 s.f.	5
Short Term Bicycle	5% of # of bdrm. + 2 commercial	10
Long-Term Bicycle	15% of number of bedrooms + 2 commercial	26

The proposed project provides 129 residential parking spaces and an additional 5 commercial parking spaces, meeting the minimum off-street parking requirement for the project. Additionally, the project includes 26 total long term bicycle parking spaces within the building interior for residential units and the commercial tenant space. An additional 10 outdoor short-term bicycle parking spaces for the project meet the combined requirements for the residential and commercial elements of the project. As proposed, the project is consistent with minimum requirements for the mixed-use project, as specified under County Ordinance Code section 82-16.412.

E. Traffic: The project site is located within an urban and previously developed neighborhood of Bay Point. In addition, the project site abuts Willow Pass Road, a major roadway that provides access to and from Bay Point. At the request of the project proponent, Abrams Associates prepared a transportation analysis, dated September 26, 2022, evaluating the potential transportation impact of the proposed project, including analysis of project intersections, various traffic analysis scenarios, and the existing roadway network. The traffic analysis forecasts that the existing stop-sign-controlled intersection at Clearland Drive and Willow Pass Road providing access to the project would have acceptable operations under all scenarios. The traffic analysis concludes that operations for through traffic on Willow Pass Road would not be significantly affected and the intersection would not meet Caltrans Peak Hour Warrant for a traffic signal. Considering that the project site is located in an area that already has fully improved roadways and signalized intersections to direct and manage traffic flows in the area, the project is not expected to negatively affect traffic patterns along this thoroughfare. Therefore, no significant traffic-related impacts are anticipated as a result of this development.

F. Site Access and Circulation: Vehicular access to the project site for future occupants would be via Clearland Drive. No additional right-of-way dedications are necessary to achieve the ultimate planned width of this roadway. A secondary access driveway along the Willow Pass Road frontage will provide access for emergency vehicle apparatus only. The interior

roadways within the project are designed to conform to County design standards and meet the minimum lane width for accommodating emergency vehicles.

In their agency comment memo dated December 6, 2023, Engineering Services Division noted that the proposed driveway along Clearland Drive should either be shifted to align with either of the existing driveways opposite Clearland Drive, or that modifications to the median islands within Clearland Drive to prevent a potential traffic hazard with adjacent driveways. The applicant has indicated that they intend to modify the median islands in order to prevent the reduction of off-street parking that would result from relocating the driveway. The requirement for review and approval of the construction level drawings of the driveway intersection with Clearland Drive, including modifications to median islands, is included in the Conditions of Approval and Advisory Notes.

G. Drainage: Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on the 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 waters to an adequate natural watercourse. The project site is located within drainage areas DA48B. Due to infrastructure constraints downstream of the project site, the project proposes to detain stormwater runoff on site before releasing it downstream through a combination of metering and supplemental assistance employing pumps. The proposed drainage plan will maintain the drainage pattern presently existing on site, discharging to DA 48B. The preliminary drainage plan includes a hydrology report indicating that the post-project conditions would be substantially similar to pre-project conditions in terms of volume and rate of discharge into the existing storm drain infrastructure within DA 48B. The proposed drainage plan requires approval of exceptions to Division 914 of the County Ordinance Code to (1) forego typical collect and convey requirements and to (2) allow private maintenance of the onsite detention basin. Having reviewed the preliminary drainage plan, the Department of Public Works have indicated that they are not opposed to the granting of the exceptions. If approved, the final design plans for site drainage improvements will undergo further scrutiny in order to verify that the stormwater runoff from the site is at or below pre-construction flow rates prior to the issuance of permits. Thus, with the granting of the exceptions, the proposed drainage plan substantially meets the intent and purpose of Division 914 of the County Ordinance Code.

H. Storm Water Management and Discharge Control Ordinance: This project is required to be in full compliance with the County's Storm water Management and Discharge Control Ordinance, the Storm water "C.3" Guidebook (*sixth edition*), and the requirements of the Regional Water Quality Control Board. A preliminary Storm Water Control Plan dated May 3, 2022, was reviewed and determined to be *preliminarily* complete by the Engineering Services Division.

I. Annexation to Lighting District: The project site is already annexed into the County Service Area L-100 Lighting District. The applicant will not be required to annex into the lighting district.

J. Area of Benefit Fee: The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for Bay Point and East Contra Costa County Regional Fee and Finance Authority / Regional Transportation Development Impact Mitigation (ECCRFFA/RTDIM), ECTIA, and Bay Point Areas of Benefit, as adopted by the Board of Supervisors. These fees shall be paid prior to the issuance of building permits.

K. Appropriateness of the Use: If approved, the project will allow the establishment of a multi-family residential/commercial mixed-use complex on a site that has remained vacant and underutilized for an extended period of time. The proposed development is consistent with the uses permitted within the P-1 zoning district, and is consistent with the underlying Mixed-Use Community-Specific Density (MUC) General Plan Land Use designation. In addition, the development has been designed in a manner that is compliant with the General Plan Specific Area Policies that have been outlined for the Bay Point area. The project's prioritization of developable space to maximizing residential density, at the expense of a more substantial commercial component within the mixed use project is consistent with the County's goals to prioritize affordable housing on pre-identified sites to meet the County's Regional Housing Needs Allocations (RHNA) as required by state law. The project predominantly consists of housing affordable to lower-income households on property identified by the County as having capacity for units with moderate, lower-income and very low-income affordability to meet the County's RHNA. The project utilizes State Density Bonus Laws, pursuant to Government Resources Code Section 65915 to maximize the number of affordable housing units provided by the project, at a residential density 24% beyond that which would otherwise be permissible within the zoning district and General Plan land use designation in which the property is located. The development will consist of an architectural design and overall configuration that is compatible with both the commercial and residential land uses in the surrounding area. Based on the above, staff considers the proposed Willow Pass Apartments multi-family residential/commercial mixed use project is an appropriate use for the project site.

IX. CONCLUSION

With Conditions of Approval, the proposed project is consistent with applicable policies and standards of the General Plan and zoning code. In addition, an environmental analysis of the project was completed and found that the proposed project would not have a significant impact on the environment with the incorporation of specific mitigations. Staff recommends approval of Development Plan CDDP24-03051 for the Willow Pass Apartments, based on the attached findings and subject to the attached conditions of approval.

Attachments:

1) Findings and Conditions of Approval
2) Maps and Plans
3) Agency Comments
4) Adopted IS/MND (CDLP22-02029)
5) Adopted MMRP (CDLP22-02029)
6) Addendum to IS/MND
7) Applicant's Density Bonus Narrative

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDDP24-03051; ALLIANT COMMUNITIES, LLC (APPLICANT), AMBROSE RECREATION AND PARK DISTRICT/ DAVID and VIRGINIA JACOBSON (OWNERS)

FINDINGS

A. Development Plan (Planned Unit District) Findings

In approving a development plan in a P-1 District, findings are required that the proposed project is consistent with the intent and purpose of the P-1 District and is compatible with other uses in the vicinity, both inside and outside the district.

1. *The proposed project shall be consistent with the intent and purpose of the P-1 district.*

   Project Finding: The project site is within the Bay Point P-1 District. As stated in the General Plan Land Use Element, the development of mixed-use projects is encouraged along this stretch of Willow Pass Road, with the intent of encouraging the development of a neighborhood commercial district serving residents in the area. The revised project is substantially similar to the previously approved development plan for the site, involving the same land use and an identical number of dwelling units. The overall project is consistent with the intent for the Willow Pass Road mixed-use corridor, as summarized within the Stronger Communities Element of the General Plan. Therefore, the project is consistent with the intent and purpose of the P-1 district in which it is located.

2. *The proposed project shall be compatible with other uses in the vicinity, both inside and outside the district.*

   Project Finding: The project site is located within a transitional area of Bay Point, where light industrial uses have been established north of Willow Pass Road, and predominantly residential development exists to the south. When constructed, the development will include all the fundamental elements needed to safely operate a complex of this size such as public water and sanitary services, fire protection services, a storm drainage system, solid waste collection, and basic utilities (i.e. gas, electricity, cable). In addition, the complex will include amenities such as convenient access to retail/commercial space, on-site vehicle and bicycle parking, and electric vehicle charging; which make for a "complete" multi-family development. The development has been designed in a manner that takes the

surrounding land uses into consideration, while also effectively utilizing the entire project site. Therefore, the project is compatible with other uses in the vicinity, both inside and outside of the district.

B. Exception Findings:

The applicant has requested exceptions to the offsite collect and convey requirements and the public entity maintenance requirement for detention basins specified in Division 914 of the County Ordinance Code. Pursuant to Chapter 92-6 of the County Code, the Advisory Agency (Zoning Administrator) may authorize exceptions to the requirements and regulations of County Ordinance Code Division 914. Accordingly, the following are the findings for granting the requested exceptions.

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

   Project Finding: The project site is located in drainage areas DA 48B, which is subject to infrastructure constraints downstream of the project. Requiring the project to replace downstream infrastructure to address existing constraints will require substantial off-site improvements which will threaten the viability of the affordable housing project. In lieu of off-site improvements, the project drainage plan involves a high-capacity detention basin constructed beneath the parking lot of the mixed-use development, with pumping apparatus to expel stormwaters therefrom into the existing storm drain infrastructure adjacent to the project site. The private maintenance of the detention basin and pumping apparatus will be the responsibility of the property owner as opposed to public maintenance generally required by Division 914 of the County Ordinance Code as that again will threaten the viability of the affordable housing project.

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

   Project Finding: The project involves a multi-family residential/commercial mixed-use development, which is a permitted land use within the zoning district and general plan designation in which the property is located. Due to infrastructure constraints within the existing storm drain system downstream of the project site, compliance with off-site collect and convey requirements would involve improvements to existing storm drain infrastructure which would be cost prohibitive to a project of this type and scale. Similarly, public maintenance of the onsite detention basin and pumping apparatus will threaten the viability of the

affordable housing project. The exception is necessary to develop the property at an appropriate density, consistent with its zoning, general plan designation, and in a manner consistent with the County's Regional Housing Needs Allocation (RHNA).

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: The project drainage plan has been designed to detain stormwater onsite and meter release into the existing storm drain systems within DA48b. The hydrologic analysis submitted with the project drainage plan includes pre- and post- project flow analysis indicating that the metered release of stormwaters originating on or traversing the project site will be discharged into existing storm drain infrastructure in a manner substantially similar to existing conditions in terms of volume and flow rate. The project would not discharge concentrated stormwater onto adjacent property. Additionally, the plan will include backup pumps and an off-grid power source to ensure that the system will continue to function properly in the event of a power outage. The obligations for private maintenance of the private detention basin will be specified in the Stormwater Maintenance and Operation Agreement, subject to review and approval by the Department of Public Works, Engineering Services Division. The project is conditioned to require verification of final design plans to ensure that post-project flow rates are at or below pre-project levels as represented in preliminary hydrological analysis. In the event that the on-site detention is found to be inadequate by Engineering Services Division, the project will be required to improve the existing storm drain system to address downstream capacity constraints. In consideration of the above, the granting of the exceptions for the drainage plan would maintain the existing drainage pattern and would not be materially detrimental to the public welfare or injurious to other property in the vicinity.

C. Regional Housing Needs Allocation (RHNA) Findings (CA Gov. Code §65863)

Pursuant to Government Code Section 65863(b), the project may be approved at the proposed density based on the following findings:

1. *The reduction is consistent with the General Plan, including the housing element.*

   Project Finding: The project site has been identified as having capacity for up to 76 units (combined) affordable to households of Low-Income, and Very Low-Income

General Plan Housing Element. The project includes 100 units for Low-Income households and 24 units affordable to moderate income households, including a State Density Bonus to authorize a residential density exceeding that which would otherwise be permitted on the property by 24%. In terms of unit count, the 124 units is consistent with the target density for the site, as projected in the Housing Element. However, the project would not provide very-low income units on the subject property as projected in the County's RHNA site inventory – thereby reducing density for that specific affordability level. Nevertheless, the overall unit count exceeds the projected total for this property by 48 units through the use of State Density Bonus Law. The project does not conflict with permitted land uses within the General Plan Land Use designation in which the site is located, and does not conflict with General Plan policies. Though the project would result in a lower density of very-low income affordable units on site, the additional lower-income units provided are consistent with the overarching goals of the Housing Element to increase the affordable housing stock and in Contra Costa County. Thus, the project is considered substantially consistent with the General Plan and with the housing element.

2. *The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.*

   This project is located on two Assessor's Parcel Numbers (APNs: 093-081-027 and 093-081-028) which are both listed in the County's approved and adopted 6th Cycle Housing Element's sites inventory with a combined housing capacity of 30 units of low (80% AMI) and very low (50% AMI) income units on APN 093-081-028; 1 above moderate (above 120% AMI) unit and a combined amount of 46 low (80% AMI) and very low (50% AMI) units on APN 093-081-027. The aggregate RHNA units for the two parcels is 1 above moderate unit and 76 units of low and very low-income units. The development includes 100 units at lower income (80% AMI) affordability and 24 units at moderate income (120% AMI) affordability. The project will include affordable units, but at different levels of affordability from that listed in the sites inventory. The current surplus unit capacity for low and very low-income units in the County's sites inventory is 1,186 units and the number of surplus unit capacity of above-moderate units in the County's sites inventory is 618 units. The construction of this project will provide 100 percent affordable units, will contribute

to meeting the County's RHNA for this cycle's housing element, and will not result in a net loss of units in the County's sites inventory capacity.

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.

- A draft Mitigated Negative Declaration/Initial Study (MND), State Clearinghouse Number SCH 2023090474, was prepared for Land Use Permit/Development Plan CDLP22-02029 on September 20, 2023. The public review period for the draft MND started on September 20, 2023 and ended on October 20, 2023. No comments were received during the public review period for the draft MND. The Zoning Administrator adopted the MND prepared for the project with the approval of CDLP22-02029 on March 4, 2024.

- An Addendum to the previously adopted MND was prepared by CDD staff for the revised project finding that the revised project to be substntailly consistent with the nature, scale and location of the prior approval. revision will not result in new significant environmental effect not previously considered, nor would it increase the severity of previously identified significant effects. No change has occurred with respect to the circumstances surrounding the project that would cause new or substantially more severe significant environmental effects than those identified in the adopted MND. No new information has become available showing that the project would cause new or substantially more severe significant environmental effects which have not already been analyzed in the adopted MND.

- On the basis of the whole record before it, including the draft MND, the Zoning Administrator finds that:
    - The revised Development Plan will not result in new significant environmental effect not previously considered, nor would it increase the severity of previously identified significant effects under the adopted MND (SCH# 2023090474);
    - No change has occurred with respect to the circumstances surrounding the project that would cause new or substantially more severe significant environmental effects than those identified in the adopted MND (SCH# 2023090474); and

- No new information has become available showing that the project would cause new or substantially more severe significant environmental effects which have not already been analyzed in the adopted MND (SCH# 2023090474).

CONDITIONS OF APPROVAL FOR COUNTY FILE CDDP24-03051

Project Approval

Development Plan Modification

1. The Development Plan application is APPROVED for the construction of a multi-family residential/commercial mixed use development, including:
    - A four-story, 55-foot-tall, 116,720-square-foot building with 124 affordable housing rental units;
    - 1,488 square feet of commercial tenant space on the ground floor of the building fronting Willow Pass Road;
    - 6,000 square feet of landscaped courtyard areas; and
    - Associated infrastructure and utility improvements.

2. The Development Plan approval described above is based on:
    - Project application received by the Department of Conservation and Development, Community Development Division (CDD) on November 25, 2024;
    - "Willow Pass Apartments" architectural plans dated received on February 12, 2025;
    - Revised Density Bonus Proposal dated received on May 14, 2025;
    - Initial Study / Mitigated Negative Declaration Adopted for County File #CDLP22-02029;
    - Preliminary Stormwater Control Plan prepared by KPFF Consulting Engineers, dated January 31, 2025.

3. 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.

Building Permits

4. No construction is approved with this permit. Any construction at the project site will require issuance of building permits from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work.

Application Costs

5. This application was subject to an initial deposit of $7,000. The application is subject to time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the 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 in the event that additional fees are due.

Indemnification

6. The applicant agrees to defend, indemnify, and hold harmless Contra Costa County and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees to attack, set aside, void, or annul this approval. The applicant also agrees to defend, indemnify, and hold harmless Contra Costa County and its agents, officers, and employees from any and all liability caused by negligent or wrongful acts of the applicant, its agents, or employees arising out of the issuance or exercise of this Development Plan permit, or the interpretation of any of its provisions, and to pay all claims, damages, judgements, legal costs, adjuster fees, and attorney fees incurred by the County or its agents, officers, and employees related thereto. The applicant shall be entitled to select its own legal counsel in the defense of all such actions. The applicant shall provide written acknowledgement and acceptance of this condition of approval.

Compliance Report

7. At least 30 days prior to CDD stamp-approval of plans for issuance of a building or

grading permit, whichever occurs first, the applicant shall submit an application for COA Compliance Review and provide a report on compliance with the conditions of approval of this permit for the review and approval by the CDD. The report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. The CDD may reject the report if it is not comprehensive with respect to the applicable requirements for the requested permit. The fee for this application is a deposit of $1,500.00 that is subject to 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 conditions 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.

Affordable Housing – Inclusionary Housing

The following conditions of approval are for the purpose of compliance with the Inclusionary Housing Ordinance, Chapter 822-4 of the County Ordinance Code. Terms and definitions used in the following conditions of approval can be found in the above-referenced Ordinance.

8. This is a mixed use project that is subject to County Ordinance Code, Chapter 822-4, Inclusionary Housing Ordinance. Terms and definitions regarding the Inclusionary Housing Ordinance are pursuant to this chapter. Pursuant to Section 822-4.402(a) of the County Ordinance Code, a residential development of five or more rental units shall require at least fifteen percent of the units to be developed and rented as affordable units. At least twenty percent of the inclusionary units shall be rented at an affordable price to very low-income households.

   The applicant, owner, and/or developer (Applicant) is required to construct 15 inclusionary units (100 total base units x 0.15 of total = 15 units) for the project. The Applicant has submitted a revised narrative as an inclusionary housing plan (IHP) supplement, an inclusionary housing plan checklist, a revised density bonus narrative, and density bonus checklist, dated received May 14, 2025. The inclusionary housing plan proposes an alternative method of compliance with the IHO requirements by proposing all 124 affordable units in the density bonus request to also be inclusionary units and provide a greater number of affordable units to the County's housing market to be considered as a greater benefit than strictly complying with the IHO requirements.

Density Bonus Request

The Applicant submitted an updated density bonus narrative dated received May 14, 2025, which proposes a State Density Bonus housing development that includes 1,488 square feet of commercial space and 124 affordable rental housing units. The project for the density bonus request is as described under Government Code Section 65915(b)(1)(G), where 100 percent of all units in the project, including total units and density bonus units in the housing development, but exclusive of a manager's unit or units, are for lower income households, except that up to 20 percent of the housing units in the development, including total units and density bonus units, may be for moderate-income households. This project is proposing 100 lower income (80% AMI) units as the base units, and 24 moderate income (120% AMI) units, including a 24 percent density bonus above the base density, four concessions, rents subject to Government Code Section 65915(c)(1)(B)(ii), and density bonus calculated subject to 65915(f)(3)(d)(i). All housing units in the project will be both an inclusionary unit and targeted density bonus unit.

Density Bonus – Concessions/Incentives

Pursuant to Government Code 65915(d)(2)(D), the Applicant may request up to five concessions or incentives for providing the housing development described under Government Code 65915(b)(1)(G). The applicant has requested four concessions as follows:

- County Height Limit. A request to increase the building height and number of stories limitation to 55 feet and four stories, where 50 feet and three stories is permitted under the zoning and land use designation;

- Inclusionary Housing Ordinance. A request to modify the unit affordability requirements under the County's Inclusionary Housing Ordinance to allow lower income and moderate-income units, instead of very low income and lower income units as required by the County Ordinance for a rental housing project;

- Inclusionary Housing Ordinance. A request to allow the calculation of affordable rents for the lower income units to be consistent with the rents calculation of Government Code Section 65915(c)(1)(B)(ii) for lower income and moderate-income units. The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of

the Health and Safety Code. The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee, and

The County accepted the Applicant's concession requests to increase the maximum building height, proposal for an alternative inclusionary housing ordinance unit affordability mix in the rental housing project, proposal for an alternative inclusionary housing ordinance rent calculation methodology for all inclusionary units to align with the State Density Bonus law as referenced above.

The Applicant has reserved its right to request additional incentives, concessions, and waivers. However, if the Applicant wishes to change their project and propose any additional incentives, concessions, or waivers pursuant to State Density Bonus law after an entitlement is approved, the Applicant may be subject to a new application review for a new entitlement, as determined by the Department of Conservation and Development (DCD). For any revised project proposals, the County may adjust the amount of density bonus, concessions, incentives, or parking ratios, as appropriate to the new project proposed.

9. **At least 90 days before the recordation of the Parcel Map or CDD stamp-approval of plans for issuance of building permits or grading permits for any portion of the residential development, whichever comes first**, the Applicant shall initiate the preparation of an Inclusionary Housing and Density Bonus Developer Agreement (Agreement), form to be provided by the County, with the County pursuant to Chapter 822-4 Inclusionary Housing, Chapter 822-2 Density Bonus, and Government Code 65915 to ensure that the property will be deed restricted for 124 units to be affordable and rented to 100 lower income (80% AMI) households, and 24 moderate income (120% AMI) households. This 90-day period allows for the preparation, County approval, execution, and recordation of the Agreement prior to the milestones referenced above.

   To initiate the County to prepare and execute an Agreement, the Applicant must file a condition of approval compliance review application accompanied by the appropriate fees, documents, and exhibits listed in the most recent Inclusionary Housing Plan Checklist Packet and Density Bonus Plan Checklist Packet available. The Inclusionary Housing Plan exhibit for the Agreement may need to be rewritten by the Applicant to summarize more succinctly the approved alternative method of compliance with the inclusionary ordinance requirements, which excludes references

to case law and other information not related to the IHP, if deemed necessary by staff. The Agreement must be submitted to the Board of Supervisors before execution by all parties and recordation.

Prior to the execution of the Agreement, the Applicant shall file a condition of approval compliance review application to the Department of Conservation and Development for review and approval of a floor plan exhibit of the project identifying the locations of the inclusionary housing units and affordability pursuant to the Inclusionary Housing Ordinance development standards. This floor plan exhibit, the Inclusionary Housing Plan, and Density Bonus Plan will be exhibits to the Agreement.

Affordable rents shall be determined and confirmed annually by the County. It shall be adjusted for household size. Only a portion of the units will be subject to the alternative affordable rent calculation as previously referenced above.

The continued affordability of all affordable rental units shall remain restricted and affordable to the designated groups for fifty-five (55) years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

General

10. The following are general terms for granting a density bonus and compliance with the Inclusionary Housing Ordinance.

    a. The applicant hereby represents warrants and covenants that will cause the Agreement to be recorded in the real property records of Contra Costa County, California, and other places the County may reasonably request. The Applicant shall pay fees incurred with any such recording. The recording of the Agreement shall occur after the acceptance of the document by the County and before the recordation of the Final Map, Parcel Map, or CDD stamp-approval of plans for issuance of building permits or grading permits for any portion of the residential development, whichever comes first.

    b. The County will provide to the Applicant income certification forms to be completed by the renters. The income levels of all applicants for affordable units in the project shall be certified prior to initial occupancy and recertified annually thereafter and records shall be maintained by the Applicant/owner over the entire term of the period of affordability.

c. All units, except any manager units, in the project shall be available for rent on a continuous basis to members of the general public who are income eligible. The Applicant/owner shall not give preference to any particular class or group of persons in renting the units, except to the extent that the units are required to be rented to lower income households. There shall be no discrimination against or segregation if any person or group of persons, on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, source of income (e.g., SSI), age (except for lawful senior housing), ancestry or disability, in the rent of any unit in the Project nor shall the Applicant/owner or any person claiming under or through the Applicant, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of renters of any unit or in connection with employment of persons for the construction of the project.

d. In addition to any other marketing efforts, all units shall be marketed through local non-profit, social services, faith-based, and other organizations that have potential renters as clients or constituents. The Applicant/owner shall translate marketing materials into Spanish and Chinese. A copy of the translated marketing materials and marketing plan shall be submitted to the Department of Conservation and Development, for review and approval, with a condition of approval compliance review application and at least 60 days prior to the marketing of the inclusionary units and density bonus units and on an annual basis with the annual report.

   Marketing may also include publicity through local television and radio stations as well as local newspapers including the Contra Costa Times, Classified Flea Market, El Mensajero, Thoi Bao Magazine, Berkeley/Richmond/San Francisco Post, Korea Times, El Mundo, Hankook Il Bo, and the Sing Tao Daily.

e. Upon violating any of the Agreement's provisions by the Applicant, the County may give written notice to the Applicant specifying the nature of the breach. If the violation is not corrected to the satisfaction of the County within a reasonable period, not longer than thirty (30) days after the date the notice is deemed received, or within such further time as the County determines is necessary to correct the violation, the County may declare a default under the Agreement. Upon declaration of a default or if the County

determines that the Applicant has made any misrepresentation in connection with receiving any benefits under this Agreement, the County may apply to a court of competent jurisdiction for such relief at law or in equity as may be appropriate.

11. The inclusionary units must be constructed and finished in compliance with the approved Inclusionary Housing Plan. The unit is subject to the standards of Section 822-4.412 of the County Ordinance.

    a. The inclusionary units are subject to the standards of Section 822-4.412 of the County Ordinance.

    b. The inclusionary units must be constructed and occupied before or concurrently with the market rate units within the same residential development. A hold will be placed on the final inspection/occupancy for all building permits issued within the subdivision to ensure that the inclusionary/density bonus units meet this requirement.

    c. The average number of bedrooms for the inclusionary unit must be equivalent to the average number of bedrooms for market-rate units within the same residential development.

    d. Inclusionary units must be dispersed throughout the residential development and have access to all on-site amenities that are available to market rate units.

Annual Reporting and Compliance Review

12. **Prior to the initial occupancy of each inclusionary unit,** the Applicant/owner shall submit the Department of Conservation and Development, for review and approval, forms and documentation that demonstrates the tenants of the inclusionary units are qualified as lower income households. A hold shall be placed on the final inspection of the building permit until the documentation has been deemed adequate by the Department of Conservation and Development.

13. **After the initial occupancy of the inclusionary units,** the Applicant/owner shall submit an annual compliance review report to the Department of Conservation and Development for all inclusionary units. The report must include the name, unit, number, household size, and income of each person occupying inclusionary units,

identify the number of bedrooms and monthly rent or cost (including utility allowance) of each inclusionary unit. Tenants in rental housing developments shall provide consent to the owners to allow these disclosures. **The annual compliance review report is due April 1.**

14. The applicant is responsible for keeping the Department of Conservation and Development informed of the contact information of the owner or designee who is responsible for maintenance and compliance with this permit and how they may be contacted (i.e., mailing and email addresses, and telephone number) at all times.

    a. **Prior to the recordation of the Parcel Map or CDD stamp-approval of plans for issuance of building permits**, the Applicant shall provide the name of the local contact representing the owner of the property for permit compliance and their contact information.

    b. Should the contact subsequently change (e.g. new designee or owner), within 30 days of the change, the Applicant shall issue a letter to the Department of Conservation and Development with the name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy the conditions pertaining to inclusionary housing and density bonus requirements may result in the commencement of procedures to revoke the permit.

Transportation

15. Any proposed frontage improvements along Willow Pass Road shall not conflict with the existing Class II bicycle facility or a future Class IV low-stress bicycle facility.

16. Consistent with the County's Off-Street Parking Ordinance, the project shall provide both short-term and long-term bicycle parking facilities.

17. The project is required to provide fully operational electric vehicle charging spaces (EVCS), consistent with County requirements for EVCS for both multi-family residential and non-residential uses.

18. Consistent with the County's Transportation Demand Management (TDM) Ordinance, a TDM program must be submitted to the CDD for review/approval by Transportation Planning Division staff prior to the issuance of building permits for the project. As a part of the TDM ordinance requirement, the applicant shall consult with Tri Delta

Transit on the need to provide infrastructure to connect the project with Tri Delta Transit services. Evidence of compliance with this requirement may include correspondence from the Tri Delta Transit agency regarding the potential need for installing bus turnouts, shelters, or bus stops at the project site.

Child Care

19. Prior to the issuance of building or grading permits, whichever occurs first, the applicant shall pay a per unit fee toward childcare facility needs in the area, as established by the Board of Supervisors. The current childcare fee is $100 per unit with two or more bedrooms (studio and one bedroom units are not subject to the fee). However, the actual fee collected will be that which is applicable at the time of building permit issuance.

Landscaping

20. Prior to the issuance of building permits, the applicant shall provide landscaping and irrigations plans for all landscaped areas of the project which demonstrate compliance with the County Landscape Ordinance and the California Model Efficient Landscape Ordinances. The landscaping and irrigation plans shall be subject to review and approval by CDD staff.

Park Impact/Park Dedication Fees

21. Prior to issuance of building permits for any building containing residential units, the applicant shall pay a per-unit park dedication fee, as established by the Board of Supervisors.

22. Prior to the issuance of building permits for any building containing residential units, the applicant shall pay a per-unit park impact fee, as established by the Board of Supervisors.

MITIGATION MEASURES FROM THE MITIGATION MONITORING PROGRAM APPLIED AS CONDITIONS OF APPROVAL FOR COUNTY FILE CDDP24-03051

Biological Resources

23. Burrowing Owls (Mitigation Measure BIO-1): Prior to the onset of project ground disturbances, including grading, vegetation removal, and/or mobilization of

equipment, a qualified biologist shall conduct a pair of pre-construction surveys for burrowing owls within the site and within any potentially suitable location within 250 feet of the site where access is feasible. The first survey shall occur approximately 14 days prior to project initiation, and the second survey shall occur within approximately 48 hours of the start of project activities. If the site and immediate site vicinity are determined by the certified biologist to have no potentially suitable habitat for burrowing owls (i.e., suitable burrows or suitable debris piles that burrowing owls could use for habitat) during the first survey, then no follow-up survey shall be required. If the Project does not commence within 30 days following this survey, a repeat survey shall be needed to ensure site conditions have not changed with regard to burrowing owl habitat.

If burrowing owls are identified utilizing burrows within or near the site, a 250-foot buffer shall be established around the active burrows and the burrows shall be periodically monitored by the qualified biologist. No construction activities, including entrance by project personnel, can occur within the buffer until the biologist has confirmed that the burrows are no longer occupied. Once the biologist has confirmed that the burrowing owls have safely self-relocated (including that young of the nest—if any—have fledged), the buffer can be removed, and planned project activities within the buffer can commence.

24. Migratory Bird Nests (Mitigation Measure BIO-2): If initial site disturbance activities, including tree removal, grading, and mobilization of project equipment and materials, are to commence during the breeding season (February 1 to August 31), a certified biologist shall conduct pre-construction surveys for nesting migratory birds onsite and within 250 feet of the construction footprint, including laydown areas and ingress and egress, where accessible. The survey shall occur within 14 days of the onset of ground disturbances if such disturbances are to commence during the nesting bird season. If site impacts will be phased such that impacts to some areas will occur more than 14 days after impacts to other areas, additional surveys shall be conducted such that all areas of the site are surveyed within 14 days of the direct implementation of impacts within those areas.

    If an active bird nest is detected during these surveys, an appropriate construction-free buffer shall be established. Actual size of the buffer, which will be determined by the project biologist, would depend on the nesting species, topographical relationship of the nest to the project disturbance area, and the type of activity that would occur in the vicinity of the nest. The buffer shall be monitored periodically by the biologist

to ensure compliance, and the buffer shall not be removed until the biologist has confirmed that nesting is complete and young of the nest have fledged.

Cultural Resources

25. Previously Undiscovered Historic and Prehistoric Resources During Construction (Mitigation Measure CUL-1): The following mitigation measures shall be implemented during project related ground disturbance, and shall be included on all construction plans:

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

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

    b. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section

5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Hydrology

26. Stormwater Flow (Mitigation Measure HYDRO-1): The implementation of a drainage plan to match post-construction flow rates with pre-construction flow rates through the use of an on-site stormwater detention system will ensure that the project does not increase the volume of stormwater outfall from the project into existing storm drainage infrastructure relative to present conditions. Prior to the issuance of a building or grading permit (whichever occurs first), the applicant shall submit a final drainage plan with hydrology and hydraulic calculations for the review and approval of the County Department of Public Works, Engineering Services Division.

27. Onsite Stormwater Detention System (Mitigation Measure HYDRO-2): In the event that the on-site stormwater detention system described in *Mitigation Measure HYDRO-1* does not sufficiently mitigate downstream flows, the applicant shall be required to improve the downstream DA 48B to accept post construction flows. Prior to the issuance of a building or grading permit (whichever occurs first), the applicant shall submit a final drainage plan with hydrology and hydraulic calculations for the review and approval of the County Department of Public Works, Engineering Services Division.

Noise

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

    New Year's Day (State and Federal)

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

    Washington's Birthday (Federal)

    Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

29. Heavy Equipment (Mitigation Measure NOI-1b): Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.

30. Internal Combustion Engines and Stationary Equipment (Mitigation Measure NOI-1c): The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

31. Notification of Neighbors (Mitigation Measure NOI-1d): The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities.

32. Construction Noise Coordinator (Mitigation Measure NOI-1e): The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and

shall maintain a log of complaints, which shall be available for review by County staff upon request.

33. Preconstruction Meeting and Reporting (Mitigation Measure NOI-1f): Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.

Tribal Cultural Resources

34. Treatment of Tribal Cultural Resources (Mitigation Measure TCR-1): If a pre-contact cultural resource is discovered during Project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.

    Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe. All plans for analysis shall be reviewed and approved by the applicant and Tribe prior to implementation, and all removed material shall be temporarily curated on-site. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and Tribe for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and Tribe.

35. Inadvertent Discoveries of Human Remains/Funerary Objects (Mitigation Measure TCR-2): In the event that any human remains are discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately notify the Tribe, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity.

    The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances.

    The applicant/developer/landowner shall accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, parties, and Lead Agencies would be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

PUBLIC WORKS CONDITIONS OF APPROVAL FOR COUNTY FILE CDDP24-03051

The applicant shall comply with the following conditions of approval prior to issuance of a building permit and prior to initiation of the use authorized under this permit.

General Requirements

36. The applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance. Any exception(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Community Development Division, of the Department of Conservation and Development, on May 3, 2022.

37. For Public Works review for compliance relative to this Land Use Permit, a Compliance Review Fee deposit shall be submitted directly to the Public Works Department in accordance with the County's adopted Fee Schedule for such services. This fee is separate from similar fees required by the Department of Conservation and Development and is a deposit to offset staff costs relative to review and processing of these conditions of approval and other Public Works related services ancillary to the issuance of building permits and completion of this project.

38. 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.

39. The two parcels shall be merged into a single lot through a lot line adjustment or alternative process as prescribed by the Department of Conservation and Development.

Roadway Improvements (Clearland Drive/Willow Pass Road)

40. The applicant shall construct frontage improvements along the project frontages of Willow Pass Road and Clearland Drive. Some improvements exist, but the sidewalks need to be widened to the commercial standard width of 10 feet. Streetlights are also required along both frontages.

41. The applicant shall reconstruct the median islands (including landscaping and irrigation, if necessary) and any other necessary safety improvements along the frontage of Clearland Drive to accommodate ingress and egress to the project, subject to approval of the Public Works Department.

42. Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontages of Clearland Drive and Willow Pass Road. Concrete shall be saw cut prior to removal. Existing lines and grade shall be maintained. New curbs and gutters shall be doweled into existing improvements.

43. The applicant shall construct a street type connection with 20-foot radii curb returns in lieu of standard driveway depressions at proposed access driveways.

44. Driveway ingress and egress to Willow Pass Road shall be restricted to emergency access only. Appropriate gates and signage shall be installed.

45. The applicant shall locate any vehicular entrance gates a minimum of 20 feet from the edge of pavement to allow vehicles to queue without obstructing through traffic. Sufficient area shall be provided outside any gate to allow a vehicle to turn around and re-enter Clearland Drive and Willow Pass Road in a forward direction.

Access to Adjoining Property

Proof of Access

46. The applicant shall furnish proof to the Public Works Department of the acquisition of all necessary rights-of-way, rights-of-entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road, and drainage improvements.

Encroachment Permit

47. The applicant shall obtain an encroachment permit from the Application and Permit Center, if necessary, for construction of driveways or other improvements within the right-of-way of Clearland Drive or Willow Pass Road.

Site Access

48. The applicant shall only be permitted access at the locations shown on the approved site/development plan.

Road Alignment / Intersection / Sight Distance

49. The applicant shall provide sight distance at the on-site driveway and the fronting streets to accommodate the appropriate design speeds, 40 MPH for Willow Pass Road, and 30 MPH for Clearland Drive. The applicant shall trim vegetation, as necessary, to provide sight distance at these driveways. Any new landscaping, signs, fencing, retaining walls, or other obstructions proposed at the driveways shall be setback to ensure that the sight lines are clear.

Landscaping

50. The applicant shall submit four sets of landscape and automatic irrigation plans and cost estimates, prepared by a licensed landscape architect, to the Public Works Department for review and to the Zoning Administrator for review and approval, prior to issuance of building permits. Applicant shall pay appropriate fees in accordance with County Ordinance.

Utilities/Undergrounding

51. The applicant shall underground all new utility distribution facilities. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

Drainage Improvements

Collect and Convey

52. The applicant shall collect and convey all storm water 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 storm waters to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code.

Exception Section 914-2.004 (Subject to Advisory Agency findings and approval):

The applicant is granted an exception from the offsite collect and convey requirement of the Ordinance Code by the advisory agency as provided for in 92-6.002 of said code provided:

- The stormwater runoff from the site is reduced to, or below pre-project flow rates as a result from the construction of on-site detention infrastructure incorporating a pump system. Said pump system shall include back-up pumps and a secondary off-grid power source such as a natural gas or propane fueled generator, or battery power with sufficient capacity to power the pumps for at least 24 hours.

- Verify sufficient overland release without damage to on-site or neighboring buildings in the event of pump failure or storm events in the 1-10 % annual probability (10–100 year) range.

- Concentrated stormwater is not discharged onto adjacent property.

Exception Section 914-12.010 (Subject to Advisory Agency findings and approval):

The applicant is granted an exception from the public entity maintenance requirement of the Ordinance code by the advisory agency as provided for in 92-6.002 of said Code. The maintenance obligation relative to the detention/stormwater management basin will be satisfied in the Stormwater Maintenance Operation and Maintenance Agreement Plan.

Miscellaneous Drainage Requirements

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

54. The applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

National Pollutant Discharge Elimination System (NPDES)

55. 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 storm water 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 storm water 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 basins) as reviewed and approved by Public Works Department. Trash capture devices shall meet the requirements of the County's NPDES permits.
    - Place advisory warnings on all catch basins and storm drains using current storm drain markers.
    - 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.

<u>Storm Water Management and Discharge Control Ordinance</u>

56. The applicant shall submit a FINAL Storm Water Control Plan (SWCP) and a Storm water Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Storm water Management and Discharge Control Ordinance (§1014) prior to the issuance of a building permit. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

57. Improvement Plans shall be reviewed to verify consistency with the Final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Storm water Management and Discharge Control Ordinance (§1014).

58. Storm water management facilities shall be subject to inspection by Public Works Department staff; all time and materials costs for inspection of storm water management facilities shall be borne by the applicant.

59. Prior to the issuance of a building permit, the property owner(s) shall enter into a standard Storm water Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for, and related to, operation and maintenance of the storm water facilities, and grant access to relevant public agencies for inspection of storm water management facilities.

60. Prior to the issuance of building permits, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Storm water Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of storm water facilities by property owners.

61. Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

Drainage Area Fee Ordinance

62. The applicant shall comply with the drainage fee requirements for Drainage Areas 48B and 48D as adopted by the Board of Supervisors prior to the initiation of the use requested with this application. This fee shall be paid prior to issuance of a building permit and initiation of proposed use.

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 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 is responsible for contacting the Health Services Department Environmental Health Division regarding its requirements and permits.

D. The applicant must submit building plans to the Contra Costa County 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.

E. The applicant is required to submit plans to the Delta Diablo Sanitary District for approval. Plans submitted for a building permit must receive prior approval and be stamped by the Sanitary District.

F. The applicant must comply with the requirements of the Golden State Water District.

G. The applicant is responsible for contacting the Contra Costa Mosquito and Vector Control District regarding its requirements and permits.

H. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the East Contra Costa Regional Fee & Finance Authority/ Regional Transportation Development Impact Mitigation (ECCRFFA/RTDIM), ECTIA, and Bay Point Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

A- POR. N.W. 1/4 SEC. 14, T2N, R1W. M.D.B.M.
B-1960 ROLL- TRACT 2656 M.B. 72-48
1- 152PM47 6-7-91

1"=100'

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

M.B. 98

09

N0° 10'43"E 208.0

31 .644Ac.

135.0 135.0

208.0 200.02

R=30 15.8
R=30 15.7

PCL "B" 30 .78Ac.

132.15 164.72

208.0 S0° 52'51"W

S89° 07'09"E N89° 07'09"W

PCL "A" 29 .77Ac.

161.89 161.89

208.0 148 60 N0° 53'13"E 70

28 .509Ac. 150' 150

148

27 1.99Ac.

(103 LSM 12)

S89° 06'47"E 106.94

72

31.42 R=20 110 N0° 53'13"W 62.13 R=342 47.01 R=258 144.36 S0° 51'23"W 85.00 80 31.42 R=20

84

S89° 08'37"E 85.00

26 .20Ac.

121 65 S89° 08'37"E

07 3

N89° 08'37"W 45

24.30 N0° 51'23"E 100

49.37

06 2

S22° 05'45"E 92.32

S47° 52'E 100 7.59

05 1

N42° 08'E 39.29 6.63 N18° 50'38"W 95.65(R) 86.11 R=170 58.45

N42° 08'E 252.48

S42° 08'W 156.76

74.86

164.35 S42° 08'W

CLEARLAND

195.71 R=230

64.14 R=105

38.03 N89° 06'47"W

R=110 144.65

N89° 06'47"W R=45 27.49 38.03

80

081

18

17

16

WILLOW PASS

ROAD

12

14

CLEARLAND CIRCLE

A B 29 08 N29° 11'37"W(R) 107.50 R=337.50 80.61 105.72 25.11 N15° 30'29"W(R) 107.50 54.94 R=230

N11° 14'43"W RADIUS

28 09 54.94 N1° 49'21"W(R) 101.75 48.30 N89° 08'37"W 84.06

27 10 63.74 N89° 08'37"W

N0° 51'23"E 100

26 11 45 31.42 R=20 80

S0° 51'23"W 260.97

60 60 60 60 60 60

12 25 13 24 14 23 15 22 16 21

100 100 100 100 100

65 76.88 13.93 67.64 R=230 42.97 31.42 R=20

N0° 51'23"E

MARY ANN LANE

A B 18 19 S17° 42'23"W 100 28.96 S72° 17'37"E 82.97 48.83 N72° 17'37"W

N0° 51'23"E 15.44 66.17 R=225 31.42 R=20

N0° 51'23"E 3.14 12.30 51.47 R=175 31.42 R=20

S89° 08'37"E 100 20 17 70.58 N72° 17'37"W

S17° 42'23"W 130

60 18 19 130 60

60 17 20 130 60

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60 15 22 130 60

N17° 42'23"W

R=170 12.30 50 14 23 102.15 45.31 N72° 17'37"W

31.42 R=20 N0° 51'23"E 62.70

E.B.M.U.D.

16

081

082

083

FM 097/08 01-01-18
ASSESSOR'S MAP
BOOK 93 PAGE 8
5-22-59 G.C.C. CONTRA COSTA COUNTY, C 282

CLEARLAND DRIVE

R=20 31.42 N0° 53'13"W 110 R=258 46.87 R=342 S0° 51'23"W 81 81 A B 68.10 N0° 51'23"E 60 60 45 R=20 31.42

S89° 06'47"E 95

10 .589Ac.

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082

S89° 08'37"E N.D. 14 67.36

09 .19Ac.

N89° 08'37"W 105

08 .19Ac.

06 .19Ac.

S89° 08'37"E 105

04 2 05 3 06 4 07 5

81 81 81 A B 68.10 60 60 65

105 105 105 105

BEVERLY DRIVE

N89° 08'37"W 85 50

01 8 02 9 03 10 04 11 05 12 06 13

45 65 60 60 60 60 60

105 105 105 105 105 105

083

N89° 08'37"W 85

N0° 51'23"E 118.85

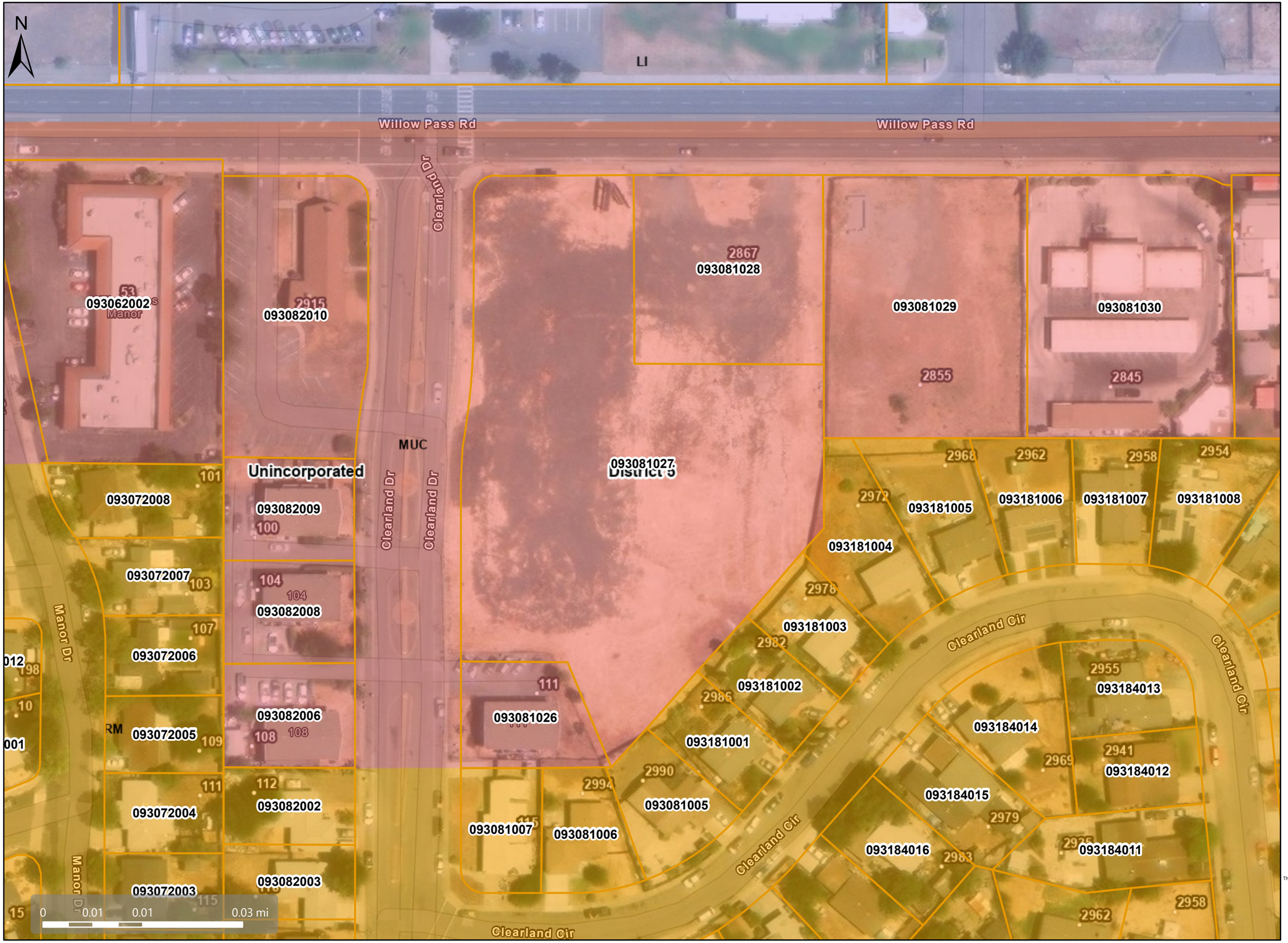
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ENOS AMBROSE SUBDIVISION

NO.5

06 07

General Plan



Map Legend

- Assessment Parcels

General Plan

- RM (Residential Medium Density) (7-17 du/na)
- MUC (Mixed-Use Community-Specific) (Variable)
- LI (Light Industry) (1.5 FAR)
- Unincorporated
- Board of Supervisors' Districts
- Address Points

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.
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Please direct all data inquires to the appropriate department.

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

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

Zoning



Map Legend

- Assessment Parcels
- Zoning
- ZONE_OVER
- P-1 (Planned Unit)
- Unincorporated
- Board of Supervisors' Districts
- Address Points

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Orthophotography



Map Legend

- Assessment Parcels
- Unincorporated
- Board of Supervisors' Districts
- Address Points

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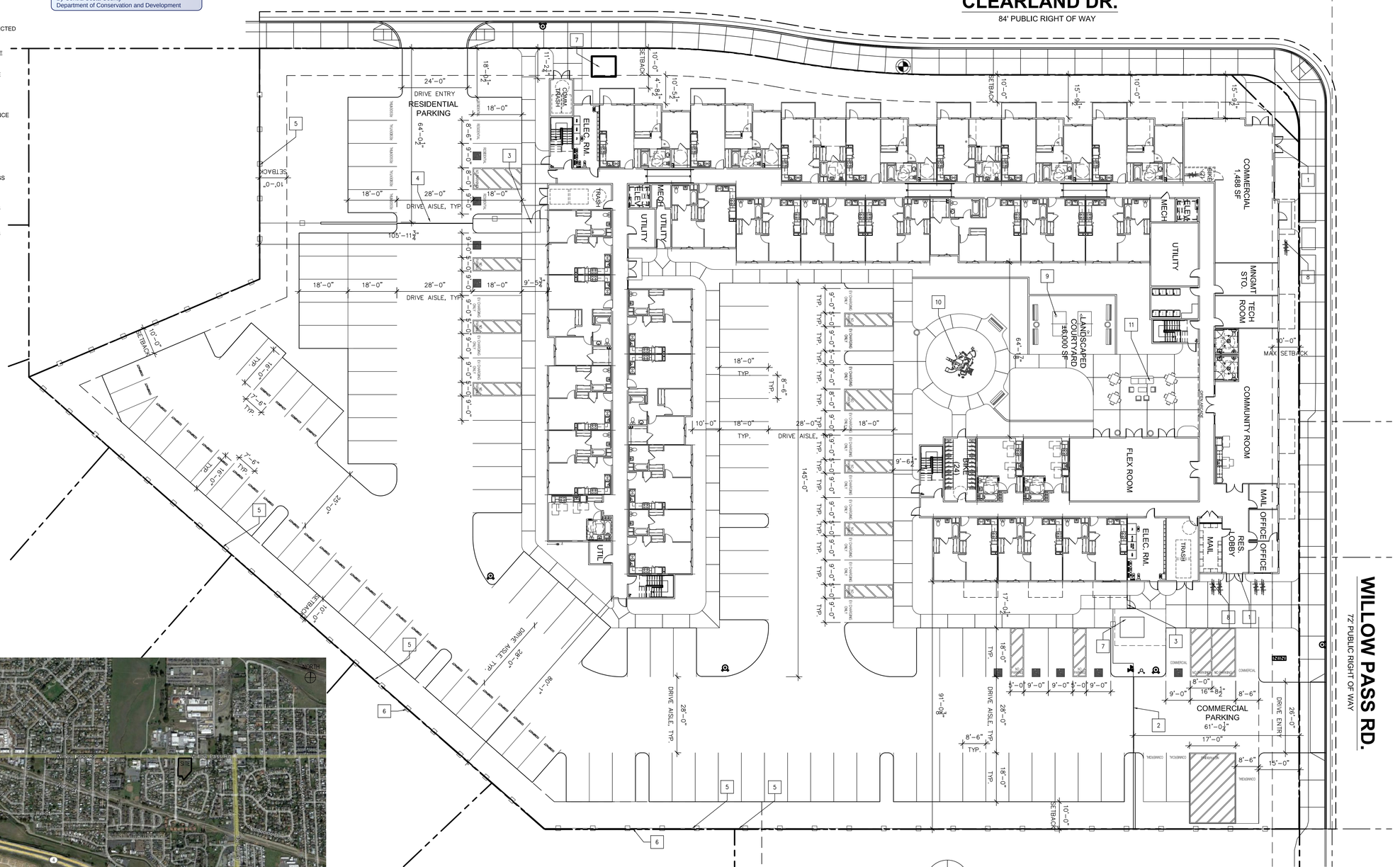
NOTES:

1. PARKING LOTS, AISLES AND GROUNDS CONTIGUOUS TO BUILDINGS SHALL BE PROVIDED WITH SUFFICIENT LIGHTING TO PROVIDE ADEQUATE ILLUMINATION FOR THE SAFETY AND SECURITY OF VEHICLES AND PEDESTRIANS USING THE SITE DURING THE HOURS OF DARKNESS OR DIMINISHED LIGHTING. SUCH LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT AREAS AND PUBLIC STREETS AND RIGHTS OF WAY, TO PREVENT GLARE (OVERWHELMING DIRECT LIGHT CREATING A POTENTIAL HAZARD), OR EXCESSIVE LIGHT SPILL-OVER (UNREASONABLE AMOUNTS OF LIGHT EXTENDING BEYOND THE INTENDED AREA OR PROPERTY LINE), AS SEEN FROM THOSE AREAS, STREETS, OR RIGHTS OF WAY, TO PROVIDE FOR THE GENERAL SAFETY OF ADJACENT VEHICULAR TRAFFIC AND THE PRIVACY AND WELL BEING OF RESIDENTIAL AREAS, THE LIGHTING INTENSITY MAY NOT BE GREATER THAN REASONABLY REQUIRED TO SAFELY AND SECURELY ILLUMINATE THE PARKING AREA. EACH LIGHTING FIXTURE MUST BE CONSISTENTLY MAINTAINED TO ENSURE BROKEN OR BURNT-OUT BULBS ARE REPLACED, FIXTURES REMAIN CLEAN AND GRAFFITI AND RUST FREE, AND PAINTED FIXTURES DO NOT CHIP OR PEEL. WHENEVER POSSIBLE, LIGHTING FIXTURES MUST BE EQUIPPED WITH ENERGY EFFICIENT BULBS. PARKING LOT LIGHTING SHALL NOT BE OBSTRUCTED BY TREE'S OR OTHER LANDSCAPING.
2. PEDESTRIAN WALKWAYS SHALL HAVE ~~SUFFICIENT DECORATIVE~~ PATHWAY LIGHTING.
3. PROJECT IS WITHIN THE L-100 LIGHTING DISTRICT

KEYNOTE:

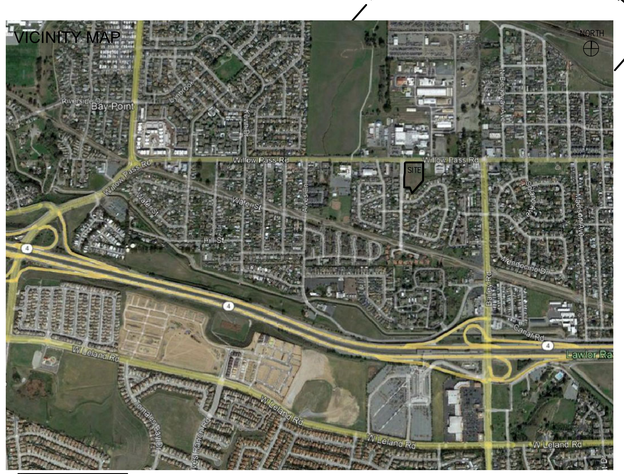
1. BUILDING ENTRY
2. FIRE DEPARTMENT RESTRICTED VEHICULAR ACCESS GATE
3. PEDESTRIAN ACCESS GATE
4. VEHICULAR ACCESS GATE
5. (N) FENCE SEE LANDSCAPE
6. (E) WOOD PROPERTY FENCE
7. TRANSFORMER
8. BICYCLE RACK
9. ACTIVITY AREA SEE LANDSCAPE DRAWINGS
10. CHILDREN'S PLAY AREA SEE LANDSCAPE DRAWINGS
11. SEATING AREA SEE LANDSCAPE DRAWINGS

RECEIVED on 02/12/2025 CDDP24-03051
By Contra Costa County
Department of Conservation and Development



SITE PLAN
SCALE: 1/16" = 1'-0"
0' 10' 20' 30' 40' 80'

VICINITY MAP



OWNER

NAME: ALLIANT COMMUNITIES
CONTACT: ACHAL ADHIKARI
ADDRESS: 26050 MUREAU ROAD, SUITE 101 CALABASAS, CA 91302
PHONE: (818) 483-4499
FAX:
E-MAIL: ACHAL.A@ALLIANTCD.COM
WEB SITE: WWW.ALLIANTSTRATEGICDEV.COM

ENTITLEMENT CONSULTANT

NAME: ELEVATED ENTITLEMENTS
CONTACT: KEVIN KOHAN, MARK MOUAVANGSOU
ADDRESS: 5716 CORSA AVE., #201 WESTLAKE VILLAGE, CA 91362
PHONE: (805) 232-4383
FAX:
E-MAIL: KEVIN@ELVTED.COM, MARK@ELVTED.COM
WEB SITE: WWW.ELEVATEDENTITLEMENTS.COM

ARCHITECT

NAME: YM ARCHITECTS
CONTACT: KEVIN MAFFRIS, AIA, RYAN YANGITA, AIA
ADDRESS: 255 S. SANTA FE AVE. #103 LOS ANGELES, CA 90014
PHONE: (213) 623-2107
FAX:
E-MAIL: KMAFFRIS@YMARCH.COM, RYANAGITA@YMARCH.COM
WEB SITE: WWW.YMARCH.COM

CIVIL ENGINEER

NAME: KPFF
CONTACT: RYAN BEATON, PE
ADDRESS: 45 FREMONT ST., 28th FLOOR SAN FRANCISCO, CA 94105
PHONE: (415) 989-1004
FAX:
E-MAIL: RYAN.BEATON@KPFF.COM
WEB SITE: WWW.KPFF.COM

LANDSCAPE ARCHITECT

NAME: WILSON DAVIS ASSOCIATES
CONTACT: TIM DAVIS, ASLA
ADDRESS: 2825 LITCHFIELD DR. RIVERSIDE, CA 92503
PHONE: (951) 353-2436
FAX:
E-MAIL: TIM@WILSONDAVISASSOCIATES.COM
WEB SITE: WWW.WILSONDAVISASSOCIATES.COM

AFFORDABILITY UNIT SUMMARY:

Bedroom Type	Size	Contra Costa County U (80% AMI) Income Limits	Contra Costa County Moderate Income 120% Limits
Studio	408 NET SF	$84,600	$130,800
1 Bedroom	575 NET SF	$96,650	$149,500
2 Bedrooms	778 NET SF	$108,750	$168,150

Unit Type	Avg. Sq. Ft.	# of Units	% of AMI
Studio	408	9	80% Lower
1 Bdr	575	62	80% Lower
2 Bdr	778	29	80% Lower
Studio	408	2	120% Moderate
1 Bdr	575	15	120% Moderate
2 Bdr	778	7	120% Moderate
Total / Avg.	**619**	**124**	

PROJECT SUMMARY:
MIXED INCOME FAMILY UNITS:
100% PRIVATELY OWNED HOUSING
MADE AVAILABLE FOR PUBLIC USE

USE: RESIDENTIAL APARTMENTS

SCOPE: PROPOSED FOUR STORY TYPE V-A, FULLY SPRINKLERED BUILDING NFPA 13

ADDRESS:
2867 & 3105 WILLOW PASS ROAD
(APN: 093-081-027,028)

ZONING: P-1, MUC

SITE AREA:
GROSS: 108,028 SF OR 2.48 ACRES
NET = GROSS (NO DEDICATIONS OR EASEMENTS)

UNIT SUMMARY:

11 - STUDIO UNITS	@ 408 SF
77 - 1 BR UNITS	@ 575 SF
36 - 2 BR UNITS	@ 778 SF
124 TOTAL UNITS	

DENSITY ALLOWED :

22-40 UNITS / NET ACRE =	
2.48 NET ACRES X 40=	99.2 (100) UNITS
100 UNITS x 80% DENSITY BONUS	180 (180) UNITS
DENSITY PROVIDED :	124 UNITS

OPEN AREA PROVIDED:
LANDSCAPED COURTYARD = ±6,000 SF

PRIVATE OPEN AREA PROVIDED:
UNIT PATIO/BALCONIES @ 50 SF
29 UNITS X 50 SF BALCONY = 1,450 SF

BUILDING AREA:

1ST FLOOR	= 31,000 SF
2ND FLOOR	= 31,000 SF
3RD FLOOR	= 31,000 SF
4TH FLOOR	= 23,000 SF
TOTAL BUILDING AREA	= 116,000 SF

LOT COVERAGE:

ALLOWED:	35%
PROVIDED: 31,000 SF/108,028 SF=	28.7%

FLOOR AREA RATIO:

ALLOWED:	1.75:1
PROVIDED: 116,000SF/108,028	1.25:1

COMMON AREA:
TOTAL COMMON AREA = 3,000 SF

REQUIRED PARKING:
PARKING (COMMERCIAL DISTRICT MIXED-USE):
MIN 1 SPACE PER UNIT =124 SPACES

PARKING (P-1 DEVELOPMENT STANDARDS):

1 SPACE PER STUDIO UNIT (11)	=11 SPACES
1.5 SPACE PER 1BR UNIT (77)	=116 SPACES
2 SPACE PER 2BR UNIT (36)	=72 SPACES
.25 GUEST SPACE PER UNIT	=31 SPACES
TOTAL	=230 SPACES

PARKING (DENSITY BONUS):

1 SPACE PER STUDIO UNIT (11)	=11 SPACES
1 SPACE PER 1BR UNIT (77)	=77 SPACES
1.5 SPACE PER 2BR UNIT (36)	=54 SPACES
TOTAL	=142 SPACES

PROVIDED PARKING:
TOTAL RESIDENTIAL SPACES PROVIDED =

1ST ACCESS SPACES PROVIDED:	72 SPACES
1ST ACCESS COMPACTS PROVIDED:	31 SPACES (25%)
ACCESSIBLE SPACES PROVIDED:	8 SPACES
EVCS PROVIDED:	13 SPACES
TOTAL 1ST ACCESS SPACES	124 SPACES
TANDEM SPACES PROVIDED:	5 SPACES
TOTAL SPACES PROVIDED:	129 SPACES

TOTAL COMMERCIAL SPACES PROVIDED =
3.3 SPACE/1000SF COMMERCIAL
.0033 x 1,488 SF= 5 SPACES
TOTAL SPACES PROVIDED: 5 SPACES

BICYCLE PARKING REQUIRED: **PROVIDED:**
RESIDENTIAL

SHORT TERM: 5% (160 BEDROOMS)=8	8 SPACES
LONG TERM: 15% (160 BEDROOMS)=24	24 SPACES

COMMERCIAL

SHORT TERM: 2 SPACES	2 SPACES
LONG TERM: 2 SPACES	2 SPACES

DENSITY BONUS REQUESTS:
-STORY INCREASE (1 STORY)
-HEIGHT INCREASE (5')

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724 S. Spring Street #304
Los Angeles, CA 90014
Tel. 213 623 2107 Fax. 213 623 2108
www.ymarch.com

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WILLOW PASS APARTMENTS

Project. 2867, & 3105 WILLOW PASS ROAD
BAY POINT, CA 94565

ALLIANT COMMUNITIES

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

1.30.25 A-01

Date Page

1. THE BUILDING AS PROPOSED SHALL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE 2022 EDITION OF NFPA 13.

2. NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM SHALL BE INSTALLED WHEN THE CONDITIONS OF THE CFC 510.4.1 ARE NOT MET. TESTING SHALL BE CONDUCTED AND THE RESULTS SUBMITTED TO THE FIRE DISTRICT PRIOR TO THE BUILDING FINAL. (510.1) CFC

3. THE OWNER SHALL PROVIDE TRAFFIC SIGNAL PRE-EMPTION SYSTEMS (OPTICOM) ON ANY NEW OR MODIFIED TRAFFIC SIGNALS INSTALLED WITH THIS DEVELOPMENT. (21351) CVC

4. THE OWNER SHALL CUT DOWN AND REMOVE ALL WEEDS, GRASS, VINES, OR OTHER GROWTH THAT IS CAPABLE OF BEING IGNITED AND ENDANGERING PROPERTY. (304.1.2) CFC

5. THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL BE RESPONSIBLE FOR THE DEVELOPMENT, IMPLEMENTATION AND MAINTENANCE OF A WRITTEN PLAN IN COMPLIANCE WITH NFPA 241, ESTABLISHING A FIRE PREVENTION PROGRAM AT THE PROJECT SITE APPLICABLE THROUGHOUT ALL PHASES OF THE CONSTRUCTION. THE PLAN SHALL BE MADE AVAILABLE FOR REVIEW BY THE FIRE CODE OFFICIAL UPON REQUEST. (CH. 33) CFC
THE FIRE PREVENTION PROGRAM SUPERINTENDENT SHALL DEVELOP AND MAINTAIN AN APPROVED PREFIRE PLAN IN COOPERATION WITH THE FIRE CHIEF. THE FIRE CHIEF AND FIRE CODE OFFICIAL SHALL BE NOTIFIED OF CHANGES AFFECTING THE UTILIZATION OF INFORMATION CONTAINED IN SUCH PREFIRE PLANS (CH. 33) CFC

6. FIRE APPARATUS ACCESS ROADS AND HYDRANTS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER AND INSPECTED PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE. (501.4) CFC

   A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIALS AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 37 TONS.

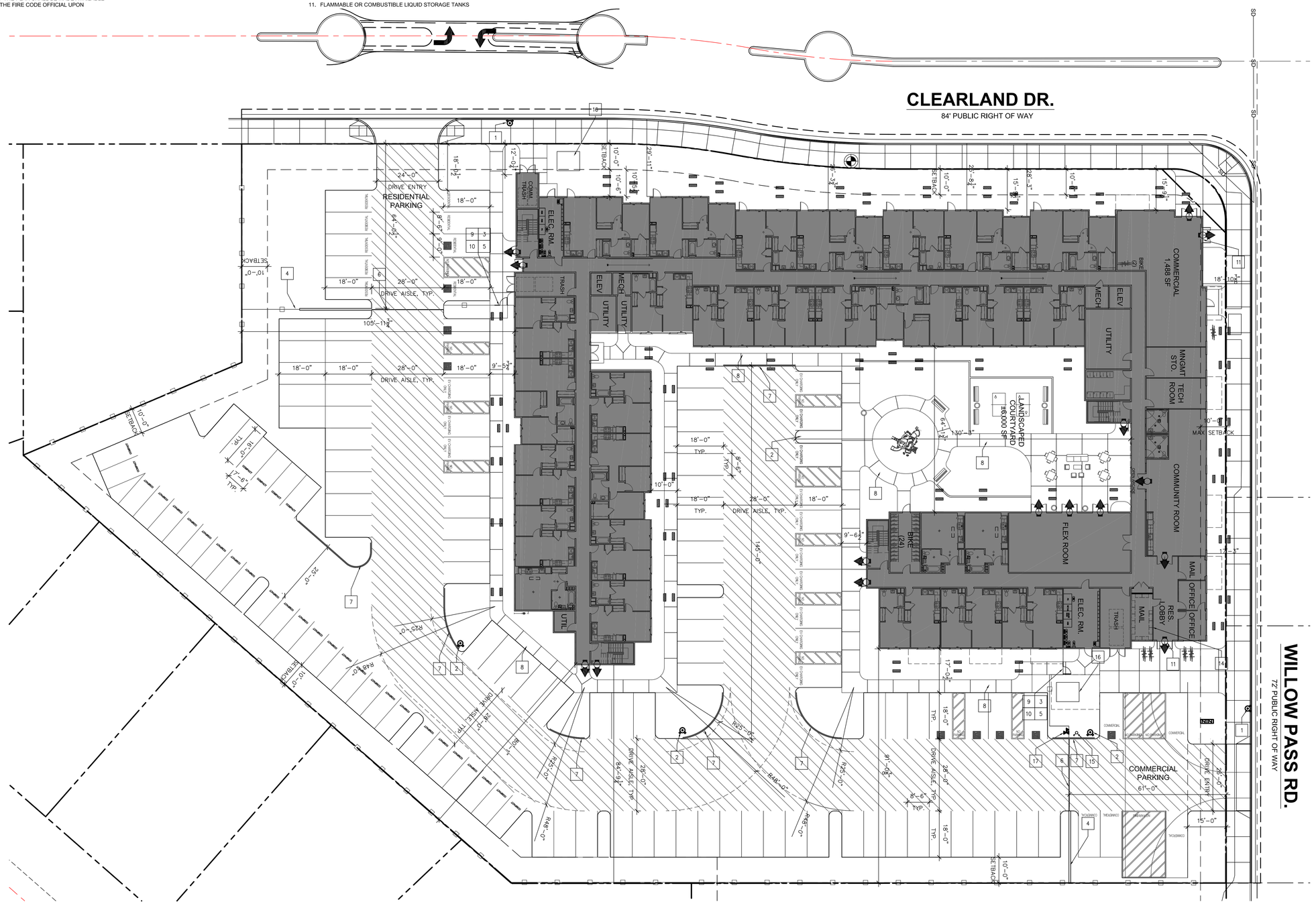
7. ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS, AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE TITLE 32, CONTRA COSTA COUNTY FIRE CODE.

8. THE DIMENSIONS OF THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.2.1

9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

10. GATE AND GATE CONTROL
    10.1. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
    10.2. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.
    10.3. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

11. FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE TANKS SHALL NOTE BE LOCATED ON THE SITE WITHOUT OBTAINING APPROVAL AND NECESSARY PERMITS FROM THE FIRE DISTRICT (3401.4) CFC



NOTE:
1. ALL LANDSCAPING AND TREES TO BE MAINTAINED TO PREVENT FUTURE OBSTRUCTION OF ACCESS.
2. REFER TO CIVIL GRADING PLAN FOR ROAD TYPE AND CAPACITY IDENTIFICATION.
3. REFER TO CIVIL GRADING PLAN FOR ROAD GRADES

KEY NOTES:

1	(N) PUBLIC FIRE HYDRANT
2	(N) ONSITE FIRE HYDRANT
3	FIRE DEPARTMENT ACCESS GATE
4	(N) 6 FEET HIGH WROUGHT IRON FENCE
5	PEDESTRIAN ACCESS GATE
6	VEHICULAR SLIDING ACCESS GATE MIN. 20'-0" WIDE W/ KNOX KEY OPERATED SWITCH
7	FIRE LANE - CURB TO BE PAINTED RED W/ "NO PARKING - FIRE LANE"
8	FIREFIGHTER WALKWAY ACCESS ROUTE WIDTH: 5 FEET MINIMUM CROSS SLOPE: 2% MAX
9	KNOX BOX MODEL 3200 SERIES (LABELED KEY IN KNOX BOX) RECESSED KNOX BOX AT MASONRY WALLS, SURFACE MOUNTED KNOX BOX AT PEDESTRIAN ACCESS GATES
10	KEYPAD (MINIMUM 50 FEET FROM PUBLIC RIGHT OF WAY)
11	BUILDING ENTRANCE
12	EXISTING FIRE HYDRANT
13	NOT USED
14	FIRE ANNUNCIATOR PANEL
15	FDC
16	8'-0"x 10'-0" TRANSFORMER PAD WITH LANDSCAPE SCREEN SEE LANDSCAPE DRAWINGS
17	POST INDICATOR VALVE

LEGEND:

FIRE HYDRANT
SEE CIVIL DRAWINGS

FIRE DEPARTMENT CONNECTION
SEE CIVIL DRAWINGS

REQUIRED LADDER PAD. MIN 3'-0" WIDTH RESCUE WINDOW AT 2ND AND 3RD LEVELS. LANDSCAPING AND OBSTRUCTIONS SHALL NOT HINDER THE POSITIONING OF LADDERS FROM ACCESS TO RESCUE WINDOWS.

INDICATES REQUIRED EXITS

PRIVATE DRIVEWAY AND FIRE LANE: MINIMUM UNOBSTRUCTED WIDTH OF 28', EXCLUSIVE OF SHOULDERS, AND AN UNOBSTRUCTED VERTICAL CLEARANCE NOT LESS THAN 13'-6"

NORTH

FIRE DEPARTMENT ACCESS SITE PLAN (1)
SCALE: 1/16" = 1'-0"
0' 10' 20' 30' 40' 80'

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WILLOW PASS APARTMENTS

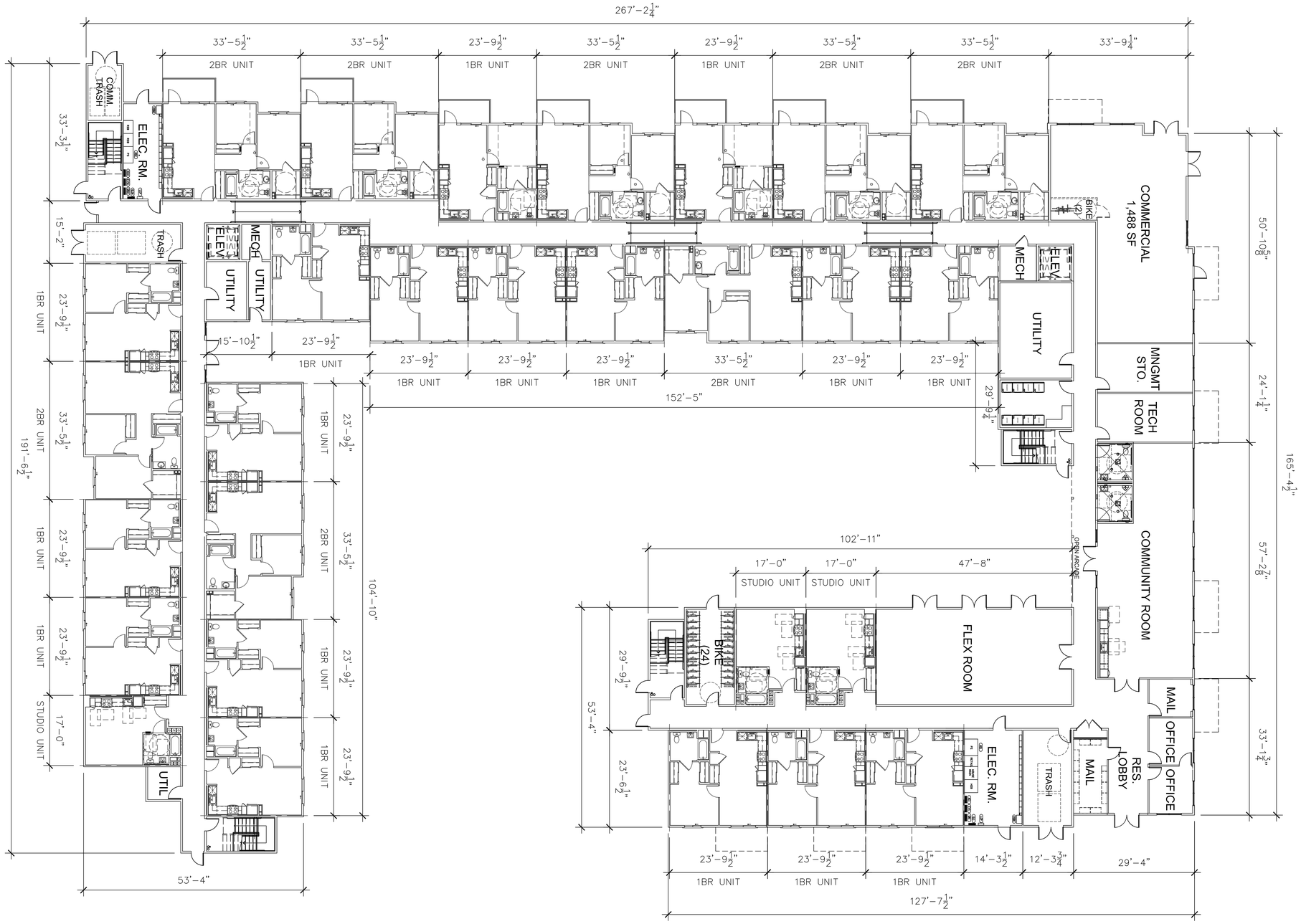
Project. 2867, & 3105 WILLOW PASS ROAD
BAY POINT, CA 94565

ALLIANT COMMUNITIES

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

1.30.25 A-02

Date Page



1ST FLOOR PLAN (1)
SCALE: 3/32" = 1'-0"

NORTH

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WILLOW PASS APARTMENTS

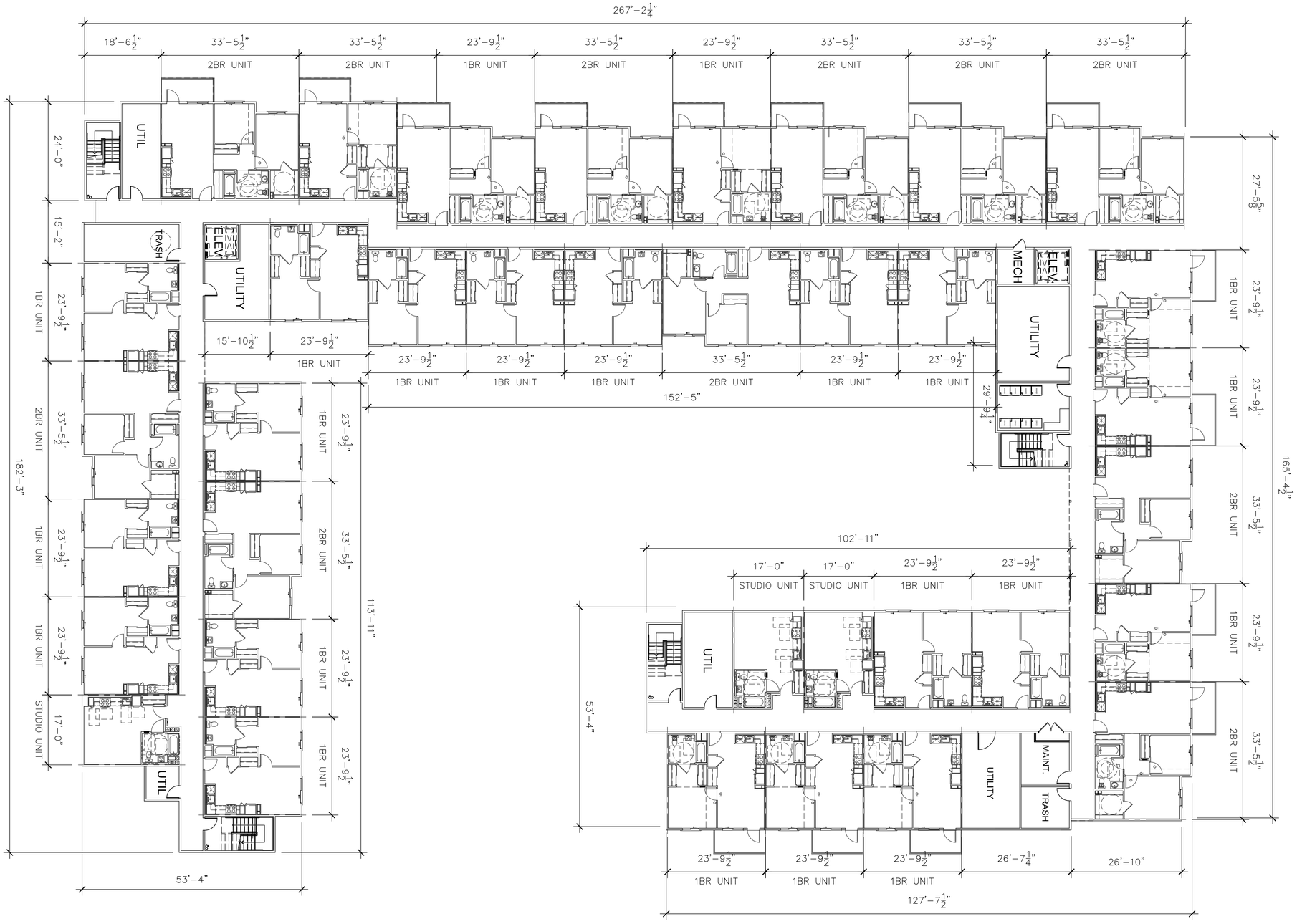
Project. 2867, & 3105 WILLOW PASS ROAD
BAY POINT, CA 94565

ALLIANT COMMUNITIES

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

1.30.25 A-03

Date Page



2ND & 3RD FLOOR PLAN

SCALE: 3/32" = 1'-0"

1

NORTH

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WILLOW PASS APARTMENTS

Project. 2867, & 3105 WILLOW PASS ROAD
BAY POINT, CA 94565

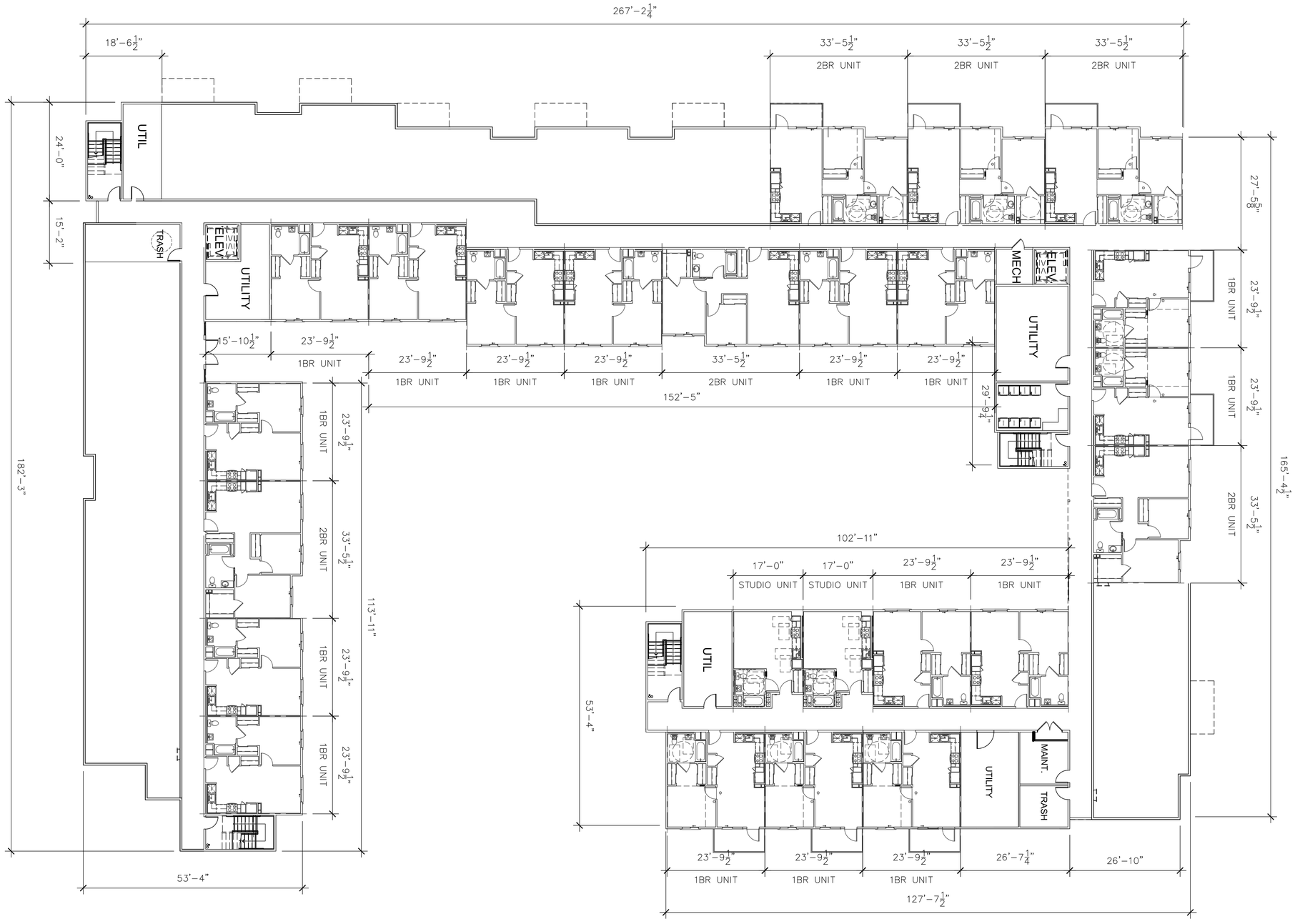
ALLIANT COMMUNITIES

Developer. **26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302**

1.30.25 A-04

Date **Page**

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4TH FLOOR PLAN

SCALE: 3/32" = 1'-0"

1

NORTH

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Y&M Architects

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www.ymarch.com

WILLOW PASS APARTMENTS

Project. 2867, & 3105 WILLOW PASS ROAD
BAY POINT, CA 94565

ALLIANT COMMUNITIES

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

1.30.25 A-05

Date Page



SOUTH ELEVATION 4
SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'



WEST ELEVATION
CLEARLAND DR. 3
SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'



NORTH ELEVATION
WILLOW PASS RD. 2
SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'



EAST ELEVATION 1
SCALE: 3/32" = 1'-0"
0' 5' 10' 15' 20' 40'

JAMES HARDIE SMOOTH LAP SIDING
DUNN EDWARDS - DARK RUBY DE6028 1

JAMES HARDIE SMOOTH LAP SIDING
BENJAMIN MOORE - MIDSUMMER NIGHT 134-20 2

JAMES HARDIE SMOOTH LAP SIDING
DUNN EDWARDS- COBBLESTONE PATH DE 6068 3

ALLURA LAP SIDING
COLOR: CEDAR 4

PORTLAND CEMENT 16/20:
DUNN EDWARDS - PLAY ON GRAY DE6228 5

PORTLAND CEMENT 16/20:
DUNN EDWARDS - POROUS STONE DE6220 6

PORTLAND CEMENT TRIM 16/20:
DUNN EDWARDS - CAVERNOUS DE6364 7

PORTLAND CEMENT TRIM 16/20:
DUNN EDWARDS - DE6204 TRITE WHITE 8

MILGARD VINYL WINDOWS
DARK BRONZE 9

ALUMINUM STOREFRONT
DARK BRONZE 10

METAL RAILING
DUNN EDWARDS - CAVERNOUS DE 6364 11

BALCONY
DUNN EDWARDS - CAVERNOUS DE 6364 12

CANVAS AWNING
COLOR: SUNBRELLA - CANVAS RUST 13

PORTLAND CEMENT 16/20 & METAL LOUVERS
DUNN EDWARDS - CAVERNOUS DE 6364 14

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WILLOW PASS APARTMENTS

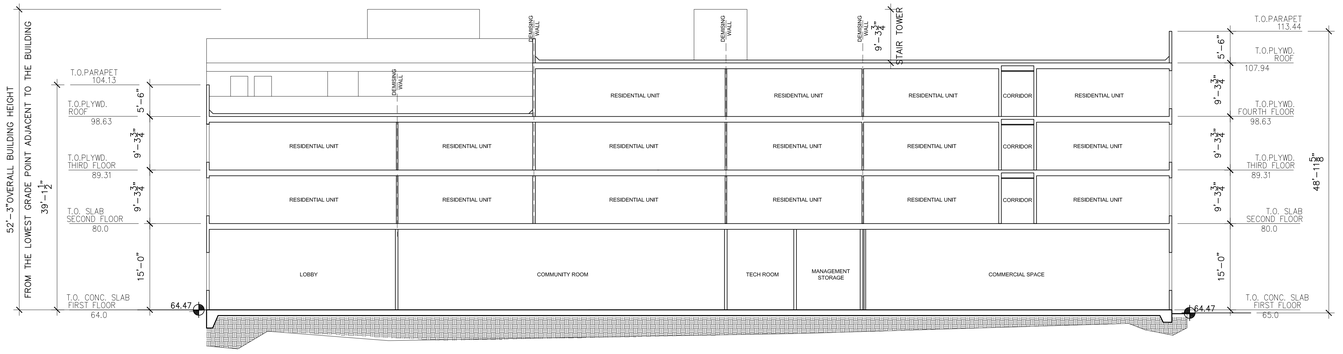
Project. 2867, & 3105 WILLOW PASS ROAD
BAY POINT, CA 94565

ALLIANT COMMUNITIES

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

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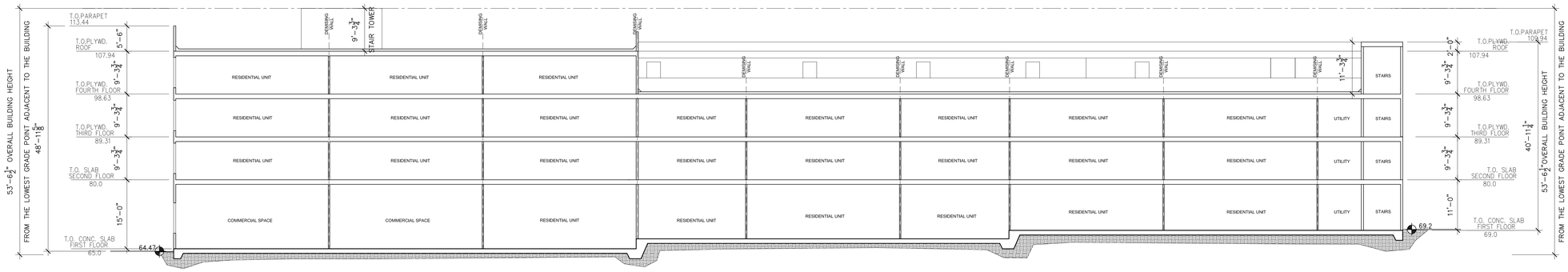
Date **Page**



BUILDING SECTION 2

SCALE: 3/32" = 1'-0"

0' 5' 10' 15' 20' 40'



BUILDING SECTION 1

SCALE: 3/32" = 1'-0"

0' 5' 10' 15' 20' 40'

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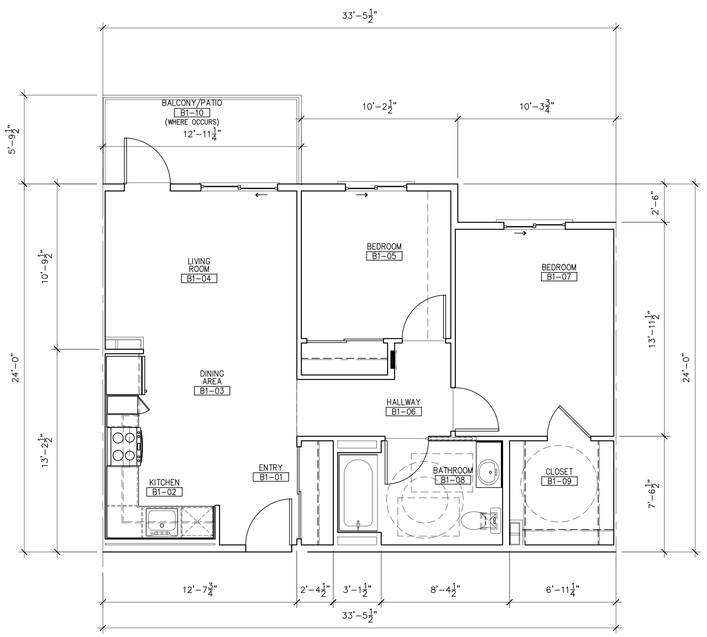
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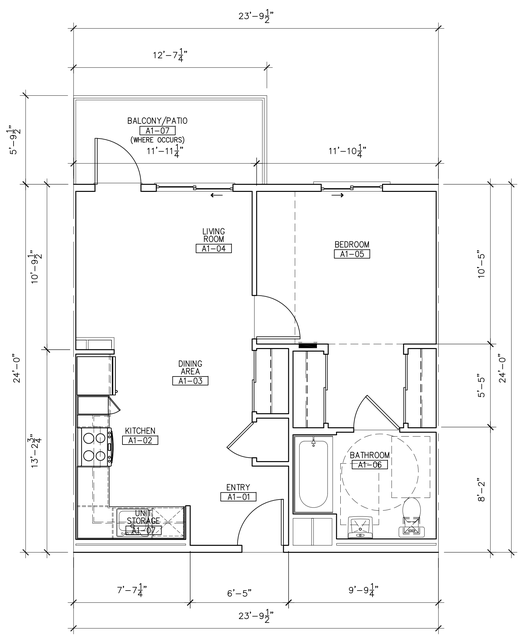
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TYP. 2 BEDROOM UNIT
AREA: 778 SF

SCALE: 1/4"= 1'-0"

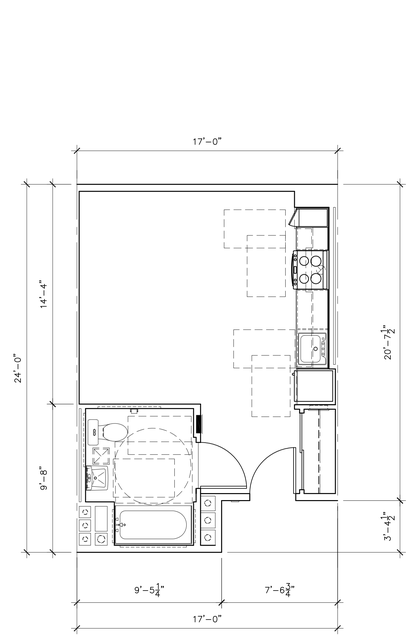
3



TYP. 1 BEDROOM UNIT
AREA: 575 SF

SCALE: 1/4"= 1'-0"

2



TYP. STUDIO UNIT
AREA: 383 SF

SCALE: 1/4"= 1'-0"

1

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BAY POINT, CA 94565

ALLIANT COMMUNITIES

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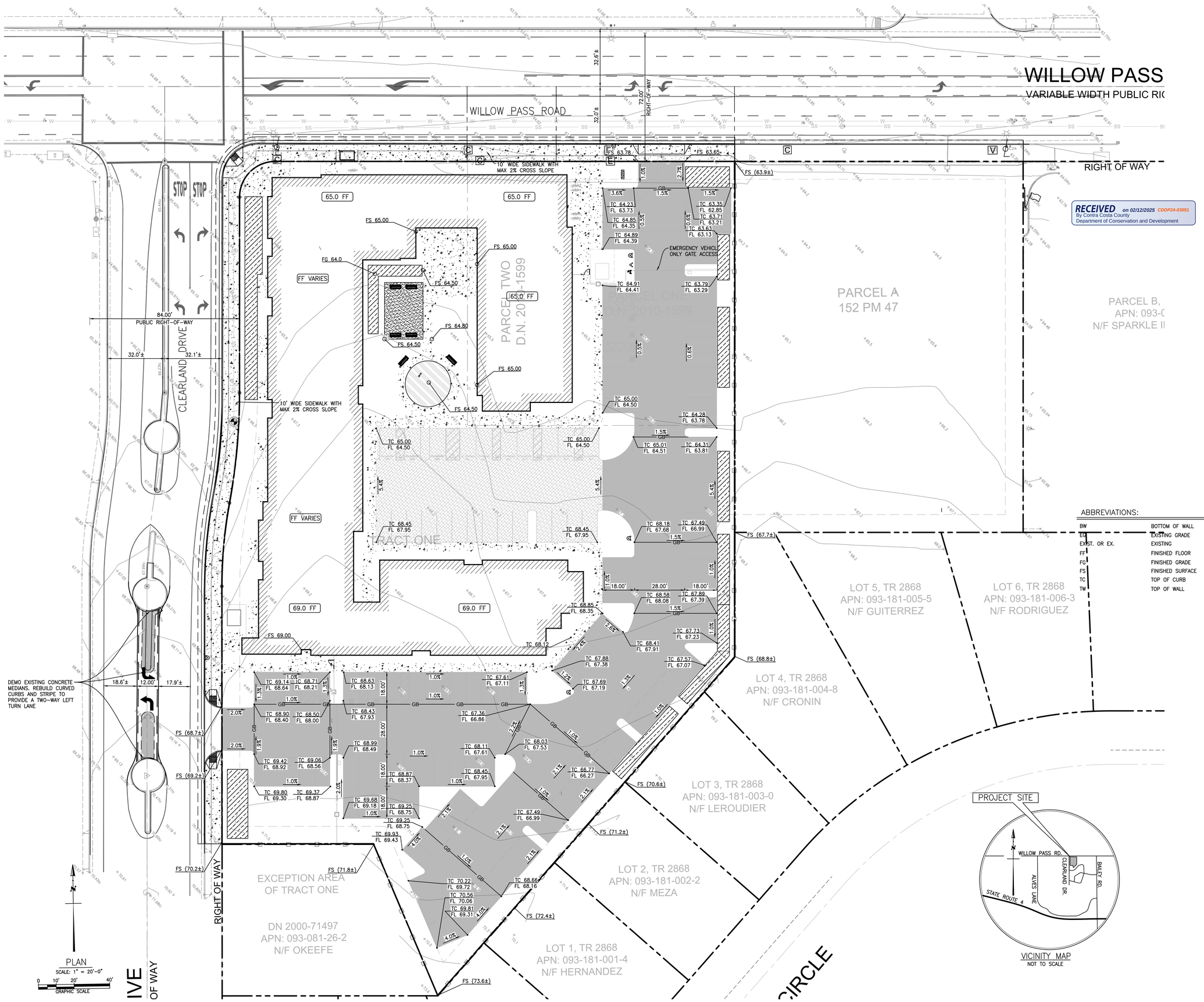
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WILLOW PASS

VARIABLE WIDTH PUBLIC RIG



RECEIVED on 02/12/2025 CDDP24-03051
By Contra Costa County
Department of Conservation and Development

LEGEND:

FS 12.00	PROPOSED ELEVATION
EG (12.0±)	EXISTING ELEVATION
1.0%	PROPOSED SLOPE
(1.0%)	EXISTING SLOPE
127.0 FF	FINISH FLOOR ELEVATION
	ASPHALT PAVEMENT
	BUILDING FOOTPRINT
	BIORETENTION AREA – SEE DETAIL 6 – SHEET C1.4
	CONCRETE PAVEMENT – SEE DETAIL 8 – SHEET C1.4
	PERVIOUS ASPHALT PAVEMENT – SEE DETAIL 7 – SHEET C1.4
	GRADE BREAK
	PROPERTY LINE
	EASEMENT LINE
	6" CURB
	6" CURB & GUTTER

SITE INFORMATION:

APN:	093–081–027, 028	
ADDRESS:	2867 WILLOW PASS ROAD, BAY POINT, CA 94565	
AREA:	TOTAL AREA:	2.480 AC
	BUILDINGS:	29,554 SF
	VEHICULAR PAVING (IMPERVIOUS):	36,078 SF
	VEHICULAR PAVING (PERVIOUS):	8,013 SF
	PEDESTRIAN PAVING:	7,464 SF
	LANDSCAPING:	26,906 SF
TREES:	THERE ARE NO QUALIFYING TREES ON SITE OR WITHIN 50 FEET OF THE PROPOSED DEVELOPMENT.	

ABBREVIATIONS:

BW	BOTTOM OF WALL
EG	EXISTING GRADE
EXIST. OR EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
TC	TOP OF CURB
TW	TOP OF WALL

PARKING COUNT

TYPE	DIMENSIONS	NUMBER
1ST ACCESS SPACES	8.5'X18'	73
1ST ACCESS COMPACTS	7.5'X16'	31
EVCS	9'X18'	11
ACCESSIBLE	9'X18'	9
TANDEM	8.5'X18'	5
TOTAL		129

NOTES:

1. SITE ACCESS IS DESIGNED TO MEET THE MINIMUM REQUIREMENTS SET BY THE 2022 CALIFORNIA FIRE CODE, APPENDIX D, AS AMENDED BY COUNTY ORDINANCE.
2. AERIAL FIRE APPARATUS ROADS PER 2022 CALIFORNIA FIRE CODE, APPENDIX D, SECTION 105 PROVIDED ALONG EAST, SOUTH AND WEST FACE OF BUILDING.
3. EXISTING TWO PARCELS TO BE MERGED.
4. FIRE ACCESS ROAD WILL PROVIDE MINIMUM OUTSIDE TURNING RADIUS PROVIDED AS PER DETAIL 4, SHEET C1.5 AND WILL SUPPORT THE IMPOSED FIRE APPARATUS LOADING OF 37 TONS. FIRE ACCESS ROAD GRADES DO NOT EXCEED 20%.

VICINITY MAP
NOT TO SCALE

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

PRELIMINARY SITE AND GRADING PLAN

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WILLOW PASS APARTMENTS

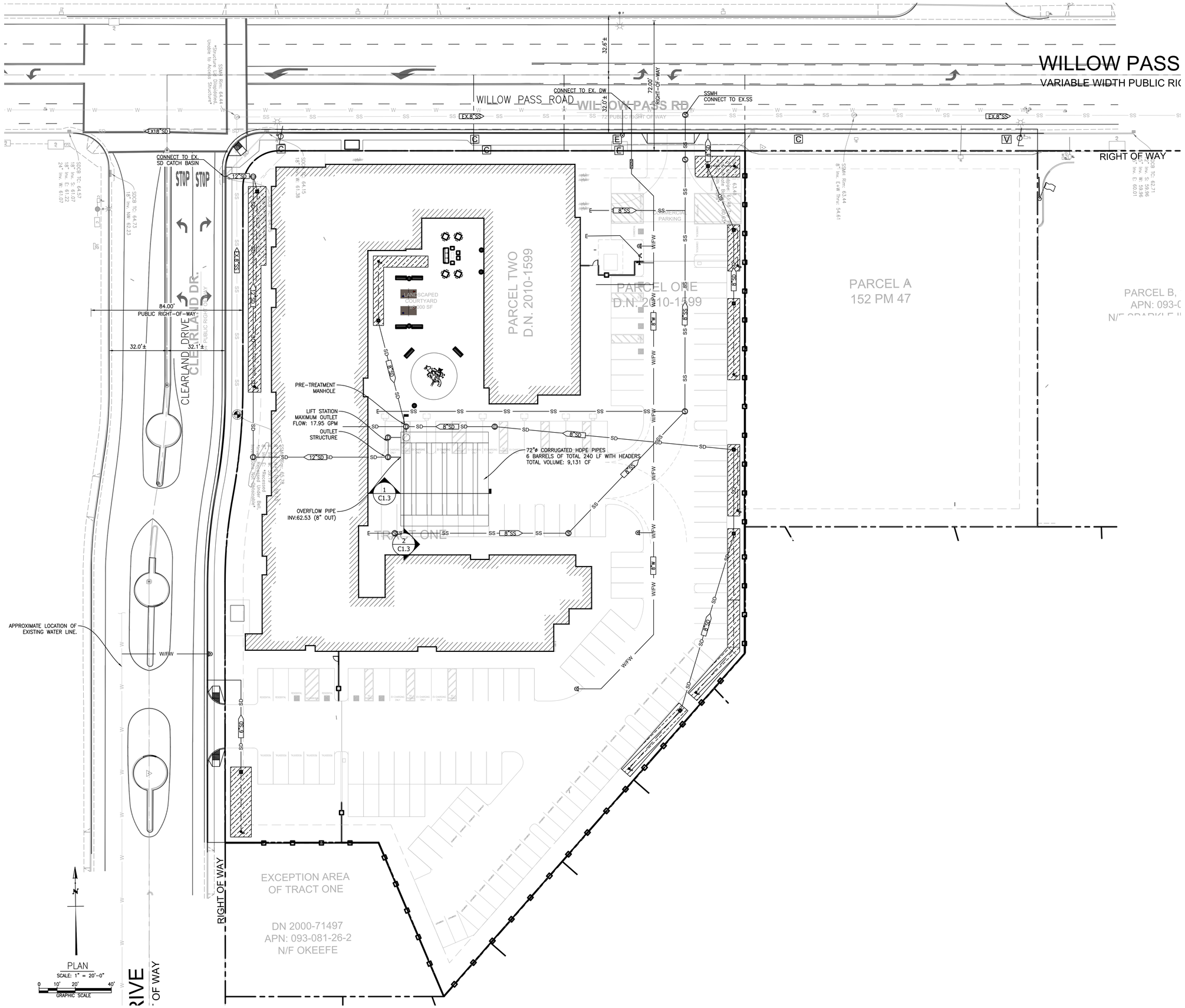
Project. 2855 & 2867 WILLOW PASS ROAD
BAY POINT, CA 94565

ALLIANT STRATEGIC DEVELOPMENT

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

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Date **Page**

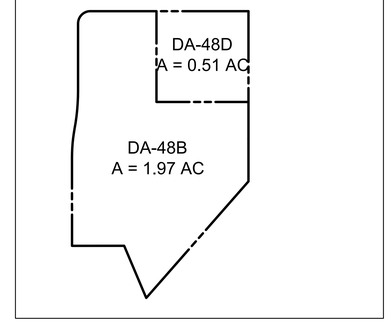


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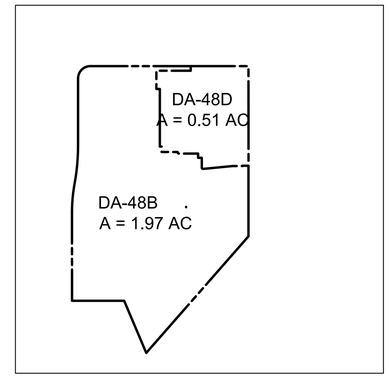
- PROPERTY LINE
- W/FW — SEPARATE DOMESTIC & FIRE WATER PIPE
- SS — SANITARY SEWER PIPE
- SD — STORM DRAIN PIPE
- 6" PERFORATED DRAIN LINE
- FIRE DEPARTMENT CONNECTION
- BACKFLOW PREVENTOR
- POST INDICATOR VALVE
- FIRE HYDRANT
- CO — CLEANOUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- DRAIN INLET

NOTES:

1. PROVIDE TRASH CAPTURE DEVICES AT EACH CATCH BASIN PER COUNTY'S NPDES PERMIT AND APPROVED BY PUBLIC WORKS DEPARTMENT.
2. DOMESTIC WATER SYSTEM WILL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION WITH A MINIMUM FIRE FLOW OF 3,250 GPM AS SET FORTH IN THE CALIFORNIA FIRE CODE (507.1) CFC.



EXISTING DRAINAGE AREAS
SCALE: 1"=100'



PROPOSED DRAINAGE AREAS
SCALE: 1"=100'

PRELIMINARY UTILITY PLAN

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WILLOW PASS APARTMENTS

Project. 2855 & 2867 WILLOW PASS ROAD
BAY POINT, CA 94565

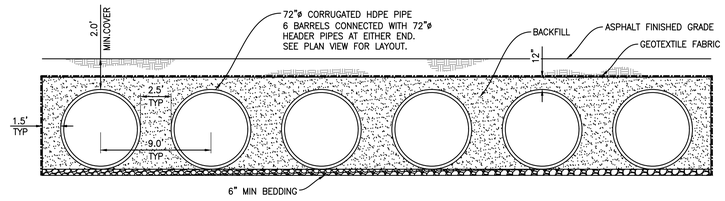
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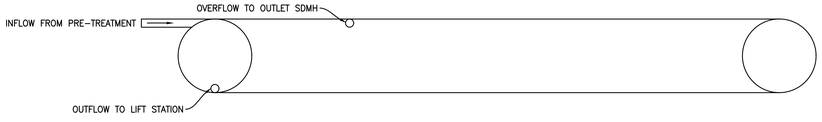
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1 DA 48B DETENTION SYSTEM SECTION
N.T.S.



2 DA 48B INLET-OUTLET DETAIL
N.T.S.

PRELIMINARY UTILITY DETAILS

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WILLOW PASS APARTMENTS

Project. 2855 & 2867 WILLOW PASS ROAD
BAY POINT, CA 94565

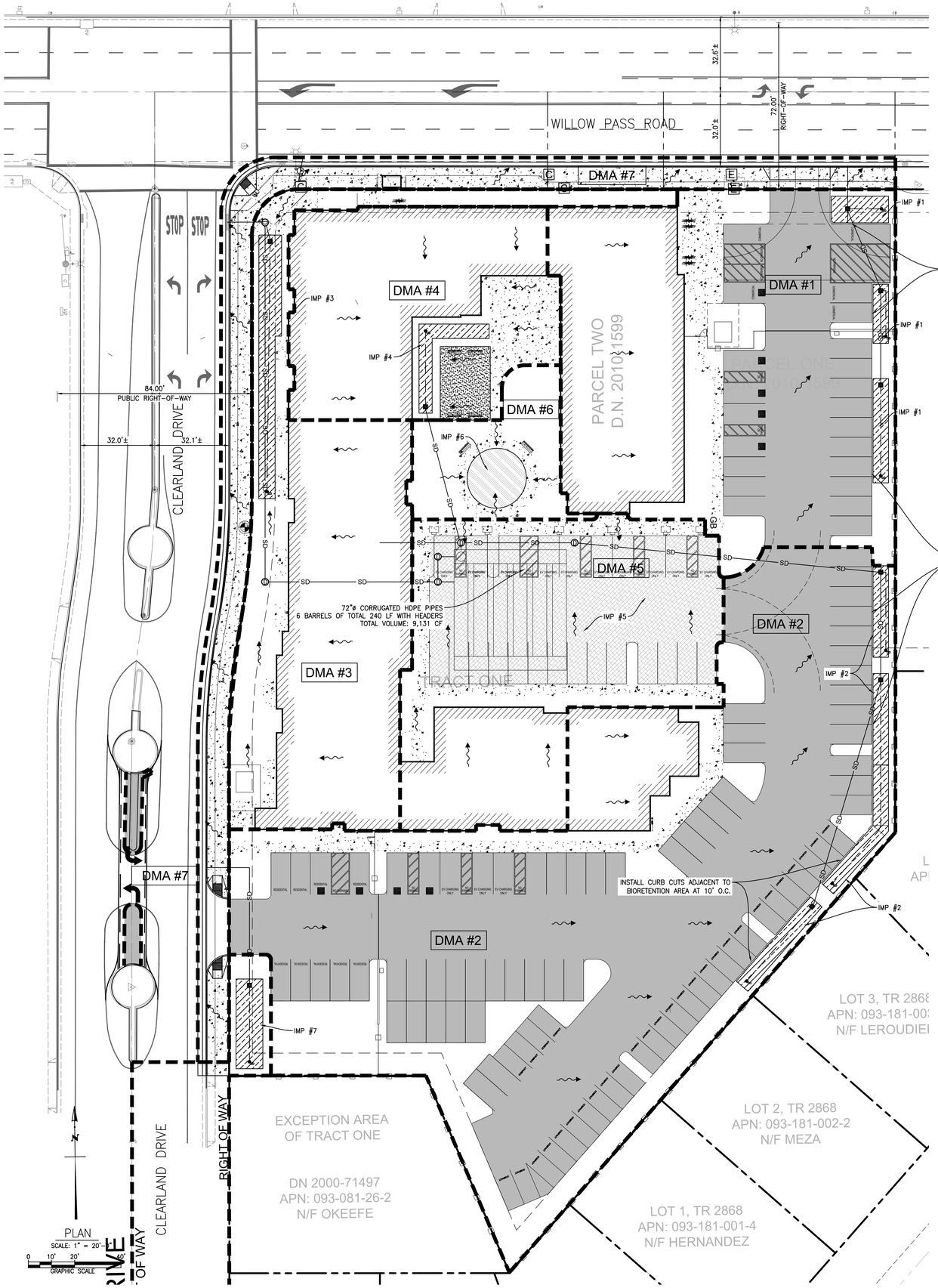
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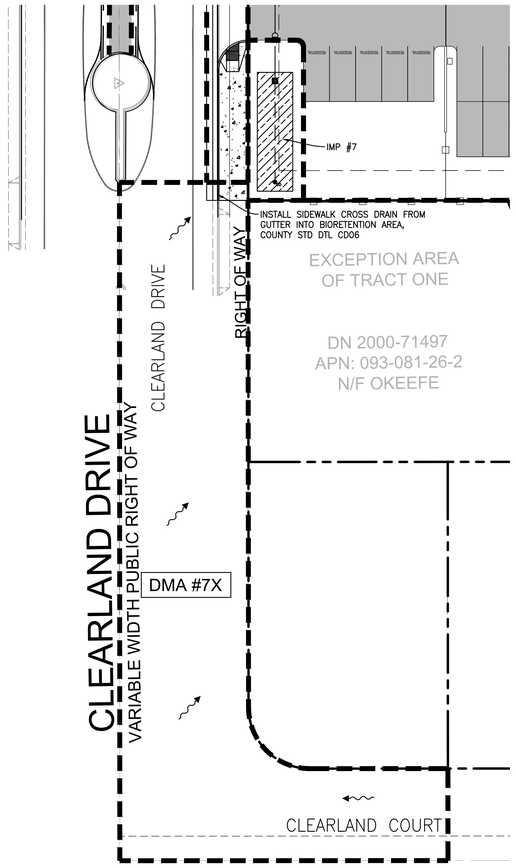
Developer. **26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302**

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STORMWATER DRAINAGE MANAGEMENT SUMMARY

DMA NAME	DMA AREA (SF)	POST PROJECT SURFACE TYPE
1A	17217	ROOF/PAVEMENT
1B	3547	LANDSCAPE
2A	31158	ROOF/PAVEMENT
2B	9458	LANDSCAPE
3A	10716	ROOF/PAVEMENT
3B	3958	LANDSCAPE
4A	8369	ROOF/PAVEMENT
4B	1211	LANDSCAPE
5A	5559	ROOF/PAVEMENT
5B	1132	LANDSCAPE
5C	8004	PERM PAVEMENT
6A	647	PAVEMENT
6B	2265	LANDSCAPE
6C	518	PERM PAVEMENT
7A	1187	PAVEMENT
7B	7819	LANDSCAPE
7X	11813	PAVEMENT

STORMWATER SELF RETAINING AREAS

DMA NAME	DMA AREA (SF)
5C	8004
6C	518

STORMWATER SELF-TREATING AREAS

DMA NAME	DMA AREA (SF)
1B	3547
2B	9458
3B	3958
4B	1211
5B	1132
6B	2265
7B	7819

STORMWATER IMP TREATMENT AREA SUMMARY

IMP NAME	DMAs DRAINING TO IMP	TOTAL AREA DRAINING TO IMP (SF)	IMP SIZING FACTOR	MIN IMP SIZE (SF)	IMP SIZE PROVIDED (SF)
IMP 1	1A	17572	0.04	703	755
IMP 2	2A	32104	0.04	1284	1266
IMP 3	3A	11112	0.04	444	920
IMP 4	4A	8490	0.04	340	372
IMP 7	7X	11813	0.04	472	447

STORMWATER DETENTION PIPE SYSTEM SUMMARY

IMP NAME	MINIMUM DETENTION VOLUME (CF)	PROVIDED DETENTION VOLUME (CF)	MAXIMUM UNDERDRAIN FLOW (CFS)	MAXIMUM UNDERDRAIN FLOW (GPM)
DA 48B	8302	9131	0.04	17.95

*RESULTS GENERATED FROM CONTRA COSTA COUNTY IMP SIZING CALCULATOR.

NOTES:

1. CALCULATIONS ASSUME THE PROJECT IS IN A WATERSHED THAT DRAINS TO PIPES OR HARDENED CHANNELS, AND IS THEREFORE EXEMPT FROM HYDROMODIFICATION MANAGEMENT REQUIREMENTS. IF ASSUMPTION IS INCORRECT, IMP'S WILL BE DESIGN AS BIORETENTION + VAULT.
2. DMAS DRAINING TO DA 48B INCLUDE: 2 THRU 7.
3. DMAS DRAINING TO DA 48D INCLUDE: 1.
4. DMA #7A IS NOT COLLECTED. DMA #7X IS RUNOFF FROM THE STREET ON CLEARLAND AVE AND CLEARLAND CIRCLE. DMA #7X IS CAPTURED AS A SWAP AREA FOR DMA #7A.

LEGEND:

- ASPHALT PAVEMENT
- PERVIOUS ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BIORETENTION AREA
- DRAINAGE DIRECTION
- GB — GRADE BREAK
- DRAINAGE MANAGEMENT AREA LIMIT
- BUILDING FOOTPRINT
- PROPERTY LINE

PRELIMINARY STORMWATER CONTROL PLAN

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BAY POINT, CA 94565

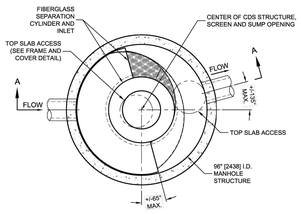
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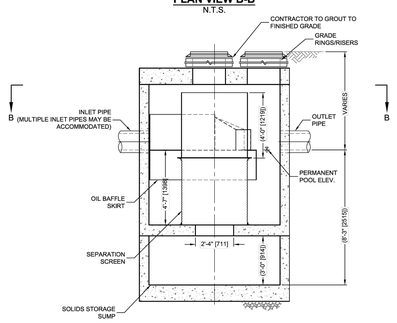
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PLAN VIEW B-B
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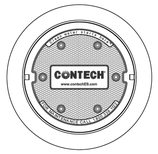


ELEVATION A-A
N.T.S.

CDS

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CDS4040-8-C DESIGN NOTES
THE STANDARD CDS4040-8-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

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INLINE CDS
STANDARD DETAIL

I:\STORMWATER\COMMON\2022 CDS\MD STANDARD DRAWINGS\ONLINE (CDS-CUDS SKTCH) & JCI\CLIENTS FOR CWA\TIER2\CAD\CDS4040-8-C-DTL.DWG 12/1/2021 11:39 AM

WEIL 2-Inch Submersible Wastewater Pump

2411
JULY 1, 2010

Residential and commercial applications.
Pump clear water, gray water, effluent and wastewater with solids up to 2 inch diameter.

Disch. Size	2 Inch
Disch. Type	NPT
Solids Max.	2 Inch
Mounting Style	Floor

Pump
Case - Cast Iron
Impeller - Cast Iron
Stainless Steel Hardware

Motor
Single Seal
- Carbon against Ceramic

Air-Filled Hermetically Sealed
Shaft - Stainless Steel Series 300
Motor Shell - Cast Iron
Insulation - Class F
Ball Bearings - 2 - Double Sealed
Three-phase motor
- 1750 RPM
- 60 Hz, 208-230 or 460 volts
- Power Cable Length - 15 ft.

Single-phase capacitor start motor
- 1750 RPM,
- 60 Hz, 115 volts
- Power Cable Length - 15 ft. with 3 conductor grounded plug
- Automatic reset thermal and overload protection

Options
Stainless Steel Lifting Cable

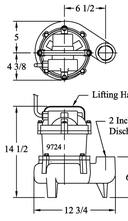
Flow - To prevent solids from settling out

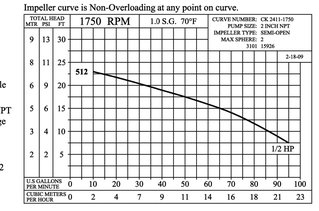
Discharge Pipe Size Dia Inches	Minimum Flow GPM
1 1/2	15
2	25
3	50

Capacities - Wet Wells

Dia or Side Inches	Gallons per Foot of Depth	
	Round	Square
18	13	17
24	24	30
30	37	47
36	53	67
48	94	120
60	147	187
72	212	269

Good wet well design
Maximum 10 starts per hour.
Minimum run time - 1 1/2 minutes.



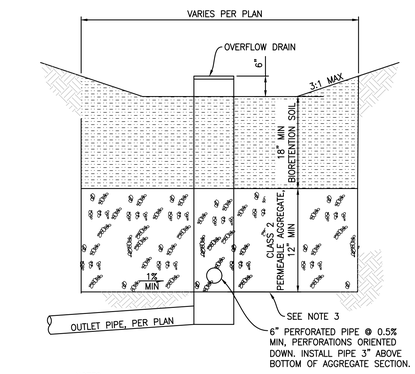


How To Order: Specify Model number, Phase and Volts

SN-2411-A-2

X Replaces SN-2411, Mar. 1, 2009 SN-2411

2411



6" PERFORATED PIPE @ 0.5% MIN, PERFORATIONS ORIENTED DOWN. INSTALL PIPE 3" ABOVE BOTTOM OF AGGREGATE SECTION.

NOTES:

1. BIORETENTION SOIL: 60%–70% SAND, 30%–40% COMPOST WITH A LONG–TERM MINIMUM PERCOLATION RATE OF 5 IN/HR.
2. LAY PERFORATED PIPE ALONG FULL LENGTH OF BIORETENTION AREA AND CONNECT TO OVERFLOW DRAIN.

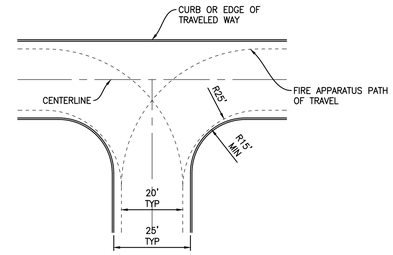
3 TYP. BIORETENTION AREA
N.T.S.



NOTES:

1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.

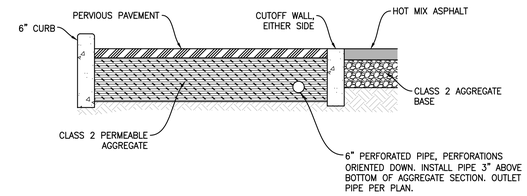
2 CONCRETE VALLEY GUTTER
N.T.S.



NOTES:

1. DRIVE AISLES SHALL COMPLY WITH 2019 CALIFORNIA FIRE CODE, APPENDIX D, AS AMENDED BY COUNTY ORDINANCE.

4 FIRE ACCESS
N.T.S.



1 PERVIOUS PAVEMENT
N.T.S.

PRELIMINARY DETAILS

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Y&M Architects
724 S. Spring Street #304
Los Angeles, CA 90014
Tel. 213 623 2107 Fax. 213 623 2108
www.ymarch.com

WILLOW PASS APARTMENTS

Project. 2855 & 2867 WILLOW PASS ROAD
BAY POINT, CA 94565

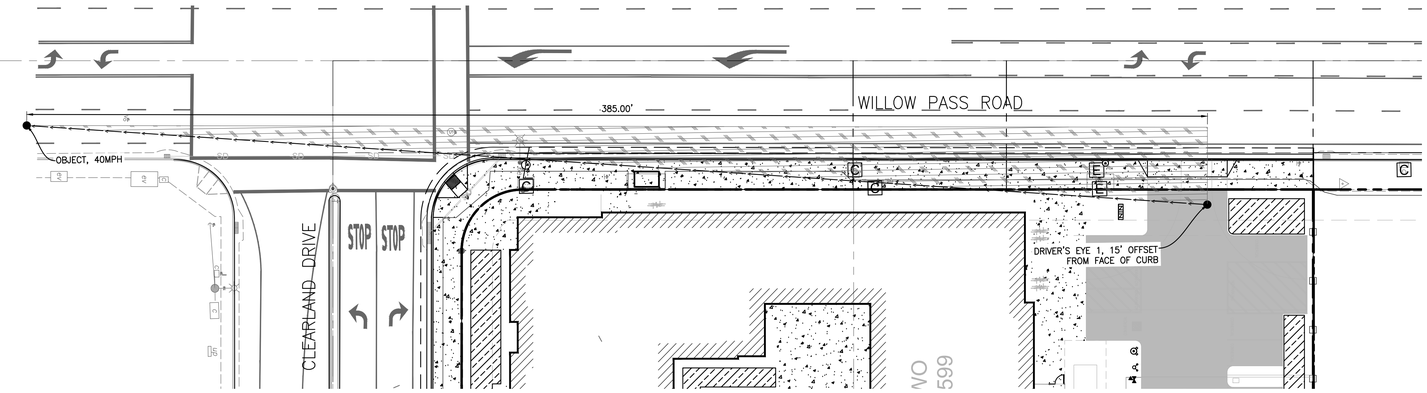
ALLIANT STRATEGIC DEVELOPMENT

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

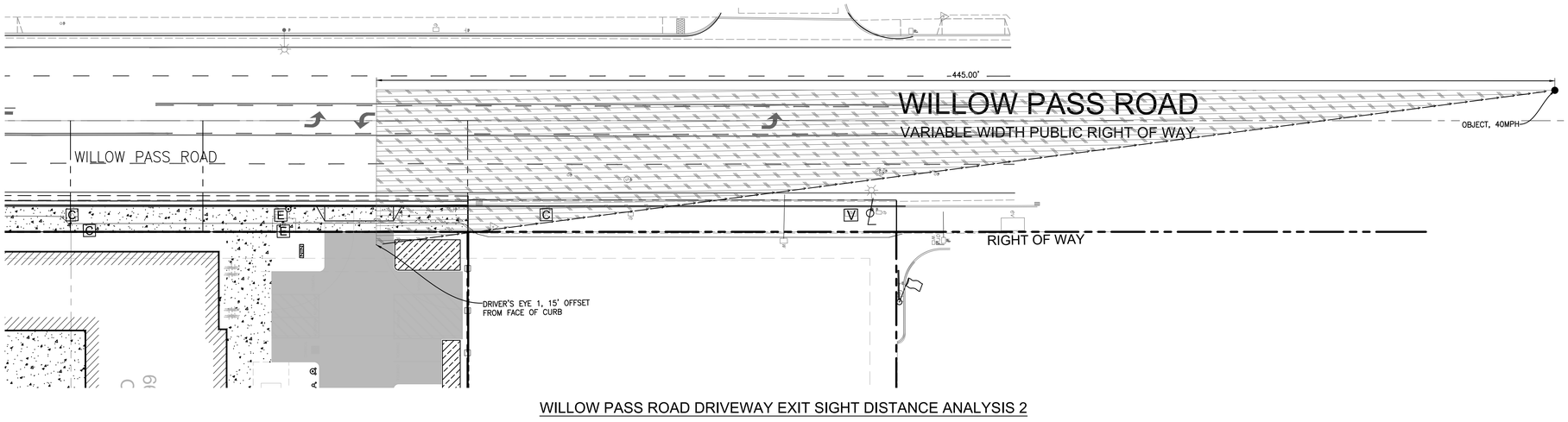
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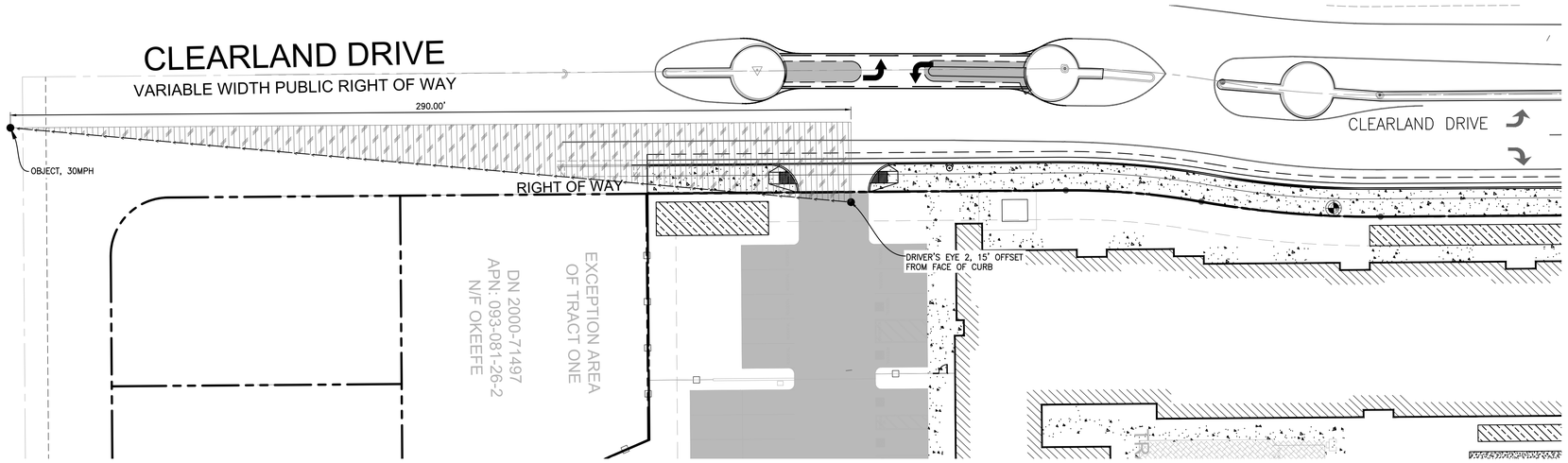
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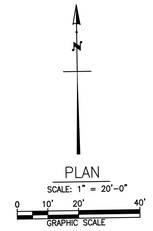
WILLOW PASS ROAD DRIVEWAY EXIT SIGHT DISTANCE ANALYSIS 1

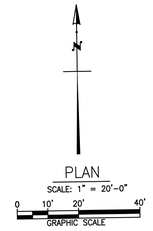


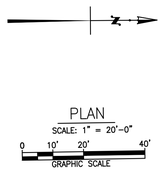
WILLOW PASS ROAD DRIVEWAY EXIT SIGHT DISTANCE ANALYSIS 2



CLEARLAND DRIVE DRIVEWAY EXIT SIGHT DISTANCE ANALYSIS 2







LEGEND:

- CLEAR SIGHT TRIANGLE
- PROPERTY LINE
- DRIVER LINE OF SIGHT

SITE INFORMATION:

1. CORNER SIGHT DISTANCE ANALYSIS BASED ON SECTION 405.1 OF THE CALIFORNIA HIGHWAY DESIGN MANUAL (HDM, 7TH EDITION).
2. LEFT TURN AND RIGHT TURN TIME GAPS USED FOR THE CALCULATION OF THE CORNER SIGHT DISTANCES ARE BASED ON TABLE 4015.A OF THE HDM.
3. VEGETATION WILL BE TRIMMED/CLEARED IN THE AREAS WHERE EXISTING VEGETATION IS IDENTIFIED TO OBSTRUCT SIGHT DISTANCE.

SIGHT DISTANCE ANALYSIS

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

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Project. 2855 & 2867 WILLOW PASS ROAD
BAY POINT, CA 94565

ALLIANT STRATEGIC DEVELOPMENT

Developer. 26050 MUREAU ROAD, SUITE 101, CALABASAS, CA 91302

01.31.25 **Date**

C1.6 **Page**

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CONTRA COSTA MOSQUITO & VECTOR CONTROL DISTRICT

155 Mason Circle
Concord, CA 94520
phone (925) 685-9301
fax (925) 685-0266
www.contracostamosquito.com

November 26, 2024

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

Re: Project Location CDDP24-03051 Bella Vista Apartments (Address: 2867 & 3105 WILLOW PASS RD, BAY POINT, CA 945653236), (APN: 093081027) Additional APNs: 093-081-027 (1.98 AC), 093-081-028 (0.509 AC)

Dear Adrian Veliz,

Thank you for the opportunity to express the position of the Contra Costa Mosquito & Vector Control District (the District) regarding the proposed project located at 2867 Willow Pass Road, APN 093081027 and Additional APNs: 093-081-027 (1.98 AC), 093-081-028 (0.509 AC) in Bay Point, CA.

As a bit of background, the District is tasked with reducing the risk of diseases spread by vectors in Contra Costa County by controlling them in a responsible, environmentally-conscious manner. A "vector" means any animal capable of transmitting the causative agent of human disease or capable of producing human discomfort or injury, including, but not limited to, mosquitoes, flies, mites, ticks, other arthropods, and rodents and other vertebrates. Under the California Health and Safety Code, property owners retain the responsibility to ensure that the structure(s), device(s), other project elements, and all additional facets of their property do not produce or harbor vectors, or otherwise create a nuisance. Owners are required to take measures to abate any nuisance caused by activities undertaken and/or by the structure(s), device(s), or other feature(s) on their property. Failure by the owner(s) to adequately address a nuisance may lead to abatement by the Contra Costa Mosquito & Vector Control District and civil penalties up to $1,000 per day pursuant to California Health and Safety Code §2060 et seq.

All mosquitoes require water to complete their life cycle. Projects that construct impervious surface, alter water flow or drainage, introduce irrigation, contain water conveyance or treatment elements, etc. have the potential to produce standing water and vector breeding habitat, creating a potential health hazard for area citizens, pets, and wildlife. Vector species that may breed in such locales have the ability to not only affect nearby individuals, but potentially spread disease viruses to persons and other animals several miles away.

This project design includes impervious features which can create areas of stagnant water to pond. Careful considerations for design and construction should be employed for all facets of the project in order to prevent creating suitable vector habitat. No feature of the project should create areas of

stagnant water that remain in excess of 72 hours. A thorough operation and maintenance plan should include steps to preclude vector production and contingencies to remedy such issues if they arise.

Additionally, efforts should be made to keep the grounds, office, storage areas, trash enclosure, etc. from becoming attractive harborage for rodents. The trash enclosure should have sealed containers and be kept clean. Thorough exclusion work on structures, paired with eradicating available food and water sources, should reduce the attractiveness of the site to these animals, thus limiting potential for diseases spread by rodents and rodent-associated vectors.

Addressing these concerns in the project planning phases can not only better protect public health and reduce the need for vector control efforts, but avoid costly retrofits and fines for property owners in the future. Please don't hesitate to contact the District should you have any questions or need anything further.

Sincerely,

Heidi Budge

Heidi Budge
Vector Control Planner
925-771-6126
hbudge@contracostamosquito.com

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 655-2709 **Fax:** (925) 655-2750

TO: Adrian Veliz, Project Planner

FROM: Robert Sarmiento, Transportation Planning Section RS

DATE: December 3, 2024

SUBJECT: **Bay Point Affordable Multi-Family Project (LP22-02029)**

The Transportation Planning Section has reviewed the subject project, located at the intersection of Willow Pass Road and Clearland Drive in Bay Point. Comments are below; in summary, they pertain to level of service, bicycle facilities, parking (bicycles and electric vehicles), and transportation demand management. Details are below. Please let me know if you have any questions.

Background

The project is subject to the following policies and plans:

Vehicle Miles Traveled (VMT): On June 23, 2020, in compliance with SB 743 (2013), the Board of Supervisors adopted Transportation Analysis Guidelines[1] (TAG), which defines the County's approach to analyzing VMT impacts from certain projects. As a result of SB 743, VMT is the metric used to define transportation impacts in a CEQA review.

Level of Service (LOS): The County and the Contra Costa Transportation Authority (CCTA) require an LOS analysis in order to comply with the Growth Management Program. CCTA maintains the Technical Procedures Manual[2], which defines the approach to analyzing LOS impacts from certain projects. While LOS is no longer considered an impact under CEQA, SB 743 does allow local jurisdictions to maintain LOS-based policies and standards.

Contra Costa County Complete Streets Policy[3]: In July 2016, the County adopted the Complete Streets Policy, which ensures that the needs of travelers of all ages and abilities, in a wide variety of travel modes, are considered in all planning, programming, design, construction, operations, and maintenance activities.

[1] County Transportation Analysis Guidelines: https://www.contracosta.ca.gov/DocumentCenter/View/70739/FINAL-CCC-Transportation-Analysis-Guidelines-v3-5-10-21

[2] CCTA Technical Procedures: https://ccta.net/wp-content/uploads/2018/12/Final_Technical_Procedures_Full_Jan2013-1.pdf

[3] Complete Streets Policy:
2016: Complete Streets Resolution - link, CS Policy - link

Contra Costa County Active Transportation Plan (ATP): The ATP[4] identifies opportunities to improve bicycling and walking throughout the unincorporated areas of the County. The ATP identifies Willow Pass Road in Bay Point as a high-priority corridor for future Class IV separated bicycle facilities.

Comments

1. The project will not require a VMT analysis, based on the following:

   Project Characteristics
   - ½ mile away from the Pittsburg/Bay Point BART Station

   VMT Screening Criteria
   - 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

2. In accordance with the CCTA Measure J Growth Management Program, a traffic study that includes an evaluation of LOS impacts is required to be conducted for the project.

3. Any proposed frontage improvements along Willow Pass Road should not conflict with the existing Class II bicycle facility or a future Class IV separated bicycle facility.

4. Please have the applicant identify the number of short-term bicycle parking facilities that are proposed for the project. In addition, consistent with the County's Off-Street Parking Ordinance[5], the project is required to provide long-term bicycle parking facilities.

5. Consistent with the County's Electric Vehicle Ordinance[6], the project is required to provide a minimum of thirteen fully operational electric vehicles charging spaces (EVCS). The project proposes only eleven EVCS.

6. Consistent with the County's Transportation Demand Management (TDM) Ordinance, which requires a residential project with 13 or more units to develop a TDM program[7], a TDM program[8] must be developed for the project, reviewed by County staff, and subsequently approved prior to issuance of the first building permit. As a part of the TDM Ordinance requirement, the applicant shall consult with Tri Delta Transit[9] on the need to provide infrastructure to connect the project with Tri Delta Transit services. Evidence of compliance with this requirement may include correspondence from the Tri Delta Transit regarding the potential need for installing bus turnouts, shelters, or bus stops at the project site.

cc: John Cunningham, DCD
Maureen Toms, DCD

[4] County Active Transportation Plan: https://www.contracosta.ca.gov/8533/Active-Transportation
[5] Long-term bicycle parking requirements can be found in the following link- https://www.contracosta.ca.gov/DocumentCenter/View/8843/off-street-parking-ord---final#page=15
[6] County's EV Ordinance: link
[7] TDM Ordinance: link
[8] The County's TDM Ordinance Guide (link) provides guidance on developing a TDM program.
[9] Please contact Agustin Diaz (adiaz@eccta.org), Tri Delta Transit staff.

File: Transportation > Land Development > Subdivision Review > General > 2024
G:\Transportation\R. Sarmiento\Assignments\Development Review\County\Bay Point Affordable Multi-Family Project (DP24-03051)\Comments\Bay Point Affordable Multi-Family Project (DP24-03051) Comment Letter.docx

Raquel de la Torre, DCD
Jerry Fahy, PWD
Joe Smithonic, PWD
Monish Sen, PWD

To: Adrian Veliz Planner
From: Christine Louie, Planner
Date: June 20, 2025
Subject: **County File #CDLP22-02029, 2855-2867 Willow Pass Rd. Bay Point, CA 94565**
Second Agency Comments Response
Project Name: **Willow Pass Apartments**

Dear Adrian,

The following is Housing and Community Improvement's response to a second Agency Comments Request dated May 14, 2025, for the 124-unit, 100% affordable multi-family apartment project in Bay Point proposed under County File #CDDP24-03051. (APNs: 093-081-027 and 093-081-028).

Inclusionary Housing Ordinance

It is our understanding that the applicant is proposing an alternative Inclusionary Housing Plan (IHP) to comply with the County's Inclusionary Housing Ordinance (IHO). The IHP proposal is in conjunction with the submitted State Density Bonus request. The density bonus request includes multiple concessions, two which relate to the IHO requirements.

The following is a summary of the applicant's IHP proposal:

- The applicant proposes all 124 units in the project as inclusionary, as an alternative proposal to the ordinance requirements.
- 100 base units at lower income (80% Area Median Income (AMI)) affordability. 24 bonus units at moderate income (120% AMI) affordability.
- The affordability levels of the proposed inclusionary units are 80% AMI and 120% AMI; this is a concession requested in conjunction with the density bonus request. The required affordability levels of the inclusionary units are 50% AMI and 80% AMI.
- Rents for the lower income units to be set at levels determined by the California Tax Credit Allocation Committee. This is a concession requested in conjunction with the density bonus request.
- Rents for the moderate-income units to be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code. This is consistent with the County's Inclusionary Housing Ordinance.

Unless otherwise noted above or proposed as part of the density bonus request, all inclusionary units are subject to the requirements and standards set forth in the Inclusionary Housing Ordinance.

Density Bonus Request

The following is a summary of the applicant's density bonus request:

- A proposal to construct a housing development pursuant to Government Code Section 65915(b)(1)(G), for the construction of a project where one hundred percent of all units in the development, including the total units and density bonus units, but exclusive of the manager's unit or units, are for lower income households, except up to 20 percent of the units in the development including total units and density bonus units, may be for moderate-income households.
- The applicant is proposing 100 units at 80% AMI and 24 units at 120% AMI, which complies with the above-referenced Government Code Section.
- The applicant is proposing to use the rents for the base units and density bonus units pursuant to Government Code Section 65915(c)(1)(B)(ii).
- The applicant is allowed a density bonus up to 80% as referenced under Government Code Section 65915(f)(3)(D)(i). The applicant is only proposing a density bonus of 24 percent over the base density.

- The applicant is allowed up to five incentives or concessions for their proposed project. The application is requesting the following concessions/incentives for the project:

    1. Bus Stop. The applicant is requesting a concession to not be required to relocate the existing bus stop on Willow Pass Road to the west side of Clearland Drive and install an enhanced crosswalk across Willow Pass Road to the existing bus stop on the north side of the road. According to the applicant, this concession will result in a cost reduction for the project. Staff is deferring the details of this concession to the appropriate agencies for review and consideration.
    2. County Inclusionary Housing Ordinance. The applicant is requesting a modification to the unit affordability levels to allow for lower income and moderate-income units pursuant to Government Code Section 65915(b)(1)(G).
    3. County Inclusionary Housing Ordinance. The applicant is requesting a modification to the affordable rents calculation to be consistent with the rents calculation of Government Code Section 65915(c)(1)(B)(ii) for lower income and moderate-income units.
    4. Height. The applicant is requesting a concession to increase the allowable building height to four stories and 55 feet, where 50 feet and three stories are permitted in the zoning district. The applicant has not provided information regarding whether the project meets the conditions listed under Government Code 65915(d)(2)(D) so the referenced additional height increase provision cannot be used. However, the applicant does have five possible concessions to allow for this request. Staff is deferring the determination of this concession to the land use/zoning staff for review and consideration.

<u>No Net Loss Findings</u>

The project is located on parcels listed in the County's Housing Element Sites Inventory with a total of 76 low and very low units and one above moderate unit. The project is proposing a different affordability level than the number of affordable units assumed for the sites and the following findings must be made.

(b) (1) No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need from the prior planning period to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

(A) The reduction is consistent with the adopted general plan, including the housing element.

(B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

(2) If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction's housing element for that parcel, the city, county, or city and county shall make a written finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

HCI Staff Comments

- At this time, staff is not making a determination on the applicant's interpretation that State Density Bonus law preempts local inclusionary ordinances. The submitted HCD memo allows a density bonus request to use a concession to modify an inclusionary requirement, and staff is reviewing the density bonus request in conjunction with the requested concessions and associated with the alternative inclusionary housing ordinance compliance proposal. If the applicant wishes the county to concur with their interpretation of the law, additional time will be required for staff review.

- Staff is accepting the submitted IHP as summarized above, and density bonus request as summarized above, as complete and consistent with the inclusionary ordinance requirements as the proposal is in conjunction with the density bonus request and the applicant's number of allowed concessions/incentives.

- The applicant has submitted sufficient information to comply with the Inclusionary Housing Plan (IHP) submittal requirement and the project is deemed complete pursuant to Section 822-4.414 of the County Ordinance Code.

- The Inclusionary Housing Plan for the project proposes an alternative method of compliance for on-site construction of 100 units for 80% AMI households, and 24 units for 120% AMI households. The inclusionary housing plan is in conjunction with the density bonus request and includes concessions to the inclusionary unit affordability requirements and the calculation of rents requirements of the County Ordinance Code.

- The density bonus requested by the applicant is a qualified density bonus project and proposes four concessions, which is allowed by the Government Code. The concessions related to the Inclusionary Housing Ordinance requirements are acceptable. Staff defers the determination of the proposed concessions for the bus stop and height to be determined by the appropriate agency and staff. Please note that any denial of a concession or incentive requested must make a written finding based on substantial evidence that the request does not comply with any of the conditions listed under Government Code 65915(d)(1).

- The subject property is comprised of two APNs, which are both listed on the Housing Element Sites Inventory with an aggregate number of units that includes 76 low and very low units, and one above moderate unit. You will need to make findings pursuant to Government Code 65863(b).

- The recommended conditions of approval relating to inclusionary housing requirements and the density bonus request will be forthcoming.

Sincerely,

Christine Louie, Planner
Contra Costa County
Department of Conservation & Development
Housing & Community Improvement Division

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

December 18, 2024

Adrian Veliz
Contra Costa County
DCD-CDD

Subject: New 124 unit Four Story Apartment Building
2867 Willow Pass Rd, Bay Point
Project # CDDP24-03051
CCCFPD Project No.: P-2024-004055

Dear Adrian Veliz:

We have reviewed the design review application to establish a new four story 124 unit, 116000 SF, apartment building of Type VA construction at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. A **pre-construction conference** with the design and construction team for the developer shall be held at the Fire District Offices in Concord before any CCCFPD Permitted work commences. The conference shall consist of design professionals, general contractors, project managers, superintendents, responsible for CCCFPD permitted work. CCCFPD personnel shall consist of the reviewing Fire Inspector, a Permit Technician, the Engineering Unit Captain, and either the Deputy Fire Marshal, the Fire Marshal, or both.

2. The Permittee shall pay all fire facility impact fees at the time of the issuance of the first building permit, at the then-current rate.

3. The Permittee shall request that the Project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.

4. Access as shown on plans appears to comply with Fire District requirements.

   Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical

clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. . (503) CFC

Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2022 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

5. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: ***NO PARKING – FIRE LANE*** clearly marked. (22500.1) CVC, (503.3) CFC

   Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have ***NO PARKING – FIRE LANE*** signs posted, allowing for parking on one side only or curbs painted red with the words ***NO PARKING – FIRE LANE*** clearly marked. (22500.1) CVC, (503.3) CFC

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

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

8. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 3125 GPM. Required flow must be delivered from not more than 3 hydrants flowing simultaneously for a duration of 180 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

9. The developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. The plans show onsite Fire Hydrants. Two additional public Fire Hydrants are required, one on Clearland Dr and one on Willow Pass. Locations to be approved by Fire District. (C103.1) CFC

10. Location of FDC to be determined during Fire Sprinkler Plan Review.

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11. Provide emergency escape and rescue openings in Group R occupancies of type V construction. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

    Landscaping, signage and other obstructions must not hinder the positioning of firefighting ground ladders from apparatus access to the rescue windows.

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

    The developer shall submit scaled site improvement plans indicating:

    All existing or proposed hydrant locations,
    Fire apparatus access to include slope and road surface
    Aerial fire apparatus access,
    Elevations of building,
    Size of building and type of construction,
    Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
    Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
    Striping and signage plan to include "NO PARKING-FIRE LANE" markings
    Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

    This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

13. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

    Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

14. The building as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2022 edition of NFPA 13. Submit to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2022-34.

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15. New buildings shall have approved radio coverage for emergency responders. An emergency responder radio coverage system shall be installed when the conditions of CFC 510.4.1 are not met. Testing shall be conducted and the results submitted to the Fire District prior to the building final. (510.1) CFC

16. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC

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

18. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

19. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

    The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

20. The developer shall submit building construction plans and specifications for the subject project to the Fire District through the public portal (https://confire.vision33cloud.com/citizenportal/app/landing).
    After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

    - Private underground fire service water mains
    - Fire sprinklers
    - Standpipe
    - Fire alarm
    - Fire pump if required
    - Emergency Responder Radio Coverage System (ERRCS)

    All projects shall be submitted to the Fire District for review and approval ***prior*** *to* construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

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ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL WEBSITE: https://confire.vision33cloud.com/citizenportal/app/landing

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

To schedule a Fire District Inspection of the Access and Hydrant installation prior to construction or the storage of combustible materials on the job site, contact the Fire District (minimum 2 working days in advance) at 925-941-3300 ext. 3902 OR schedule through the Fire District's Public Portal Website under the corresponding permit number.
https://confire.vision33cloud.com/citizenportal/app/landing

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

Sincerely,

Michael Cameron
Fire Inspector

cc: Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553

File: 2867 WILLOW PASS RD-PLN-P-2024-004055

BLANK

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 11/25/24

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
- ✓ County Geologist

HEALTH SERVICES DEPARTMENT

- ✓ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- ✓ Engineering Services
- Special Districts
- ✓ Traffic
- Flood Control (Full-size)

LOCAL

- ✓ Fire District _____
  - San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - ✓ Consolidated – (email) fire@cccfpd.org
- ✓ Sanitary District Delta Diablo
- ✓ Water District CCWD; Golden State Water
- ✓ City of Pittsburg
- ✓ School District(s) Mt. Diablo Unified
- ✓ LAFCO
- Reclamation District #_____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✓ MAC/TAC Bay Point
- 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

District 5

Please submit your comments to:

Project Planner Adrian Veliz
Phone # 925-655-2879
E-mail Adrian.Veliz@dcd.cccounty.us
County File # CDDP24-03051

Prior to December 20, 2024

* * * * *

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

- Landslide
- Active Fault Zone (A-P)
- Liquefaction
- Flood Hazard Area
- ✓ 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

The applicant must apply directly with Golden State Water Company for water service. The applicant is responsible for related fees and may also be responsible for funding improvements or new infrastructure based on the project's impact on the existing system. The New Business narrative and application can be found at:

https://www.gswater.com/information-contractors-consultants

Print Name Scott McGourty

12/6/2024
Signature DATE

Agency phone # (909) 305-5427

Bay Point Municipal Advisory Committee

Debra Mason Chair

Shanelle Scales-Preston, District V Supervisor

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

Record of Actions

6:00 pm
April 1, 2025

1. **Call to Order/Roll Call/Pledge of Allegiance**
   Council members present; Mason, Lessley, Garcia, Garcia-Lopez, Shah and Tremaine, and Torres

2. **Approval of Agenda –** Motion to approve agenda by Member Lessley, second by Member Garcia-Lopez, motion carried 7/0.

3. **Approval of Minutes for November 5, 2024 –** motion made by Member Lessley second by Member Garcia-Lopez, motion carried 7/0.

4. **Public Comment –** none

5. **Agency Reports**
   a. **Supervisor Scales-Preston – Armando Carrasco -** gave us an update on the Community Clean up that will be taking place on April 26, 2025 from 8:30-12:00pm or until containers are full. The Community Resource Fair which will now be in the Fall
   b. **Contra Costa County Sheriff's Office – Lt. Daniels –** shared that Deputy Diaz had been nominated for Officer of the Year. He shared that crime continues to be down with a 2% drop, vandalism remains high. They have added some new cameras in addition to the Flok, they have been effective in catching people doing illegal dumping.
   c. The Sheriff's plan to hold a Basketball Camp at Riverview Middle School on April 10 serving up to 30 youth. The Bike Rodeo will be on May 10th at Shore Acres Elementary, it will have a safety and educational focus this year. Any vendors wishing to participate can contact the Lt.
   d. **Contra Costa County Code Enforcement – Joe Lasado** was unable to attend so Armando reported that there were 21 new cases opened, 10 existing cases closed with 57 still active.

e. **Golden State Water – Tina Gonzalez** – Tina reported that annual maintenance continues, they are currently working on a new water main.

f. **MOTCO – Chief Armacost –** gave us an update on the Coyote Shield activity that will take place in June, the MAC is participating in the planning meetings.

6. Items for Discussion and/or Action:

a. District Chief Vito Impastato – Quarterly Contra Costa Fire Update – Reported there are 35 stations in the district and 41 companies. Station 86 in Bay Point has a high volume of rescue calls.

b. DCD Planner – Emily Groth – Gave an update on the Bay Point/Pittsburg Energy Enhancement Pilot Program, the first phase of the program ends June 30, 2025 She also reported on the BayREN EASE (Efficiency and Sustainable Energy) Home Program.

c. Achal Adhikari, Project Director, Alliant Communties and **Katia Kamranger, Consultant – Willow Pass Apartments Proposal –** Katia gave an update and overview of where the project is and changes they have made. Community concerns were voiced about distance between the apartments and the church on the corner, was there notification to existing homeowners, would there be parking on the street for residents and would they be using Contra Costa Labor Standards regarding prevailing wages.

Adjourn to May 6, 2025

DARWIN MYERS ASSOCIATES
ENVIRONMENTAL RESEARCH ■ ENGINEERING GEOLOGY

December 23, 2024

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

Subject: **Geologic Peer Review / 30-Day Comments**
CDDP24-03051 / APN 093-081-027 & -028
J. Shaw, Alliant Communities (applicant)
D. Jacobson & V. Davis, Co-Trustees (owner)
Bella Vista Apartments Development (2.57 ac.)
Bay Point Area, Contra Costa County
DMA Project #3036.24

Dear Adrian,

Based on your authorization, we have reviewed the application materials submitted by the project proponent. This letter is organized to first outline the purpose and scope of our review, followed by a discussion of our understanding of the project. We then provide background information on the geologic and seismic setting of the site, followed by our evaluation, recommendations and a statement of limitations.

Purpose

The purpose of our review is to provide the professional opinion of an engineering geologist on the adequacy of the project plans and civil engineering drawings in combination with the geologic-related documents reviewed herein for the limited purposes of deeming the application complete with respect to *Geologic and Soils* issues and concerns. The project architects are Y&M Architects (Y&M).[1] The project civil engineers are not identified on the although the project plans include a *Preliminary Site & Grading Plan* (Sheet C1.1), *Preliminary Utility Plan* (Sheet C1-2) and *Preliminary Stormwater Control Plan* (Sheet C1-4). It is standard practice in Contra Costa County for applications to identify California licensed civil engineer that prepared the plans. Additionally, the application was not accompanied by a geotechnical report. For the application to be deemed to be complete, these documents submitted by the project proponent must provide a suitable basis to allow for the full processing of the application. With respect to *Geology and Soils*, the County expects sufficient data to allow: *(i)* delineation of the potential geologic hazards based on adequate subsurface data, and *(ii)* the data must be sufficient to serve as the primary basis for preparation of the "Geology and Soils" chapter of the CEQA document. Appendix G of the CEQA Guidelines issued by the State of California identifies the potential geologic and seismic hazards to be evaluated. The project geotechnical engineer must provide effective measures to mitigate significant impacts that are confirmed to be present. Table 1 provides a list of the potential hazards that must be addressed by the CEQA document.

[1] Y&M Architects, 2024, *Architectural drawings, including Site Plan, Elevations, Floor Plans, and Roof Plan for Bella Vista Apartments*, Y&M Plans dated November 8, 2024).

1308 PINE STREET ■ MARTINEZ, CA 94553 ■ 925/370-9330

Scope

Our scope of work review included the following: *(i)* geologic analysis of vertical angle aerial photographs using a mirror stereoscope equipped with 3x and 8x binoculars,[2] *(ii)* review of pertinent published geologic reports and maps, including the Seismic Hazard Zone (SHZ) map [3] and accompanying SHZ report [4] *(iii)* Soil Survey of Contra Costa County, *(iv)* Safety Element hazard maps and liquefaction-related Safety Element policies. With this background *(v)* we reviewed project plans, followed by *(vi)* evaluation of the data gathered, and *(vii)* preparation of our peer review letter. The concern of the County at this point in the processing of the application is evaluation of potential geologic, seismic and geotechnical hazards. Detailed technical data on the design of planned improvements is not required by CEQA.

Table 1
Appendix G of State CEQA Guidelines

7. GEOLOGY AND SOILS – *Would the project:*				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐
iv) Landslides?	☐	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐

[2] Pacific Aerial Surveys, 1973, Aerial Photographs #CC3526-3-157 & -158; scale 1:12,000 (flown May 2, 1973).

[3] California Geological Survey, 2019, *Earthquake Zones of Required Investigation, for the Honker Bay Quadrangle,* (official map released April 4, 2019).

[4] California Geological Survey, 2019, Seismic *Hazard Zone Report for the Honker Bay 7.5-Minute Quadrangle, Contra Costa County, California,* SHZ Report 127.

Understanding of Project

Figure 1, Vicinity and Alquist-Priolo Map, shows the location of the site with respect to major roads, major open space areas (shaded green), intermittent / perennial creeks, as well as Honker and Suisun Bays (shaded blue). The boundary of the project site is located within the Pittsburg-Antioch Plain. This plain slopes gently to the north, and elevations on the site slope 64 to 73 ft., with the slope of 2% toward Honker Bay. A few hundred feet south of the site is State Route 4, which is located at the toe of a northwest-trending ridge named the Los Medanos Hills. For reference purposes, Figure 1 also shows the location of the Alquist-Priolo (A-P) Earthquake Fault Zone that encompasses recently active and potentially active traces of the Concord fault. This northwest-trending fault zone is shaded orange and passes 6 miles southwest of the project site. Figure 1 also shows the boundaries of nearby cities (brown line). Architectural drawings prepared by Y&M Architects

The project, named Bella Vista Apartments, is located on the southeast corner of Willow Pass Rd./ Clearland Dr. intersection in the Bay Point Community. The total area of the site is 2.48 ac. The developer is requesting a Density Bonus for the project. As proposed, all 124 units are to be compliant with the standards for lower income households, as defined by Section 50079.5 of the Health and Safety Code. The regulations allow up to 20% of the units to be for moderate-income households as defined in Section 50053 of the Health and Safety Code. The types of units include a) studio, b) 1-bedroom and c) 2-bedroom. The project architect has prepared a Site Plan that shows the footprint of the multifamily building, including internal roads and surface parking spaces. The architectural drawings indicate the multifamily building is up to four-story in height (65 ft.). The building extends along the south side of the property, and it wraps around the east and west flanks of the site, along and a portion of the north flank. Other exhibits provide elevations, anticipated exterior colors and floor plans. Project plans indicate 129 parking spaces; on-site amenities include a children's play area, activities area, learning center, community room, dog park, shaded sitting areas and a central open space courtyard. The project will have two managers who will live on-site, in apartments located above the community room; and approximately 1,488 sq. ft. of commercial space is proposed. That space will have frontage on Willow Pass Road near the northwest corner of the project site. The tenement(s) of this commercial space has not yet been identified.

Background

1. Active Faults

The nearest fault that is considered active by California Geological Survey (CGS) is the northwest trending Concord fault, which passes approximately 6 mi. southwest of the site. The A-P Earthquake Fault Zones encompass the recently active and potentially active traces faults considered active by the CGS. In addition to the active Concord fault, the active Calaveras and Hayward faults pass approximately 14½ and 16½ miles to the south and southwest of the site, respectively. The earthquake fault zone that encompasses the active trace of the Greenville fault passes approximately 17½ miles to the southeast of the project site.

According to the CGS, recently active and potentially active traces of the active faults may be present anywhere in the A-P zones. The location of future surface rupture generally can be assumed to be along an active major fault trace. Because the subject property is not within the A-P zone, the probability of the project experiencing surface rupture can be considered very low.

2. USGS Geologic & Quaternary Geology Maps

In 1994 the U.S. Geological Survey (USGS) issued a digitized bedrock geology map of Contra Costa County.[5] Quaternary alluvial deposits (Qu) are mapped on the floor of the Pittsburg- Antioch Plain. In 1997 the USGS issued a Quaternary Geologic Map.[6] This map classified the alluvial deposits on the project site as Alluvial Fans and Fluvial Deposits of Pleistocene age, which were described as follows:

> *Brown, dense gravelly and clayey sand or clayey gravel that fines upward to sandy clay. They are distinguished from younger alluvial fans and fluvial deposits by higher topographic position, greater degree of dissection and stronger soil profile development. They are less permeable than Holocene deposits and locally contain freshwater mollusks and extinct late Pleistocene vertebrate fossils.*

3. Seismicity

The San Francisco Bay Region is considered one of the most seismically active regions of the United States. Consequently, it can be assumed that the proposed improvements on the project site will be subject to one or more major earthquakes during their useful life. Earthquake intensities vary depending on numerous factors, including *(i)* earthquake magnitude, *(ii)* distance of the site from the causative fault, *(iii)* geology of the site, *(iv)* duration of earthquake shaking, and other factors. The USGS has stated that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the Bay Region between 2014 and 2043.[7] The California Building Code (CBC), that the design of structures requiring building permits consider both foundation conditions and proximity of active faults and their associated ground shaking characteristics. Design-level geotechnical reports provide CBC seismic design parameters. Those parameters are used by the structural engineer in the design of civil engineering structures. All grading on the site must comply with the provisions of the County Grading Ordinance. Compliance with building and grading regulations can be expected to keep risks within generally accepted limits.

The risk of damage from ground shaking is controlled by using sound engineering judgment and compliance with the latest provisions of the California Building Code (CBC), as a minimum. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure, combined with the gravity forces and dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to a) resist minor earthquakes without damage, b) resist moderate earthquakes without structural damage but with some non-structural damage, and c) resist major earthquakes without collapse but with some structural and non-structural damage.

4. Soils

According to the Soil Survey of Contra Costa County,[8] the soil series mapped on the site is the Antioch loam (AdC; 2 to 9 percent slopes). This gently- to- moderately sloping terrace deposits that have a typical

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[5] Graymer, R., D.L. Jones & E.E. Brabb, 1994. *Preliminary Geologic Map Emphasizing Bedrock Formations in Contra Costa County, California.* U.S. Geological Survey Open File Report 94-622.

[6] Helley E.J. and R.W. Graymer, 1997. *Quaternary Geology of Contra Costa County and Surrounding Parts of Alameda, Marin, Sonoma, Solano, Sacramento and San Joaquin Counties, California. A Digital Database.* U.S. Geological Survey, Open File Report 97-98.

[7] Aagaard, Blair, Boatwright, Garcia, Harris, Michael, Schwartz, and De Leo, 2016, *Earthquake Outlook for the San Francisco Bay Region, 2014-204M3*, USGS Fact Sheet 2016-3020, revised August 2016; ver. 1.1)

[8] Welch, L.E. et. al., 1977, Soil Survey of Contra Costa County, California, USDA Soil Conservation Service

soil profile that is 60 inches thick. Regarding engineering properties, the expansivity of the soil varies with depth. Specifically, the AdC soil profile is 60 inches deep. The A-horizon extends from the surface to a depth of 17 inches, and it is only *slightly expansive but highly corrosive to uncoated steel.* The B-horizon, which extends from 17-36 inches below the ground surface, is rated *highly expansive and highly corrosive to uncoated steel.* The C-horizon extends from 36-60 inches below the ground surface, and is described as a loam, heavy loam or clay loam. The C-horizon is rated *moderately expansive and highly corrosive to uncoated steel.* 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. Corrosive soils tend to damage uncoated steel and/or concrete that is in contact with the ground. Testing is needed to confirm foundation conditions, and all geotechnical reports have responsibility to provide specific criteria and standards to mitigate and adverse effects of expansive and corrosive soils.

5. Regulatory Framework

A. Seismic Hazard Zone Mapping Act. The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by the County for nearly 50 years. However, the official Seismic Hazard Zone (SHZ) maps issued by the California Geological Survey (CGS) identify areas that are at-risk of earthquake triggered landslides and earthquake triggered liquefaction. The procedure for issuance of official SHZ maps is to distribute preliminary review copies of the SHZ maps and invite local jurisdictions, public agencies, and property owner/ general public to comment on the map, particularly is there is technical data to submit for consideration. The CGS professional staff reviews the comments/ technical data provided. Based on input provided on the preliminary map(s), the CGS may modify the Preliminary Map. Finally, a public hearing is held before the State Mining and Geology Board with a recommendation from the CGS that the map(s) be approved. When SHZ maps are accepted as adequate by the Mining and Geology Board, they are distributed to local jurisdictions and public agencies. Nearly all land development projects that are located within areas at-risk of earthquake-triggered landslide displacement or liquefaction (or both) and which will eventually lead to construction of structures for human occupancy will require comprehensive geological/ geotechnical investigation.

Accompanying each SHZ map is a Seismic Hazard Zone Report.[9] Those reports explain the approach used by the CGS staff in their analysis and it presents technical data on a) geology, b) groundwater, c) geologic probabilistic seismic hazard analysis model and its application to liquefaction and landslide hazard assessment d) results of materials testing, d) ground motion assessment, e) lists key references and f) explains the associated zoning techniques. The project site is located within Honker Bay Quadrangle (official SHZ map issued April 4, 2019). Background information on this SHZ map is provided in the accompanying SHZ Report 127, including techniques used by the California Geological Survey (CGS) to evaluate earthquake-induced landslide hazards (see Section 4 of the SHZ report). Figure 1 presents an enlargement of the SHZ Map showing the project site and vicinity at a scale of 1 in.=1,500 ft. The base is map for this figure shows topography (10 ft. contour interval) and the local road network. The boundary of the project site is outlined in red. Note that significant portion of the Pittsburg-Antioch Plan is included in the SHZ where there is a substantial risk of earthquake induced liquefaction (area shaded yellow ochre). In the flanking hillside area south of State Route 4,

[9] California Geological Survey, 2021, Seismic *Hazard Zone Report for the Honker Bay 7.5-Minute Quadrangle, Contra Costa County, California,* SHZ Report 127.

areas are identified in the SHZ map that are at-risk of *Earthquake-Induced Landslide Hazard Zone*. In making its determination the CGS considers the engineering properties of native soils/ alluvial deposits and bedrock formations, as well as available information on the water table, slope steepness and local seismic conditions and the results of laboratory shear strength testing.

In summary, the SHZ Map presented in Figure 2 indicates that the alluvial deposits on the project site are not subject to liquefaction. The SHZ map indicates that within the upper portion (i.e., south portion) of the Pittsburg-Antioch Plain, the only areas deemed to have a risk of liquefaction are areas where recent stream channels are present (i.e., the presence of creeks indicates a potential for loose, saturated and relatively clean stream channel sands may be present). Consequently, the project is exempt from SHZ requirements for a rigorous evaluation of liquefaction. Nevertheless, in compliance with the provisions of the Health and Safety Element of the County General Plan, it is expected that the project the geotechnical engineer will provide at least a preliminary assessment of the liquefaction hazard, based on borehole logs, adequate to confirm (or modify) the interpretation presented in Figure 2.

B. County General Plan: Health & Safety Element Geo Hazards Policies

Operative County General Plan policies pertaining to liquefaction are presented in Table 2. Note that Policy HS-P11.1 has the following components: *(i)* define and delineate the hazardous geologic conditions, *(ii)* geotechnical report to recommend means of mitigating the adverse conditions that were confirmed to be present on the project site, and *(iii)* identify the means to assure that the geotechnical recommendations are properly interpreted and implemented by the developer and contractor. Policy HS-P11.4 indicates that the reports are subject to technical review by the County Peer Review Geologist for compliance with the requirements of the SHZ Mapping Act, report guidelines and County policies and regulations administered by the Department of Conservation & Development.

Table 2
County Liquefaction Hazard Policies

HS-P11.1
For projects in Alquist -Priolo Earthquake Fault Zones or Seismic Hazard Zones (areas considered at-risk of earthquake triggered liquefaction or landslide displacement) delineated by the California Geological Survey, as well as any other areas of steep slopes or areas of suspected ground failure known to the County, require submittal of appropriately detailed engineering geologic or geotechnical investigations. The reports must be compliant with State Guidelines and include:

a) A map showing the outline of any geologic or potentially hazardous soil conditions and areas subject to inundation.
b) Recommended means of mitigation of any adverse condition representing a hazard to improvements.
c) Recommendations to assure proper implementation of mitigation measures during construction.

HS-P11.2
Prohibit construction of buildings intended for human occupancy in areas where seismic and other geologic hazards (e.g. landslides, liquefaction and fault lines) cannot be adequately mitigated.

HS-P11.3
Discourage construction of critical facilities and buildings intended for human occupancy in Alquist-Priolo Fault Zones and encourage earthquake retrofitting where such development already exists. If there is no feasible alternative to siting critical facilities and buildings intended for human occupancy in the Fault Zones, buildings must be sited, designed and constructed to withstand the anticipated seismic stresses.

HS-P11.4
Refer geotechnical and engineering geologic reports to the County Peer Review Geologist for evaluation of their adequacy, as required by State Law for projects in State-designated hazard zones. Reports deemed inadequate will require further engineering analysis and revision until the findings/ opinions of the Peer Review Geologist have been addressed to the County's satisfaction.

Source: Contra Costa County 2045 General Plan – Health and Safety Element, pages 9-52 & -53

DMA Evaluation

The immediate need of the Department of Conservation & Development is to determine if there is sufficient data to allow the processing of the pending applications, including preparation of the California Environmental Quality Act (CEQA) document. The provisions of CEQA and associated case law acknowledge that final design studies are not needed for the purposes of CEQA compliance. However, there must be sufficient information on the extent of potential geologic and geotechnical hazards, and guidance must be provided to the project designers pertaining to the layout of the planned improvements. Therefore, the type of data needed at this stage of the land development process is limited to the following:

- Evaluation of the project plans by the geotechnical engineers to ensure the layout is sensitive to geologic and geotechnical constraints.

- Assessment of potential geologic, seismic, and geotechnical hazards identified in Appendix G of the CEQA Guidelines issued by the State of California (see Table 1). In our experience, the expectation of the County is that the project geologists and geotechnical engineers provide at least a preliminary evaluation of potential geologic hazards and provide recommendations to mitigate any significant hazards that are confirmed to be present. (e.g. presence of any undocumented fill, and expansion and corrosion potential of soils.

It is our opinion that the available data is not adequate to deem the application complete. A factor that we considered significant is that the proposed project is approval of a 3- to 4-story apartment building, designed to accommodate 124 residential units. Furthermore, the proposed building has an unusually complex footprint, making it substantially more vulnerable to earthquake damage. The application was not accompanied by a geotechnical report, and hence there is no evidence that the project geotechnical engineer has been provided the opportunity to comment on the project, We are not comfortable proceeding with our peer review until the project geotechnical engineer has performed an investigation that provides at least a preliminary assessment of potential geologic, geotechnical and seismic hazards listed in the CEGA Guidelines (see Table 1). The anticipated scope of that investigation will include review of project plans and adequate subsurface exploration of the site. Our objective of the subsurface investigation will be to a screening investigation of the liquefaction potential of the sediments penetrated in the geotechnical borings, with the objective of confirming (or modifying) the assessment of liquefaction potential provided by the SHZ map. Additionally, the scope of the investigation shall include retrieving soil samples from the borings and provide ASTM testing of samples (i.e., moisture content, dry density, compressibility and other engineering properties of the soil, including its expansion and corrosion potential. We wish to note that General Plan Policies that are pertinent to this investigation are HS11.1 and HS11.4 (see Table 2).

DMA Recommendations

GEO-1 The project proponent shall submit a report that a) evaluates the potential geologic, geotechnical and seismic hazards including those listed in Table 1 of this peer review letter, and b) comment on the design of the project, and providing preliminary design-level recommendations for the project, based on adequate subsurface exploration, laboratory testing and engineering analysis. Additional comments are presented in Table 3

GEO-2 The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

Table 3
Comments Pertinent to the Require Geotechnical Investigation

A. Include at least 3 borings that extend to a minimum depth of 25 ft. We recommend the borings be utilized for preparation of an east-west geologic cross-section that extends from P/L to P/L. If any sand bodies are encountered, perform gradation testing and evaluation of liquefaction potential.

B. The subsurface investigation shall include recording STP blow counts and retrieving samples for laboratory testing. Anticipated tests include moisture, dry density, gradation testing of any sand layers, strength/ compressibility characteristics, expansivity of the native soils and their corrosion potential.

C. Provide a screening investigation for liquefaction and compressibility of the soils on the site, and provide an estimate of total and differential settlement across the building site; the proposed apartment building will need to be designed to accommodate this amount of differential settlement. Note that this estimate is not for final design purposes. The geotechnical design-level report may include additional subsurface exploration and testing to provide more accurate/ final estimate of total and differential settlement.

D. Provide data on the depth of the water table. A shallow water table can **impede grading and underground utility installation; and transmit moisture vapor through slabs causing a variety of problems.**

E. Provides seismic design parameters that are based on the 2022 CBC. A site-specific seismic hazard analysis can optimize the spectral values at the short period range, and perhaps the project geotechnical engineer could extend an offer to collaborate with the project structural engineer to further evaluate the effects of taking the advantage of the exceptions on the structural design; and identify the potential advantages of performing a site-specific seismic hazard analysis.

F. There may be areas of weak fills on the site associated with the historic agricultural use. This is a subject that will need to be evaluated at the time of the design level geotechnical report. It is anticipated that all undocumented fills on the site will be over-excavated during site grading and replaced with engineered fill.

G. Provide at least preliminary recommendations for *(i)* foundation design details, including design recommendations for any driveway or garage slabs, *(ii)* pavement design and subgrade recommendations, *(iii)* retaining wall design, *(iv)* flatwork and walkways, *(v)* measures to protect ground level apartment from moisture, *(vi)* laboratory testing to fully evaluate the expansion and corrosion potential of soils, and measures designed to protect improvements that are in contact with the ground from any adverse soil properties confirmed to be present on the project site, *(vii)* evaluation of the drainage design, including the proposed bio-retention facilities, and control of roof gutter water, *(viii)* address temporary shoring and support of excavations,

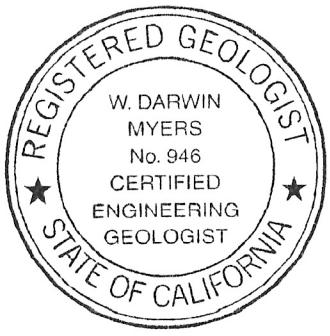
GEO-3 The geotechnical report required by GEO-1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project 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 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 on the "final" grading inspection, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities.

Limitations and Purpose

This review has been performed to provide technical advice to assist the Community Development Division with discretionary permit decisions. Our services have been limited to the review of documents identified in this peer review letter. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the engineering geology profession.

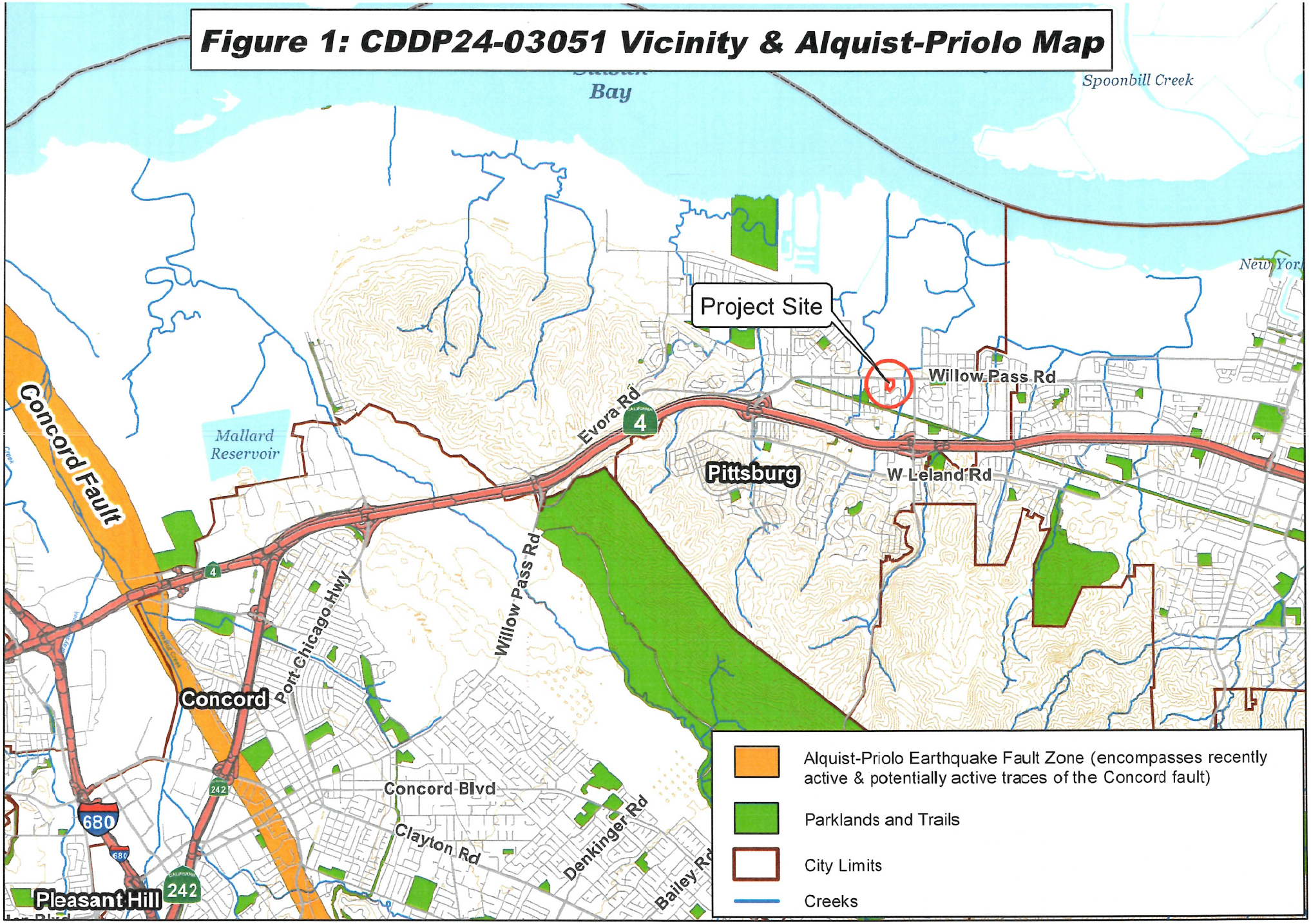
We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal

Figure 1: CDDP24-03051 Vicinity & Alquist-Priolo Map



326

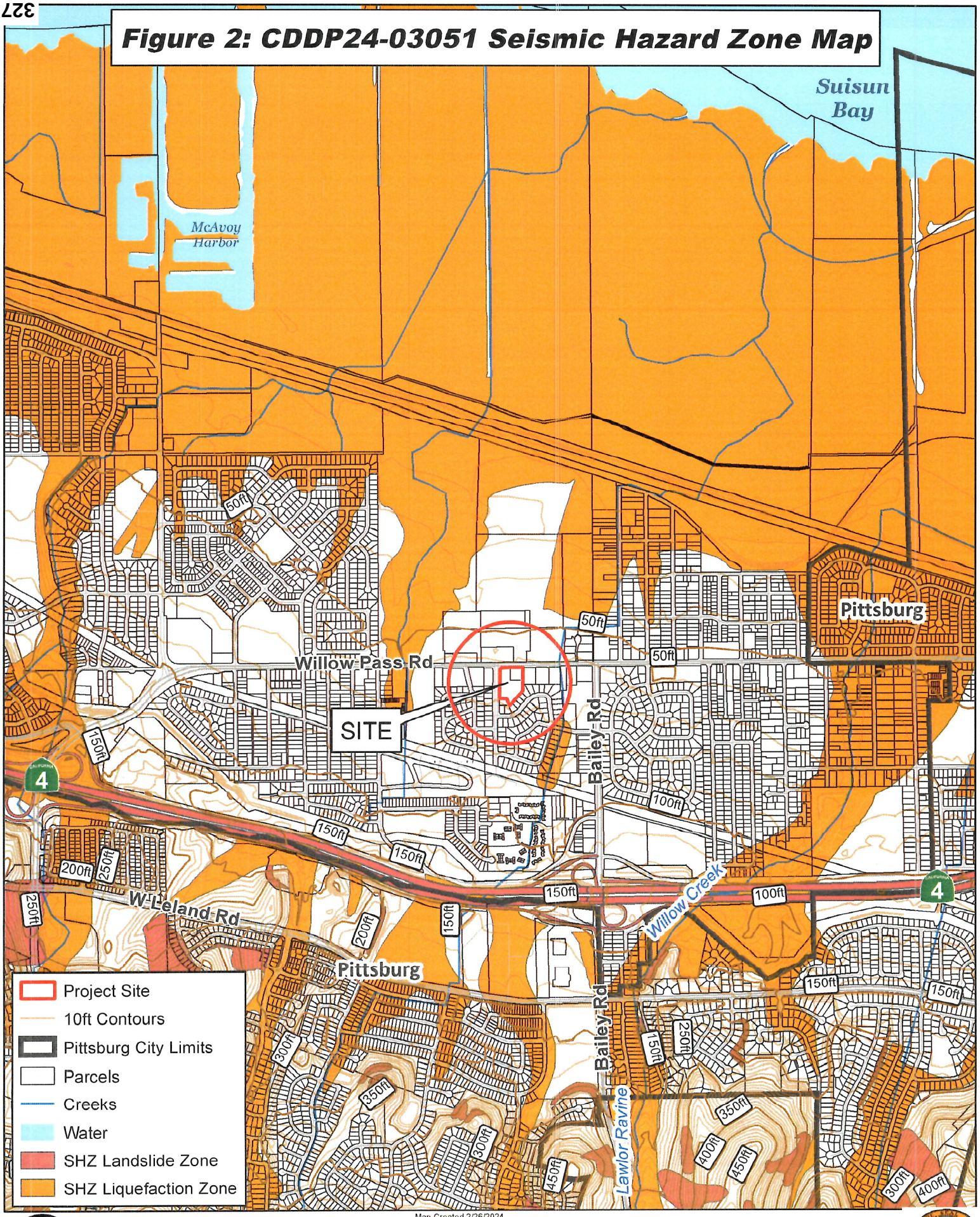
0 1 2 4 Miles

source CGS, 2007, Special Publication 42

Map Created 2/26/2024
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Figure 2: CDDP24-03051 Seismic Hazard Zone Map



Feet
0 385 770 1,540

Map Created 2/26/2024
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

Source: CGS Honker Bay Honker Bay SHZ Map 2019

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

From: Lawrence Theis
To: Adrian Veliz
Cc: Jocelyn LaRocque
Subject: Re: Willow Pass Apartments - CDDP24-03051 Second Submittal
Date: Monday, June 2, 2025 8:48:59 AM
Attachments: image001.png

Adrian - probably more my fault, I am not that familiar with the typical protocols in these situations.

Yes- I am confirming that PW's COAs remain applicable for the revised project, I did not see the need for any new COAs.

LT

From: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Sent: Monday, June 2, 2025 8:07 AM
To: Lawrence Theis <Larry@theis-engineering.com>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>
Subject: RE: Willow Pass Apartments - CDDP24-03051 Second Submittal

Hi Lawrence:

Yes, when we spoke, I was seeking to determine whether PW's review of the revised project would affect the previously adopted MND so I could plan accordingly. I was also expecting a response from PW typically a staff report and recommended COA's for the revised project. I apologize if that wasn't clear after we spoke. At any rate, it sounds like we are ok with applying all of the same PW COA's from the old project to this one?

They are not seeking plan check review at this time, they are still seeking to revise their entitlement, and I am just trying to get my ducks in a before preparing to take this to public hearing.

Thanks,

Adrian Veliz, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2879

CONTRA COSTA
COUNTY, CALIFORNIA

From: Lawrence Theis
To: Monish Sen
Cc: Jocelyn LaRocque; Simone Saleh; Larry Gossett; Fernando Valdez; Adrian Veliz
Subject: Re: Willow Pass Apartments - CDDP24-03051 Second Submittal (CROSSWALKS ACROSS WILLOW PASS RD IN BAY POINT)
Date: Monday, June 30, 2025 9:27:24 AM
Attachments: image005.png

Monish - thank for the feedback and confirmation about this crosswalk being intentionally eliminated.

Overall my thought is that we eliminate the crosswalk condition in its entirety since PW went through the effort to eliminate the unenhanced crosswalk in the first place with their recent capital improvement project.

Here is my reasoning, certainly a new apartment complex will potentially initiate more pedestrians in the area, but I don't think there are a lot of destinations on the northside of Willow Pass Rd in this area unless you work for the Henkel Corporation. The northside bus stop may be one destination, and its current location further west, closer to Manor Dr (signalized intersection) probably works better as is. Then the southside bus stop location being in front of the future apartment complex probably works fine since most riders exiting at this stop head south into the neighborhood - so its placement is not as critical to a Willow Pass Rd crossing. I also think moving the bus stop to the west (on the southside) would likely place it in front of the church on the northwest corner of Willow Pass/Clearland which will likely not be supported by the church and their are several at grade utility vaults that would make it difficult to anchor in a bus shelter.

Adrian - I recommend that we remove the old COA #39 from the future COAs for the revised development and not require the bus stop (southside) be relocated.

Larry

From: Monish Sen <monish.sen@pw.cccounty.us>
Sent: Monday, June 30, 2025 7:36 AM
To: Lawrence Theis <Larry@theis-engineering.com>
Cc: Jocelyn LaRocque <jocelyn.laroque@pw.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>; Larry Gossett <Larry.Gossett@pw.cccounty.us>; Fernando Valdez <fernando.valdez@pw.cccounty.us>; Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Subject: RE: Willow Pass Apartments - CDDP24-03051 Second Submittal (CROSSWALKS ACROSS WILLOW PASS RD IN BAY POINT)

Larry,

You are correct that we removed the uncontrolled crosswalk at WPR and Clearland with the last resurfacing. That crosswalk had several "unique" features that were not ideal. The north side went into a driveway, there were some ped involved collisions reported, and there is a fully controlled crossing at Manor Road only a few hundred feet to the west. We would be open to the applicant reinstalling a crossing in the vicinity of their development, but with enhancements (probably a minimum PHB). The bus agency could then work with us/developer to relocate the bus stops to the "new" crossing.

Monish

From: Lawrence Theis <Larry@theis-engineering.com>
Sent: Thursday, June 26, 2025 8:18 PM
To: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>; Monish Sen <monish.sen@pw.cccounty.us>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>; Larry Gossett <Larry.Gossett@pw.cccounty.us>
Subject: Re: Willow Pass Apartments - CDDP24-03051 Second Submittal (CROSSWALKS ACROSS WILLOW PASS RD IN BAY POINT)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Adrian - I have reviewed the 30 day comments letter from PW dated Dec 2024, the approved COAs March 2024, and the latest site plans.

I recognize the Dec 2024 comments were made after the original COAs were approved, therefore it would be best to include incorporate any changes from the Dec 2024 comments letter into the updated COAs, at quick glance it appears most items are addressed in the latest plan set so this should not be a major issue for the applicant.

The specific item related to the Bus Stop took a bit more investigating. The original COAs do not make any direct reference to relocating the southside bus stop, just east of Clearland. COA 18 is a general COA about corresponding with Tri Delta Transit which could be somewhat related - but this is really a TDM condition. Unless Tri-Delta specifically asked to relocate the bus stop, it is my guess that the impetus to move the bus stop to the west side of Clearland was to better align across from the existing northside bus stop and to add a cross walk (north-south across Willow Pass Rd) on the westside of Clearland. This crosswalk (not the bus stop relocation) is included in the original COAs (39) - to essentially repaint it or move to the westside.

18. Consistent with the County's Transportation Demand Management (TDM) Ordinance, a TDM program must be submitted to the CDD for review/approval by Transportation Planning Division staff prior to the issuance of building permits for the project. As a part of the TDM ordinance requirement, the applicant shall consult with Tri Delta Transit on the need to provide infrastructure to connect the project with Tri Delta Transit services. Evidence of compliance with this requirement may include correspondence from the Tri Delta Transit agency regarding the potential need for installing bus turnouts, shelters, or bus stops at the project site.

39. The applicant shall update and enhance the existing crosswalk across Willow Pass Road. Crosswalk enhancements may include, but not be limited to installation of a Rectangular Rapid Flashing Beacon (RRFB) and refuge island mid-way across Willow Pass Road and updated pedestrian ramps. The crosswalk and enhancements must comply with current ADA standards and will be subject to review and approval of Public Works. Due to the location of the existing driveway on the north side of Willow Pass Road, it may be necessary to relocate the crosswalk to the west leg of the intersection with Clearland Drive.

It is my opinion that it is probably best to NOT add a COA to relocate the bus stop UNLESS Tri Delta specifically asked for it. This would not add an additional offsite improvement to the previously approved project.

Also it may be necessary to eliminate the original COA 39 since it is clear the old faded crosswalk (see aerial) was not recently restriped in the streetview photo from March 2025. It is my guess the County specifically eliminated non-stop controlled crosswalks on Willow Pass Rd. I remember a while back the County going through the process of formally removing existing crosswalks - and this location may be one of them. I have copied the County Traffic Engineer (who is probably the most knowledgable about this location) and asking him if he can confirm my suspicion.

I think we should hear from the Traffic Engineer before deciding on the bus stop and crosswalk.





From: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Sent: Thursday, June 26, 2025 12:11 PM
To: Lawrence Theis <Larry@theis-engineering.com>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>
Subject: RE: Willow Pass Apartments - CDDP24-03051 Second Submittal

Hi Larry:

We spoke about this project earlier this month and you advised that PW works recommended COA's for the previously approved Land Use Permit #CDLP22-02036 would also apply unchanged for the revised project (CDDP24-03051).

I'm preparing my staff report for public hearing and I am seeking clarification on one of PW's comments relating to relocating the bus stop (see attached comments, bullet point at the top of pg 2). Would this require an exception to any provisions of the ordinance code if they do not relocate the bus stop? I noticed that our COA's for CDLP22-02036 did not require the relocation of the bus stop, and that no exception was noted in that approval. If I got it wrong last time and didn't call out an exception, I want to make sure that this is rectified for the revised project.

I appreciate any clarification that you are able to provide.

Thanks and best regards,

Adrian Veliz, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2879

CONTRA COSTA COUNTY, CALIFORNIA

From: Adrian Veliz
Sent: Monday, June 2, 2025 8:07 AM
To: Lawrence Theis <Larry@theis-engineering.com>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>
Subject: RE: Willow Pass Apartments - CDDP24-03051 Second Submittal

Hi Lawrence:

Yes, when we spoke, I was seeking to determine whether PW's review of the revised project would affect the previously adopted MND so I could plan accordingly. I was also expecting a response from PW typically a staff report and recommended COA's for the revised project. I apologize if that wasn't clear after we spoke. At any rate, it sounds like we are ok with applying all of the same PW COA's from the old project to this one?

They are not seeking plan check review at this time, they are still seeking to revise their entitlement, and I am just trying to get my ducks in a before preparing to take this to public hearing.

Thanks,

Adrian Veliz, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2879

CONTRA COSTA COUNTY, CALIFORNIA

From: Lawrence Theis <Larry@theis-engineering.com>
Sent: Sunday, June 1, 2025 11:04 AM
To: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>
Subject: Re: Willow Pass Apartments - CDDP24-03051 Second Submittal

Hi Adrian,

My understanding from your initial May 1st email was to confirm that the proposed reduction in scope of the project (Parcel A being removed) would have any impact on the MND determination - and as I stated on May 7th , I think the MND determination is not impacted by this change, nor did I think any COAs would be affected in the already approved permit for CDLP22-02029 (from March 4 , 2024).

Is the applicant looking for a full public works review of its improvement plan? I will need to check if the applicant has formally submitted to the PLAN CHECKING unit of Engineering Services in PW for its review, including review deposits and fees. I am not sure if this project has already been assigned to a Plan checker in ES - therefore I am copying Jocelyn and Simone to see if this project application is already logged in with PW.

I assume since this project already has an approved permit, it is no longer in the application phase and into the plan check phase.

Larry

From: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Sent: Thursday, May 29, 2025 3:39 PM
To: Lawrence Theis <Larry@theis-engineering.com>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>
Subject: RE: Willow Pass Apartments - CDDP24-03051 Second Submittal

Good afternoon Larry:

We spoke about this project a couple of weeks ago. I'm just circling back to see if you have an update on PW's review, or perhaps an ETA on the comments?

Thanks,

Adrian Veliz, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2879

CONTRA COSTA COUNTY, CALIFORNIA

From: Lawrence Theis <Larry@theis-engineering.com>
Sent: Wednesday, May 7, 2025 2:33 PM
To: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>

Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>
Subject: Re: Willow Pass Apartments - CDDP24-03051 Second Submittal

Adrian - I left you a voicemail around 2 pm today. Let me know if you would like to talk - please call me at 925-890-9732.

My general overview of the difference of the two submittals is the removal of Parcel A to the east of the development - which reduced the overall footprint of the apartment complex and parking lot.

I think your main concern is if this triggered the need for offsite drainage improvements. Based on the most recent submittal, their approach to onsite stormwater detention remains the same except they only need one storage pipe set versus the two in the prior submittal. The applicant still intends on mitigating peak runoff ONSITE and does not propose anything offsite. Therefore I do not think the footprint for the project has expanded which would trigger additional CEQA analysis.

I did not perform a hydraulic analysis of the stormwater system to see if it is meeting pre-project flows; just observing what is being proposed by the applicant with their latest design.

LT

From: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Sent: Wednesday, May 7, 2025 9:34 AM
To: Lawrence Theis <Larry@theis-engineering.com>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>
Subject: RE: Willow Pass Apartments - CDDP24-03051 Second Submittal

Please see attached Civil plan set and SWCP from the prior approval. Let me know if you need anything else. No rush on the formal response memo, what I'm hoping to ascertain in the near term is more of a characterization as to whether I should expect any drainage issues that might need me to revise the CEQA review that was previously performed. This characterization is for my use only, and I will not represent this characterization to the applicant as representative of your forthcoming memo/comments.

Thanks again for looking at this. I look forward to speaking at 2pm today.

Best,

Adrian Veliz, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2879

CONTRA COSTA COUNTY, CALIFORNIA

From: Lawrence Theis <Larry@theis-engineering.com>
Sent: Wednesday, May 7, 2025 9:23 AM
To: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>
Subject: Re: Willow Pass Apartments - CDDP24-03051 Second Submittal

sounds good (2pm) - do you have the previous submittal of the stormwater improvement plans so I can compare and see what changed.

My initial thought is that a smaller project with less impervious surface will have "less" drainage runoff impact - so it is probably OK.

But I will look at what changed and what the current proposed design looks like - there is some onsite draiange pipe storage being planned.

I will also need to talk to Jocelyn before we formally respond.

From: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Sent: Wednesday, May 7, 2025 9:17 AM
To: Lawrence Theis <Larry@theis-engineering.com>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>
Subject: RE: Willow Pass Apartments - CDDP24-03051 Second Submittal

Thank you, lets plan on speaking at 2pm.

Best,

Adrian Veliz, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2879

CONTRA COSTA COUNTY, CALIFORNIA

From: Lawrence Theis <Larry@theis-engineering.com>
Sent: Wednesday, May 7, 2025 8:00 AM
To: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Cc: Jocelyn LaRocque <Jocelyn.LaRocque@pw.cccounty.us>
Subject: Re: Willow Pass Apartments - CDDP24-03051 Second Submittal

Thanks Adrian- I am in a meeting from 9:30 to 11:30 this morning.

Can we set a time to talk either at 9:00 am or 2:00 pm.

> On May 7, 2025, at 7:27 AM, Adrian Veliz <Adrian.Veliz@dcd.cccounty.us> wrote:
>
> Hi Lawrence –
>
> Thank you so much for the quick response. I have added your email to provide access to the link below. The COA for the original entitlement are attached. The project is still for the same number of multi-family residential units and the building is pretty much in the same location. I seem to recall the drainage for this site being particularly tricky the first time around. The original project site was comprised of APN 093-081-027, -093-081-028 and 093-081-029.
>
> The new project no longer includes the APN ending in -029, reducing the project site by about ¾ of an acre. I'll give you a call to discuss later this morning.
>
> Best,
>
> CDDP24-03051 Second Submittal
>
> Adrian Veliz, Senior Planner
> Department of Conservation and Development
> Community Development Division
> 30 Muir Road Martinez, CA 94553
> (925) 655-2879

From: Lawrence Theis <Larry@theis-engineering.com>
Sent: Tuesday, May 6, 2025 8:57 PM
To: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Subject: Fw: Willow Pass Apartments - CDDP24-03051 Second Submittal

See below - corrected your email address

From: Lawrence Theis <Larry@theis-engineering.com>
Sent: Tuesday, May 6, 2025 8:54 PM
To: adrian.veliz@dcd.cccounty.su <adrian.veliz@dcd.cccounty.su>
Cc: Larry Gossett <Larry.Gossett@pw.cccounty.us>; Jocelyn LaRocque <jocelyn.larocque@pw.cccounty.us>
Subject: Fw: Willow Pass Apartments - CDDP24-03051 Second Submittal

Hello Adrian,

My name is Larry Theis, and I am filling in for Larry Gossett for about a month while he is out. I am a consultant working in the Engineering Services/Development Review division of the Public Works Department. I cannot access the link you sent to Larry Gossett since the secured link is sent to LG's email. If you are in a time crunch, please give me a call or let me know a time I can call you at 925-655-2879. Otherwise please send me a direct link to my email so I can review the second submittal and I would like to see the approved COAs.

I guess the main issue is finding out what is changing since the LP/DP permit was approved.

Sincerely,

Larry Theis, PE
PRESIDENT
THEIS ENGINEERING & ASSOCIATES
Cell (925) 890-9732
Larry@Theis-Engineering.com

From: Jocelyn LaRocque <jocelyn.larocque@pw.cccounty.us>
Sent: Tuesday, May 6, 2025 5:04 PM
To: Lawrence Theis <Larry@theis-engineering.com>
Subject: Re: Willow Pass Apartments - CDDP24-03051 Second Submittal

Larry,
Would you be able to jump in on this application? Adrian Veliz has the below question if additional offsite drainage improvements may be needed. Please let me know.

Thanks

Get Outlook for iOS

From: Larry Gossett <larry.gossett@pw.cccounty.us>
Sent: Friday, May 2, 2025 2:54:01 PM
To: Jocelyn LaRocque <jocelyn.larocque@pw.cccounty.us>; Larry Theis <larry@theis-engineering.com>
Subject: FW: Willow Pass Apartments - CDDP24-03051 Second Submittal

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From: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>
Sent: Thursday, May 1, 2025 12:59 PM
To: Larry Gossett <larry.gossett@pw.cccounty.us>
Subject: RE: Willow Pass Apartments - CDDP24-03051 Second Submittal

Hi Larry:

I called earlier to check in on this project. I have a meeting scheduled next week with my applicants for this project to discuss next steps. As you likely recall, this project is a modification of a LP/DP permit that the County ZA approved last year. One of the topics that I will be discussing with my applicant will be whether we need to do any additional CEQA work for the project revision. My initial belief is that the MND prepared for the prior approval should still cover the revised project, however, this is assuming that their drainage plan looks OK to PW and will not require any significant offsite improvements to accommodate the site drainage. I recall from the previous review of this site that drainage particularly tricky for this site, and I'm unsure if the smaller project will exacerbate any prior drainage concerns for this property.

I was wondering if you or the assigned engineer can advise if the project is likely to require offsite drainage improvements that weren't covered in the prior project description?

Thanks,

Adrian Veliz, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2879

From: Adrian Veliz
Sent: Tuesday, April 15, 2025 1:15 PM
To: Larry Gossett <larry.gossett@pw.cccounty.us>
Subject: Willow Pass Apartments - CDDP24-03051 Second Submittal

Good afternoon Larry:

The applicant has provided a response to PW's comments on the proposed affordable housing project located at the corner of Willow Pass Road and Clearland Drive. I have attached PW's prior comments for reference. The resubmittal packet exceeds email size thresholds, so I have included a weblink that you can use to access the revised submittal.

Please kindly review the revised submittal and provide your comments to me by May 6, 2025. Let me know if you have any questions, or have any issues accessing the documents linked below.

CDDP24-03051 Second Submittal

Thanks Larry

Adrian Veliz, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2879

Contra Costa County
Public Works
Department

Brian M. Balbas, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Warren Lai
Carrie Ricci
Joe Yee

Memo

December 6, 2023

TO: Adrian Veliz, Project Planner, Department of Conservation and Development

FROM: Kellen O'Connor, Associate Civil Engineer, Engineering Services Division

By: Anthony DiSilvestre, Staff Engineer, Engineering Services Division

SUBJECT: **LAND USE PERMIT LP22-2029**
STAFF REPORT & RECOMMENDED CONDITIONS OF APPROVAL
(Elevated Entitlements/Willow Pass Road/Bay Point/APN 093-081-027, -028, and -029)

FILE: **LP22-2029 (x-ref PR22-0001)**

We have reviewed the application for **land use permit LP22-2029** received by your office on **May 4, 2022**. The attached recommended conditions of approval, based on the site plan, include road and drainage requirements. The applicant shall comply with the Ordinance Code requirements as they pertain to this development. The following issues should be carefully considered with this project:

Background
The applicant requests approval of a land use permit and development plan application for a three-to-four story multifamily building with 124 apartment units and 2,630 square feet of commercial space on 3.253-acre site. The project includes 171 parking spaces and various onsite amenities.

Traffic and Circulation
The project site is located south of Willow Pass Road (WPR) and east of Clearland Drive, both County-maintained roads. WPR is approximately a 62-foot-wide road within a 72-foot right-of-way; the typical section is 64 feet of pavement within an 84-foot right-of-way. The ultimate half width of WPR currently exists along the project frontage; therefore, no further dedication of right of way is required with this project. Similarly, Clearland Drive appears to be constructed to its ultimate width of 64 feet within an 84-foot right-of-way. Sidewalk widening and streetlights to conform with commercial street standards will be required along both street frontages.

There are existing bus stops along WPR in both directions, but they are staggered from each other relative to the intersection with Clearland Drive. For safety purposes, the bus stops should be relocated opposite each other, and an enhanced crossing should be installed across WPR. Considering the driveway conflict on the north side of WPR opposite the project site, relocation of the existing bus stop on the south side of WPR to the west side of Clearland Drive is preferred.

The site plan currently shows access points on both WPR and Clearland Drive, although the WPR access is proposed for emergency access only. Any approved access points will require street-type connections instead of standard driveway depressions. The access location on Clearland Drive should be shifted to align with either of the existing driveways across Clearland Drive.

The site plan has not been revised as requested to align the driveway with exiting driveways on the west side of Clearland Drive. Having off-set driveways is a traffic hazard due to turning movement conflicts with vehicles on the opposite sides of the street. We acknowledge such a change may adversely impact the number of parking spaces available to the project. Perhaps some reconfiguration or relocation of landscape areas could pick up some of the lost parking spaces. If such changes are infeasible, the applicant shall coordinate modification of the median islands in Clearland Drive or incorporate other safety related improvements as deemed necessary by Public Works,

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.

The project site is within two Drainage Areas, DA 48B and DA 48D. Parcels APN 093-081-027 and APN 093-081-028 are in DA 48B. Parcel APN 093-081-029 is located within DA 48D. Although the project is located within two drainage areas the project will maintain the existing drainage pattern of the watershed. Per the County's drainage inventory, there is an existing storm drain along the frontage of the site that flows westerly, where it discharges into DA 48B's Line B-3. APN 093-081-029 would drain to the east along Willow Pass Road into Line A of 48D, where it ultimately connects to Line C which discharges into Suisun Bay.

Due to infrastructure constraints downstream, the applicant is proposing to detain some of the stormwater runoff on site and release it downstream through a combination of metering and supplemental assistance employing pumps. Since pump systems are generally avoided, an exception will be required to allow its use as proposed. Considering the constraints, Public Works will only endorse the granting of such an exception if the system includes sufficient back-up and off-grid an off-grid power source to minimize pump failure during design storm events. Overland release in the event of failure or severe storms must also be verified.

A Code exception is also required to allow for private party maintenance of detention facilities of this size.

Stormwater Management and Discharge Control
A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 10,000 square feet 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.

A Preliminary Stormwater Control Plan prepared by KPFF Consulting Engineers dated May 3, 2022, was submitted, and deemed to be "preliminarily complete". A Final SWCP will be required prior to building permit issuance to incorporate any modifications to the project that may occur as the project proceeds through final design. The applicant has provided a preliminary SWCP, the content of the report can be deemed preliminary complete. However, the report should be updated to include the Project Number and update the Project Watershed to Willow Creek Watershed.

Provision C.10, Trash Load Reduction, of the County's NPDES Permit requires control of trash in local waterways. To prevent or remove trash loads from municipal storm drain systems, trash capture devices shall be installed in catch basins (excludes those located within a bioretention/stormwater treatment facility). Devices must meet the County's NPDES Permit and be approved by the Public Works Department. The location of these devices must be approved by the Public Works Department.

Floodplain Management
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 parcel is currently annexed into the L-100 lighting district.

Area of Benefit Fee
The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the East Contra Costa Regional Fee & Finance Authority/ Regional Transportation Development Impact Mitigation (ECCRFFA/RTDIM), ECTIA, and Bay Point Areas of Benefit, as adopted by the Board of Supervisors. These fees shall be paid prior to issuance of building permits.

Drainage Area Fee and Creek Mitigation
The applicant will be required to comply with the drainage fee requirements for Drainage Area 48B and 48D as adopted by the Board of Supervisors. This fee shall be paid prior to issuance of a building permit.

KO:AD:ss
G:\engsvc\Land Dev\LP\LP 22-2029\Staff Report & COAs LP22-2029.docx

cc: J. LaRocque, Engineering Services
L. Gossett, Engineering Services
K. O'Connor, Engineering Services
A. DiSilvestre, Engineering Services
Kevin Kohan, *applicant*
280 E. Thousand Oaks Blvd Suite H
Thousand Oaks, CA 91360

PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT LP22-2029

COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT AND/OR PRIOR TO INITIATION OF THE USE PROPOSED UNDER THIS PERMIT.

General Requirements:

- **Applicant shall comply with the requirements of Title 8, Title 9, and Title 10 of the Ordinance Code. Any exceptions(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on May 2, 2022.**

- For Public Works review for compliance relative to this Land Use Permit, a Compliance Review Fee deposit shall be submitted directly to the Public Works Department in accordance with the County's adopted Fee Schedule for such services. This fee is separate from similar fees required by the Department of Conservation and Development and is a deposit to offset staff costs relative to review and processing of these conditions of approval and other Public Works related services ancillary to the issuance of building permits and completion of this project.

- 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.

- The two parcels shall be merged into a single lot through a lot line adjustment or alternative process as prescribed by the Department of Conservation and Development.

Roadway Improvements (Clearland Drive/Willow Pass Road):

- Applicant shall construct frontage improvements along the project frontages of Willow Pass Road and Clearland Drive. Some improvements exist, but the sidewalks need to be widened to the commercial standard width of 10 feet. Streetlights are also required along both frontages.

- Applicant shall relocate the existing bus stop on Willow Pass to the west side of Clearland Drive and install an enhanced crosswalk across Willow Pass Road . Crosswalk enhancements may include, but not be limited to a Rectangular Rapid Flashing Beacon (RRFB) and refuge island mid-way across Willow Pass Road, subject to review and approval of Public Works.

- Applicant shall reconstruct the median islands (including landscaping and irrigation, if necessary) and any other necessary safety improvements along the frontage of Clearland Drive to accommodate ingress and egress to the project, subject to approval of the Public Works.

- Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontages of Clearland Drive and Willow Pass Road. Concrete shall be saw cut prior to removal. Existing lines and grade shall be maintained. New curbs and gutters shall be doweled into existing improvements.

- Applicant shall construct a street type connection with 20-foot radii curb returns in lieu of standard driveway depressions at proposed access driveways.

- Driveway ingress and egress to Willow Pas Road shall be restricted to emergency access only. Appropriate gates and signage shall be installed.

- Applicant shall locate any vehicular entrance gates a minimum of 20 feet from the edge of pavement to allow vehicles to queue without obstructing through traffic. Sufficient area shall be provided outside any gate to allow a vehicle to turn around and re-enter Clearland Drive and Willow Pass Road in a forward direction.

Access to Adjoining Property:

Proof of Access

- Applicant shall furnish proof to the Public Works Department of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary, or permanent, public, and private road and drainage improvements.

Encroachment Permit

- Applicant shall obtain an encroachment permit from Public Works for construction of driveways or other improvements within the right-of-way of Clearland Drive or Willow Pass Road.

Site Access

- Applicant shall only be permitted access at the locations shown on the approved site/development plan.

Road Alignment/Intersection Design/Sight Distance:

- Applicant shall provide sight distance at the on-site driveway and the fronting streets to accommodate the appropriate design speeds, 40 MPH for Willow Pass Road, and 30 MPH for Clearland Drive. The applicant shall trim vegetation, as necessary, to provide sight distance at these driveways. Any new landscaping, signs, fencing, retaining walls, or other obstructions proposed at the driveways shall be setback to ensure that the sight lines are clear.

Landscaping:

- Applicant shall submit four sets of landscape and automatic irrigation plans and cost estimates, prepared by a licensed landscape architect, to the Public Works Department for review and to the Zoning Administrator for review and approval, prior to issuance of building permits. Applicant shall pay appropriate fees in accordance with County Ordinance.

Utilities/Undergrounding:

- Applicant shall underground all new utility distribution facilities. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

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 Section 914-2.004 (Subject to Advisory Agency findings and approval)

Applicant is granted an exception from the off-site collect and convey requirement of the Ordinance Code by the advisory agency as provided for in 92-6.002 of said Code provided:

- The stormwater runoff from the site is reduced to, or below pre-project flow rates as a result from the construction of on-site detention infrastructure incorporating a pump system. Said pump system shall include back-up pumps and a secondary off-grid power source such as a natural gas or propane fueled generator, or battery power with sufficient capacity to power the pumps for at least 24 hours.

- Verify sufficient overland release without damage to on-site or neighboring buildings in the event of pump failure or storm events in the 1-10 % annual probability (10–100 year) range.

- Concentrated stormwater is not discharged onto adjacent property.

Exception Section 914-12.010 (Subject to Advisory Agency findings and approval)

Applicant is granted an exception from the public entity maintenance requirement of the Ordinance Code by the advisory agency as provided for in 92-6.002 of said Code. The maintenance obligation relative to the detention/stormwater management basin will be satisfied in the Stormwater Maintenance Operation and Maintenance Agreement and Plan.

Miscellaneous Drainage Requirements:

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

- Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

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.
  - 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:

- The applicant shall submit a <u>final</u> Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (§1014) prior to issuance of a building permit. All time and materials costs for review and preparation of the SWCP and the O+M Plan shall be borne by the applicant.

- Improvement plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014).

- Stormwater management facilities shall be subject to inspection by the Public Works Department; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.

- Prior to issuance of a building permit, the property owner(s) shall enter into a Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to the operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.

- Prior to issuance of a building permit, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.

- Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.

Drainage Area Fee Ordinance:

- Applicant shall comply with the drainage fee requirements for Drainage Areas 48B and 48D as adopted by the Board of Supervisors prior to initiation of the use requested with this application. This fee shall be paid prior to issuance of a building permit and initiation of proposed use.

ADVISORY NOTES

- Applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the East Contra Costa Regional Fee & Finance Authority/ Regional Transportation Development Impact Mitigation (ECCRFFA/RTDIM), ECTIA, and Bay Point Areas of Benefit as adopted by the Board of Supervisors. Payment is required prior to issuance of a building permit.

CEQA ENVIRONMENTAL CHECKLIST FORM (REVISED JANUARY 7, 2019)

1.	**Project Title:**	Bay Point Multi-Family Residential Mixed Use Project County File #CDLP22-02029
2.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development 30 Muir Rd. Martinez, CA 94553
3.	**Contact Person and Phone Number:**	Adrian Veliz, Senior Planner; (925) 655-2879
4.	**Project Location:**	2855-2867 Willow Pass Road Bay Point, CA 94565 Assessor's Parcel Numbers: 093-081-027, -028, -029
5.	**Project Sponsors' Names and Address:**	Elevated Entitlements 280 E. Thousand Oaks Boulevard, Suite H Thousand Oaks, CA 91360
6.	**General Plan Designation:**	The subject property is located within the Willow Pass Road Commercial Mixed-Use (M-5) General Plan Land Use designation.
7.	**Zoning:**	The subject property is located within the Bay Point Area Planned Unit (P-1) District

8. Description of Project: The applicant is requesting Development Plan and Land Use Permit approval for the construction of a 100% affordable multi-family apartment complex consisting of 124 units: (60) 1BR, (33) 2BR, and (31) 3BR in a stepped, three and four-story, corridor building. The project proposes an approximately 129,720 square foot building including 2,255 square feet of commercial space. Parking for the proposed residential units will meet State Density Bonus parking ratios and commercial parking will be at a minimum of 3.33 spaces per 1,000 square feet. The proposed building construction is type V-A and will be fully sprinklered. The proposed project will be using a State Density Bonus with parking reduction and incentives for F.A.R. and story increase. Also, the proposed project will be submitted under SB330.

The project also proposes to seek financing from the following sources: HOME Investment Partnerships Act (federal) American Rescue Plan Program (federal), Inclusionary In-Lieu Funds (County Funds), and other possible sources.

9. Surrounding Land Uses and Setting: The project site is located within a developed, urban area of Bay Point, in unincorporated Contra Costa County. The project site and vicinity is located within the Bay Point Planned Unit (P-1) Zoning District. Existing land uses in the vicinity primarily consists of high-density residential development to the south, southeast and southwest - with commercial and light industrial uses nearby to the north, east and west. The Delta de Anza

Regional Trail is approximately ¼ mile south of the project site, and State Highway 4 and the Bay Point BART station are approximately ½ mile south of the project site. The subject property fronts Willow Pass Road, a 4-lane arterial with existing curbs, sidewalks and storm drain improvements.

Project Site: The project is proposed at 2855 and 2867 Willow Pass Road in the Bay Point area of Contra Costa County. The total acreage of the project site is 3.2-acres, and the site encompasses three contiguous undeveloped parcels located at the southeastern corner of Willow Pass Road and Clearland Drive. The project site is generally flat with less than 5%. There are no known animal habitats or historical features.

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

Contra Costa County Public Works Department, Contra Costa County Department of Health Services, East Contra Costa Fire Protection District, Pacific Gas & Electric Co., California Department of Fish and Wildlife, Bay Area Air Quality Management District.

Financing: HOME Investment Partnerships Program (federal), American Rescue Plan Program (federal), Inclusionary In-Lieu Funds (County Funds), and other possible sources.

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

Notice of the proposed project was sent to Native American tribes, as applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1. Letters were sent to the Confederated Villages of Lisjan and Wilton Rancheria on October 24, 2022, and November 9, 2022 respectively. Neither tribal groups have provided comments to the Notices sent in relation to this project, nor was any consultation requested.

Environmental Factors Potentially Affected

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

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

Environmental Determination

On the basis of this initial evaluation:

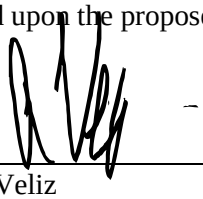
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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



09/20/2023

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

Date

ENVIRONMENTAL CHECKLIST

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

SUMMARY*:*

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

The proposed Project is located within an area where most of the surrounding parcels are developed. General Plan Figure 9-1 identifies scenic ridges and scenic waterways in unincorporated County. Additionally General Plan Figure 5-4 identifies scenic routes in the County. The project site is not proximate to identified scenic routes, ridgelines or waterways, as identified by the General Plan. The nearest such resources include Suisun Bay (Scenic Waterway located 0.6 miles north) and State Highway 4 (Scenic Route located 0.5 miles south). Considering the generally flat topography of the subject property and the urbanized development that is characteristic of the surrounding area, the project site would not be visible from either of the nearby visual resources. Thus, the project would have no impact resulting in substantial adverse effects on scenic resources in the County.

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

The site is not adjacent to a state scenic highway. There are no protected rock outcroppings or historic buildings on the Project site. There are no buildings or rock outcroppings on the subject property, which is largely devoid of trees and/or vegetation. The project involves the removal of one Palm tree located along the eastern boundary of the project site. Overall, the proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. Thus, the project would result in less than significant impacts to scenic resources.

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? (**No Impact)***

The proposed project is located in the Bay Point community, which is an urbanized area of unincorporated Contra Costa County. There are no ordinances, General Plan policies, or other regulations governing scenic quality in this area of the County. The proposed Project would not substantially degrade the existing visual character of the site and its surroundings. The proposed Project is substantially consistent with the existing land uses in the immediate vicinity of the site and is not in conflict with existing zoning or with General Plan policies for the Willow Pass Road Commercial Mixed-Use Corridor in which the proposed project is located. Therefore, the project would have no impact resulting in a conflict with policies governing scenic quality.

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

The proposed project consists of a four-story mixed-use building predominantly consisting of affordable housing with limited ground-level commercial tenant space. The building's exterior consists of lap siding with Portland cement plaster trim. The proposed building composition is typical of multi-family residential development and does not involve the use of reflective building materials that would expectedly result in a substantial source of glare. All proposed project lighting will be shielded away from surrounding uses and will be limited to walkways and security lighting. Since the proposed building footprint is oriented towards the parcel's frontages along Clearland Drive and Willow Pass Road, walkway and security lighting affixed to the building exterior would be between 77-100 feet distant from abutting residential properties to the south and east. All parking lot lighting would be oriented downward and include a shielded lamp fixture which directs light downward and prevents lateral spillover. Additionally, the proposed building design includes a semi-enclosed interior courtyard wherein the eastern and southern wings of the building will screen light from walkways and outdoor recreation areas included with the proposed project, thus limiting the extent to which light may trespass from the proposed project onto adjoining parcels. Further, the project landscaping plan proposes the installation of thirty-four deciduous and evergreen trees along the southern and eastern property lines where the project site is abutted by single-family residential development. In cumulative consideration of the above, the proposed project has been designed in a manner which minimizes the potential for light originating from the site to adversely affect day or nighttime views. Therefore, the project would have less than significant impacts in this respect.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*
- *Bella Vista Apartments,* Alliant Strategic Development (Project Plans). Received 08/25/2022.

2. ***AGRICULTURAL AND FOREST RESOURCES*** *– Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	☐	☐	☐	☒

SUMMARY*:*

a) 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)***

According to the California Department of Conservation Farmland Mapping and Monitoring Program and California Farmland Finder Web Map, the proposed Project site is classified as "urban and built-up land" and is not within an area identified as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. As proposed, the Project would not convert Prime Farmland to a non-agricultural use. Therefore, no impacts would occur.

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

The project site is not within an agricultural zoning district and is not subject to a Williamson Act contract with the County. Therefore, the project could not result in such impacts, and no further analysis is warranted.

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 proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed Project area has never been designated as forest land or timberland because the site is within an urbanized region which does not contain forested lands. Therefore, no impacts would occur.

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 proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed Project site is within an urbanized region of the County and does not contain forest lands. There is no impact, and no further analysis is warranted.

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

The proposed Project would not involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Neither the proposed Project site, nor its surroundings contain forested lands. Therefore, there is no impact, and no further analysis is warranted.

Sources of Information

- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Land Use Element*.
- California Department of Conservation. Accessed January 19, 2023. *California Important Farmland Finder*. *https://maps.conservation.ca.gov/DLRP/CIFF/*
- Contra Costa County Department of Conservation and Development. Accessed January 23, 2023. *2016 Agricultural Preserves Map*. http://www.co.contra-costa.ca.us/DocumentCenter/View/882/Map-of-Properties-Under-Contract?bidId=

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

***SUMMARY**:*

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

The primary way of determining consistency with the air quality management plan's (AQMP's) assumptions is determining consistency with the applicable General Plan to ensure that the Project's population density and land use are consistent with the growth assumptions used in the APMP's for the air basin. As required by California law, city and county General Plans contain a Land Use Element that details the types and quantities of land uses that the city or county estimates will be needed for future growth, and that designate locations for land uses to regulate growth. Existing and future pollutant emissions computed in the AQMP are based on land uses from area general plans. AQMPs detail the control measures and emission reductions required for reaching attainment of the air standards. The applicable General Plan for the Project is the County's current General Plan. The Project is consistent with the currently adopted General Plan for the County as well as the County's Climate Action Plan and is therefore consistent with the population growth and Vehicle Miles Traveled (VMT) applied in the plan. Therefore, the Project is consistent with the growth assumptions used in the applicable AQMPs. As a result, the Project will not conflict with or obstruct implementation of any air quality plans.

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)***

Construction of the project would result in emissions of ozone precursors including reactive organic gasses (ROG), nitrous oxides (NOx), and fugitive dust emissions (PM10). During operation, the proposed Project would result in emissions of ozone precursors associated with mobile source emissions and other stationary sources. Inconsistency with any of the plans would be considered a cumulatively adverse air quality impact. As discussed above, the Project is consistent with the currently adopted General Plan for the County and is therefore consistent with the population growth and VMT applied in the plan. Project specific emissions that exceed the

thresholds of significance for criteria pollutants would be expected to result in a cumulatively considerable net increase of any criteria pollutant for which the County is in non-attainment under applicable federal or state ambient air quality standards. As shown in Table 1 and Table 2 below, results of the analysis show that emissions generated from construction and operation of the Project will be less than the applicable air district emission thresholds for criteria pollutants. It should be noted that a project is not characterized as cumulatively insignificant when project emissions fall below thresholds of significance. The 2022 BAAQMD further specifies that project's that are consistent with an adopted local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 18183.5(b) would be consistent with the State's long term climate goals. The County's 2015 Climate Action plan meets the criteria under CEQA guidelines Section 18183.5(b) and includes several guidelines for reducing GHG generation in Contra Costa County. The project is subject to County ordinances requiring all electric (no natural gas) energy sources, Title 24 energy efficiency standards, the provision of electric vehicle charging receptacles, and the installation of solar panels on the residential development, all of which are included as GHG reduction strategies within the County's 2015 Climate Action Plan. Therefore, based on the above, the project will result in less than significant impacts in this respect and no mitigation is required.

Table 1

Project Construction Emissions (tons/year)

Summary Report	**CO**	**NOx**	**ROG**	**SOx**	**PM10**	**PM2.5**	**CO2e**
Maximum Project Construction Emissions	1.61	1.29	1.10	3.31e-003	0.27	0.15	296.35
Threshold	-	10	10	-	15	10	See below
Exceed Threshold?	No	No	No	No	No	No	No

Table 2

Project Operational Emissions (tons/year)

Summary Report	**CO**	**NOx**	**ROG**	**SOx**	**PM10**	**PM2.5**	**CO2e**
Project Operational Emissions	4.07	0.39	1.24	6.70e-003	0.66	0.23	689.84
Threshold	-	10	10	-	15	10	See below
Exceed Threshold?	No	No	No	No	No	No	No

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

Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Land uses that have the greatest potential to attract these types of sensitive receptors include schools, parks, playgrounds, daycare centers, nursing homes, hospitals, and residential

communities. Although the project site is adjacent to residential uses, the fact that no BAAQMD criteria pollutant thresholds or GHG emissions thresholds would be exceeded as a result of either project construction or operations ensures this impact is less than significant and no mitigation is required.

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

CEQA requires that an analysis of potential odor impacts be conducted for the following two situations: Generators – projects that would potentially generate odorous emissions proposed to be located near existing sensitive receptors or other land uses where people may congregate, and Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people located near existing odor sources.

The intensity of an odor source's operations and its proximity to sensitive receptors influences the potential significance of odor emissions. Air districts throughout the state have identified some common types of facilities that have been known to produce odors. The types of facilities that are known to produce odors are typically associated with heavy industry or agriculture. The Project will not generate odorous emissions given the predominantly residential nature of the Project. Therefore, the project would have less than significant impact in this regard and no mitigation is required.

Sources of Information

- Bay Area Air Quality Management District. 2017. *Bay Area 2017 Clean Air Plan.*
- Bay Area Air Quality Management District. 2022 *BAAQMD CEQA Guidelines.*
- Wolf Environmental, Inc, April 20, 2022 - *Air Quality and Greenhouse Gas Assessment*
- California Emissions Estimator Model (CalEEMod: Version 2020.4.0)
- *Bella Vista Apartments*, Alliant Strategic Development (Project Plans). Received 08/25/2022.
- Contra Costa County Geographical Information System (GIS)
- Contra Costa County General Plan 2005-2020 Land Use Element
- Contra Costa County Climate Action Plan

4. ***BIOLOGICAL RESOURCES – Would the project:***				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

***SUMMARY**:*

a) 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 With Mitigation)***

Live Oak Associates (LOA) prepared the Biological Resource Assessment for the Project site and found that the Project site includes an overwhelming dominance of non-native plant species, and intermittent disturbances such as community carnivals, mowing, and parking within the site. Therefore, impacts to special status plants from Project buildout is considered to have a less-than-significant impact on sensitive plants and species. Twenty-five (25) special status animal species that occur, or once occurred, regionally were evaluated by LOA. Of these, twenty (20) species are absent or unlikely to occur on the site due to a lack of suitable habitat and/or connectivity to known habitat for these species or because the site occurs outside of the known range of these species.

The Swainson's hawk, white-tailed kite, northern harrier, western red bat, and California least tern have the potential to forage onsite. While they could occur, the habitat of the site is of a low value for these species, given the urban setting, isolation from higher quality habitat, and site disturbances. Therefore, the loss of habitat during Project buildout would not result in a significant impact to these five species. Also, Project buildout would not impact any individuals of these species, as each would be expected to safely relocate from the site at the onset of site disturbances, were they to occur onsite at that time. Site buildout is expected to result in a less-than-significant loss of habitat for special status animal species due to the vast areas in the region with equivalent or superior habitat available for these species and the low habitat values present within the site.

The burrowing owl, which is currently considered absent from the site based on the March 2022 survey, is known to occur within 0.4 miles of the site and it is a volant animal that can colonize the site in the future. If a burrowing owl were to over-winter or establish a breeding burrow within the site prior to project ground disturbances, project ground disturbances such as initial grading or vegetation grubbing could directly impact burrowing owls, which would be considered a significant impact. Implementation of Mitigation Measure **BIO-1** would ensure that potential burrowing owls are not impacted during project buildout.

In addition, the site and immediate site vicinity provide potentially suitable nesting habitat for several bird species that occur regionally. Gravel-covered and grassland areas provide habitat for ground nesting species like the killdeer (Charadrius vociferus). The one palm on the Project site, may support a number of other nesting species such as the mourning dove (Zenaida macroura), house finch (Haemorhous mexicanus), and/or black phoebe (Sayornis nigricans). Build-out of the project during the nesting period for migratory birds (i.e., typically between February 1 to August 31), including initial site grading, soil excavation, and/or tree and vegetation pruning or removal poses a potential risk to any nesting birds within or near the site in the form of nest abandonment and mortality of any eggs or young that may be present within the nest. Such an effect would be considered a significant impact. To ensure that any active nests will not be disturbed, and individual birds will not be harmed by construction activities, Mitigation Measure **BIO-2** shall be implemented.

Based on the above, the implementation of the following mitigations ensures that the project will have less than significant impacts on candidate, sensitive, or special status species occurring on or near the project site.

Potential Impact (Burrowing Owl) BIO-1: *The proposed project's construction activities could result in the destruction or abandonment of nests or wintering refugia of burrowing owl.*

Mitigation Measure BIO-1 **- Pre-construction Burrowing Owl Survey**: Prior to the onset of project ground disturbances, including grading, vegetation removal, and/or mobilization of equipment, a qualified biologist shall conduct a pair of pre-construction surveys for burrowing owls within the site and within any potentially suitable location within 250 feet of the site where access is feasible. The first survey shall occur approximately 14 days prior to project initiation, and the second survey shall occur within approximately 48 hours of the start of project activities. If the site and immediate site vicinity are determined by the certified biologist to have no potentially suitable habitat for burrowing owls (i.e., suitable burrows or suitable debris piles that burrowing owls could use for habitat) during the first survey, then no follow-up survey shall be required. If the Project does not commence within 30 days following this survey, a repeat survey shall be needed to ensure site conditions have not changed with regard to burrowing owl habitat.

If burrowing owls are identified utilizing burrows within or near the site, a 250-foot buffer shall be established around the active burrows and the burrows shall be periodically monitored by the qualified biologist. No construction activities, including entrance by project personnel, can occur within the buffer until the biologist has confirmed that the burrows are no longer occupied. Once the biologist has confirmed that the burrowing owls have safely self-relocated (including that

young of the nest—if any—have fledged), the buffer can be removed, and planned project activities within the buffer can commence.

Potential Impact (Migratory Bird Nests) BIO-2*: Development activities occurring during the nesting period for migratory birds, including site grading, soil excavation, and/or tree removal and vegetation pruning/removal poses a potential risk to nesting birds:*

Mitigation Measure BIO-2*:* Pre-construction for Migratory Bird Nests: If initial site disturbance activities, including tree removal, grading, and mobilization of project equipment and materials, are to commence during the breeding season (February 1 to August 31), a certified biologist shall conduct pre-construction surveys for nesting migratory birds onsite and within 250 feet of the construction footprint, including laydown areas and ingress and egress, where accessible. The survey shall occur within 14 days of the onset of ground disturbances if such disturbances are to commence during the nesting bird season. If site impacts will be phased such that impacts to some areas will occur more than 14 days after impacts to other areas, additional surveys shall be conducted such that all areas of the site are surveyed within 14 days of the direct implementation of impacts within those areas.

If an active bird nest is detected during these surveys, an appropriate construction-free buffer shall be established. Actual size of the buffer, which will be determined by the project biologist, would depend on the nesting species, topographical relationship of the nest to the project disturbance area, and the type of activity that would occur in the vicinity of the nest. The buffer shall be monitored periodically by the biologist to ensure compliance, and the buffer shall not be removed until the biologist has confirmed that nesting is complete and young of the nest have fledged.

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 proposed Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or United States Fish and Wildlife Service because no such habitat has been identified or is known to exist on the Project site. According to General Plan figure 8-1, neither the project site nor the surrounding area are identified as areas of ecological significance within Contra Costa County. There are no defined watercourses on the site. Therefore, no impacts would occur.

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)***

The Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the proposed project is not within an identified protected wetland. There are no defined watercourses on the site. Therefore, no impacts would occur.

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

The Project site is isolated from natural habitats for most species, and it does not provide a connection between any two open space areas. It does not contain or adjoin any established wildlife movement corridors, or any features that would support regular and predictable wildlife movement. The Project will not substantially interfere with wildlife movement. Therefore, the Project will have a less-than-significant impact on the movement of native wildlife.

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

The site contains a single Mexican fan palm that is approximately 16 inches in diameter (i.e., DBH), which is proposed for removal. Although the tree is considered code protected by the County Tree Ordinance (Section 816-6.6), this species is a non-native tree that appears to have colonized the site as a seed from a tree occurring on an adjacent property to the south. Mexican fan palms are invasive plants with low value to native wildlife. This one tree does not constitute an important regional tree resource. Considering the marginal retention value of this tree and the fact that the project landscaping plans include planting approximately 92 trees on the property, the impacts of tree removal would be less than significant.

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)***

The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the Project site. Therefore, no impacts would occur.

Sources of Information

- California Department of Fish and Wildlife. Accessed January 24, 2023. CDFW Lands Viewer (ca.gov).
- *Bay Point Affordable Multi-Family Project Biological Evaluation*, by Live Oak Associates, Inc., Dated April 8, 2022.
- County Ordinance Code (Title 8)
- Contra Costa County General Plan 2005-2020. *Conservation Element.*
- *Bella Vista Apartments*, Alliant Strategic Development (Project Plans). Received 08/25/2022.

5. *CULTURAL RESOURCES – Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

***SUMMARY**:*

a) 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)***

The proposed project has been forwarded to the California Historical Resources Information System (CHRIS) to determine whether any previously recorded cultural resources exist within the project area. In the scope of that review, no historical resources were identified on the project site. While unlikely given the results of the CHRIS research, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measure would reduce the potentially significant impact to a less than significant level.

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

Mitigation Measure CUL-1*: The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included on all construction plans:*

i. All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in

consultation with the County and other appropriate agencies. If the cultural resource is also a tribal cultural resource (TCR) the representative (or consulting) tribe(s) will also require notification and opportunity to consult on the findings.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

ii. *Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.*

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?* ***(Less Than Significant With Mitigation)***

No Native American archaeological resources were identified in the above-mentioned study. No historic era resources were identified during the site survey, and historic research did not uncover any evidence of historic resources. As stated previously, the project site does not appear to host any historical resources. However, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. Mitigation Measure *CUL-1* would reduce the potentially significant impact to a less than significant level.

Potential Impact CUL-1: *Surface construction activities could potentially damage or destroy previously undiscovered archeological resources.*

Mitigation Measure CUL-1: *Implementation of mitigations measure* ***CUL- 1*** *would reduce the impact on previously undiscovered archeological resources 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)***

There is always a possibility that buried archaeological deposits could be found during construction and earth disturbing activities. In the event that cultural resources are encountered during construction activities, all work must stop, and a qualified archaeologist shall be contacted immediately. Further, if human remains are encountered during construction, State Health and Safety Code Section 7050.5 requires that no further work shall continue at the location of the find until the County Coroner has made all the necessary findings as to the origin and distribution of such remains pursuant to Public Code Resources Code Section 5097.98. Compliance with mitigation measure CUL-1 described below, and monitoring recommendations would reduce impacts to the inadvertent discovery of human remains to less than significant.

Potential Impact CUL-1: *Surface construction activities could potentially damage or destroy previously undiscovered human remains.*

Mitigation Measure CUL-1: *Implementation of mitigations measure* ***CUL-1*** *would reduce the impact on previously undiscovered human remains to a less than significant level.*

Sources of Information

- Contra Costa County General Plan 2005-2020. *Open Space Element*.
- California Historical Resources Information System (CHRIS) project comments dated June 2, 2022.

6. *ENERGY – Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

SUMMARY*:*

a) 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 would be conditioned to comply with Greenhouse Gas (GHG) operational standards during temporary construction. Adherence would ensure that there would not be a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Therefore, impacts would 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 Contra Costa County Climate Action Plan (CAP) includes a number of Green House Gas (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. The project would be required to meet Title 24 Energy Efficiency Requirements applicable at the time when building permits are submitted to develop the proposed project. The project would not conflict with the policies outlined in the CAP. The project is subject to County ordinances requiring all electric (no natural gas) energy sources, Title 24 energy efficiency standards, the provision of electric vehicle charging receptacles, and the installation of solar panels on the residential development, which promote energy efficiency and the use of alternative energy for new development. Thus, the project would not conflict with the CAP and would not be considered to have a significant impact in this respect.

Sources of Information

- Contra Costa County, 2015. *Climate Action Plan*.

7. *GEOLOGY AND SOILS – Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

***SUMMARY**:*

a) 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 subject site is not located within a State of California Alquist Priolo Earthquake Fault Zone. The subject site will likely experience strong seismic shaking during the design life of the proposed Project. A fault trench investigation will be performed prior to any habitable structures being constructed on the subject property to mitigate any impacts from future fault ruptures. Therefore, less than significant impacts would occur.

ii) Strong seismic ground shaking? ***(Less Than Significant Impact)***

The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed Project. The site modified peak ground acceleration is estimated to be 0.77g. Adherence to California Building Code Seismic Design Standards, Chapter 16: Structural Design would help to assure a less than significant impact.

iii) Seismic-related ground failure, including liquefaction? ***(Less Than Significant Impact)***

The Project site is not located in an area of high liquefaction susceptibility according to the Honker Bay Quadrangle Map from the United States Georgical Services (USGS) Map. However, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would further assure a less than significant impact due to liquefaction. Therefore, less than significant impacts would occur.

iv) Landslides? ***(No Impact)***

The Project site is in a generally level area and is not within close proximity to hillsides, foothills or mountains that could have the potential to slide during a ground disturbing event such as an earthquake. According to the USGS. Landslide Susceptibility Web Map, the subject site does not fall within a low to high-risk landslide area. Therefore, no impact would occur.

b) *Would the project result in substantial soil erosion or the loss of topsoil?* ***(Less Than Significant With Mitigation)***

No signs of flooding or erosion occur on the Project site. A Preliminary Stormwater Control Plan (SWCP) prepared for the project indicates storm drain improvements for this development would collect stormwater and convey it to existing drainage infrastructure within the Willow Pass Road right-of-way. Engineering Services Division staff with the County Department of Public Works have indicated that the project site lies partially within the Formed Watershed Drainage Area (DA) 48B and partially within the Formed Watershed Drainage Area (DA) 48D. County Engineering Services Division staff have further advised that downstream facilities within DA 48B are currently not adequate. For this downstream inadequacy, the applicant has proposed mitigation measure **HYRDRO-1**, a drainage plan to match post-construction flow rates and pre-construction flow rates through the use of an on-site stormwater detention system installed under the project parking lot. Through this effort, the project would have less than significant impacts on the downstream system that could otherwise lead to erosion or flooding downstream. Therefore, with mitigation incorporated, less than significant impacts would occur.

Potential Impact HYDRO-1: *The project would increase stormwater outfall into existing inadequate downstream drainage infrastructure, which could result in flooding, substantial erosion, or polluted runoff.*

Mitigation Measure HYDRO-1: *The implementation of a drainage plan to match post-construction flow rates with pre-construction flow rates through the use of an on-site stormwater detention system will ensure that the project does not increase the volume of stormwater outfall from the project into existing storm drainage infrastructure relative to present conditions.*

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)***

The proposed Project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in landslide, lateral spreading, subsidence, liquefaction, or collapse based on the Project location. Therefore, impacts would be less than significant.

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)***

The Project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. Therefore, impacts would be less than significant.

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? ***(Less Than Significant Impact)***

The Project will utilize existing sewer and sanitation infrastructure along the public right of way within the County of Contra Costa. The Project would not implement septic tanks onsite. Therefore, impacts would be less than significant.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ***(Less Than Significant Impact With Mitigation)***

Similar to archaeological resources, there is a possibility that previously undiscovered buried fossils and other paleontological resources could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. Mitigation Measure *Cultural Resources 1* would reduce the potentially significant impact to a less than significant level. No unique geologic features exist on the site. Thus, a less than significant impact would be expected with the included mitigations.

Potential Impact CUL-1: *There is a possibility that buried fossils and other paleontological resources could be present and accidental discovery could occur.*

Mitigation Measure CUL-1: *Implementation of mitigations measure CUL- 1 would reduce the impact on previously undiscovered paleontological resources to a less than significant level.*

Sources of Information

- California Department of Conservation. *EQ Zapp: California Earthquake Hazards Zone Application.* Accessed January 17, 2023.
- Contra Costa County General Plan, 2005-2020. *Safety Element.*
- Contra Costa County Geographic Information System (GIS)

8. *GREENHOUSE GAS EMISSIONS – Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

***SUMMARY**:*

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ***(Less Than Significant Impact)***

The Proposed Project would directly generate limited amounts of GHGs during short-term construction activities. Wolf Environmental, Inc. prepared an air quality and greenhouse gas assessment for the project wherein it is estimated that the operation of the Proposed Project would result in GHG emissions from area, energy, and mobile sources. GHG emissions from the Proposed Project are presented in Table 1. The BAAQMD 2022 CEQA Guidelines thresholds of significance of 1,100 MT CO2e was based on AB 32 and California Climate Change Scoping Plan reduction targets. The Project is below this threshold and would comply with the County's Climate Action Plan. There would be no increase in severity to greenhouse gas impacts, and implementation of the Project will not result in Project-specific or site-specific significant adverse impacts from greenhouse gas emissions within the Project study area. Therefore, no mitigation measures are needed.

Table 1
Project Operational Greenhouse Gas Emissions

Summary	CO2e
Project Operational Emissions Per Year (plus amortized construction emissions)	709.60 MT/yr.

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)***

California passed the California Global Warming Solutions Act of 2006. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. Under AB 32, CARB must adopt regulations by January 1, 2011, to achieve reductions in GHGs to meet the 1990 emission cap by 2020. On December 11, 2008, the California Air Resource Board (CARB) adopted its initial Scoping Plan, which functions as a roadmap of CARB's plans to achieve GHG reductions in California required by AB 32 through subsequently enacted regulations. CARB's 2017 Climate Change Scoping Plan builds on the efforts and plans encompassed in the initial Scoping Plan. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a Sustainable Community

Strategy (SCS) or Alternative Planning Strategy (APS) that will prescribe land use allocation in that MPO's regional transportation plan. CARB, in consultation with MPOs, has provided each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035.

As required by California law, city and county General Plans contain a Land Use Element that details the types and quantities of land uses that the city or county estimates will be needed for future growth, and that designate locations for land uses to regulate growth. The Project is consistent with the currently adopted General Plan for the County and with GHG reduction measures specified within the 2015 Contra Costa County Climate Action Plan and is therefore consistent with the population growth and VMT applied in those plan documents. Therefore, the Project is consistent with the growth assumptions used in the applicable AQP.

Sources of Information

- Bay Area Air Quality Management District, 2017. *Bay Area 2017 Clean Air Plan.*
- Bay Area Air Quality Management District, 2017. *Air Quality Guidelines.*
- Contra Costa County Code, *Title 8. Zoning Ordinance*.
- Contra Costa County, 2015. *Climate Action Plan.*
- Wolf Environmental, Inc, April 20, 2022 - *Air Quality and Greenhouse Gas Assessment*

9. HAZARDS AND HAZARDOUS MATERIALS – *Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

***SUMMARY**:*

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ***(No Impact)***

The proposed Project would not store or release any hazardous materials onsite. Therefore, no impacts would occur.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment? ***(Less Than Significant Impact)***

The proposed Project would not store or release any hazardous materials onsite. The use and storage of all hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Therefore, less than significant impacts would occur.

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)***

Emissions and handling of hazardous or acutely hazardous materials, or substances, would have a less than significant impact on any existing or proposed schools that are within a quarter mile from the Project site. The nearest school, Bel-Air Elementary, is located to the southeast and is roughly one half mile distant from the project site. Therefore, less than significant impact would occur.

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 Project site is not included on the Contra Costa County list of hazardous materials sites compiled pursuant to Government Code 65962.5. Therefore, the Project would not create a significant hazard to the public or environment.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ***(No Impact)***

The Project site is located approximately 8-miles north of the Buchanan Field Airport and is not located within an Airport Land Use Plan or within two miles of a public use airport. Therefore,

the proposed Project would not result in a safety hazard for people residing or working in the Project area. As a result, no impacts would occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ***(No Impact)***

The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the Project has adequate access from two or more directions. Therefore, no impacts would occur.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ***(No Impact)***

The Project site is within an urbanized area and does not fall within a Contra Costa County fire hazard area. The Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, no impacts would occur.

Sources of Information

- California Department of Forestry and Fire Protection (CalFire). 2009. *Contra Costa County SRA Map, Very High Fire Hazard Severity Zones in Contra Costa County LRA Map.*
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan.*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*
- *Contra Costa County Geographic Information System (GIS)*
- *Bella Vista Apartments*, Alliant Strategic Development (Project Plans). Received 08/25/2022.

10. *HYDROLOGY AND WATER QUALITY – Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☒	☐	☐
i) Result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
iv) Impede or redirect flood flows?	☐	☒	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☒	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐

***SUMMARY**:*

a-e) Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on the project site 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. A preliminary stormwater control plan (SWCP) prepared for the project indicates storm drainage improvements for this development would collect stormwater and convey it to existing drainage infrastructure within the Willow Pass Road right-of-way. Engineering Services Division staff with the County Department of Public Works have indicated that the project site lies partially within the Formed Watershed Drainage Area (DA) 48B and partially within the Formed Watershed Drainage Area (DA) 48D. County Engineering Services Division staff have further advised that downstream facilities within DA 48B are currently not adequate. For this downstream inadequacy, the applicant has proposed mitigation measure **HYRDRO-1**, a drainage plan to match post-construction flow rates and pre-construction flow rates through the use of an on-site stormwater detention system installed under the project parking lot. Through this effort, the project would have less than significant impacts on the downstream system that could otherwise lead to erosion or flooding downstream.

Based on comments received from County Engineering Services Division staff indicating no opposition to the granting of an exception to collect and convey requirements provided that the applicant verifies adequacy of the proposed mitigation. Accordingly, if approved, the developer will be required to submit a drainage report with hydrology and hydraulic calculations, prior to the issuance of a grading permit, to verify the adequacy of the proposed mitigation.

In the event the on-site stormwater detention system is not sufficient to mitigate downstream flows, mitigation measure **HYDRO-2** will be implemented. The applicant shall be required to improve the downstream DA 48B to accept project post-construction flows. The applicant shall be responsible for all costs related to the construction and/or right-of-way acquisition related to any improvements to any necessary improvements to make the system adequate.

In complying with California Regional Water Quality Board C.3 requirements for stormwater design elements, the preparation of a final SWCP and requisite review by County staff ensures

that the project will regulate surface runoff in a manner that prevents erosion, siltation and on- or off-site flooding. The proposed project is not located within a floodplain or special flood hazard area, and thus will not impede or redirect flood flows in the area. Therefore, the potential for the proposed project significantly altering existing drainage patterns in a manner than would result in substantial erosion, polluted runoff, or flooding is less than significant with the implementation of the following mitigation measures:

Potential Impact HYDRO-1: *The project would increase stormwater outfall into existing inadequate downstream drainage infrastructure, which could result in flooding, substantial erosion, or polluted runoff.*

Mitigation Measure HYDRO-1: *The implementation of a drainage plan to match post-construction flow rates with pre-construction flow rates through the use of an on-site stormwater detention system will ensure that the project does not increase the volume of stormwater outfall from the project into existing storm drainage infrastructure relative to present conditions. Prior to the issuance of a building or grading permit (whichever occurs first), the applicant shall submit a final drainage plan with hydrology and hydraulic calculations for the review and approval of the County Department of Public Works, Engineering Services Division.*

Potential Impact HYDRO-2: *The project, including on-site detention described in* ***HYDRO-1****, may increase stormwater outfall into existing inadequate downstream drainage infrastructure, which could result in flooding, substantial erosion, or polluted runoff.*

Mitigation Measure HYDRO-2: *In the event that the on-site stormwater detention system described in Mitigation Measure* ***HYDRO-1*** *does not sufficiently mitigate downstream flows, the applicant shall be required to improve the downstream DA 48B to accept post construction flows. Prior to the issuance of a building or grading permit (whichever occurs first), the applicant shall submit a final drainage plan with hydrology and hydraulic calculations for the review and approval of the County Department of Public Works, Engineering Services Division.*

Sources of Information

- Contra Costa County Ordinance Code
- Contra Costa County Geographical Information System
- *Preliminary Storm Water Control Plan* (SWCP), by KPFF Consulting Engineers, May 3, 2022
- *Bella Vista Apartments*, Alliant Strategic Development (Project Plans). Received 08/25/2022.

11. ***LAND USE AND PLANNING – Would the project:***				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Physically divide an established community?	☐	☐	☐	☒

b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

***SUMMARY**:*

a) Would the project physically divide an established community? ***(No Impact)***

The proposed Project would not physically divide an established community, because the Project site is vacant and there is no displacement of units. In fact, the proposed Project will provide 100% affordable housing and will help create a sense of community in the Bay Point area. Additionally, the development is consistent and compatible with residential development abutting the project site to the south, east and west, as well as with development guidelines for the Willow Pass mixed use corridor in which the project is located. Therefore, no such impacts would occur.

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 would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect because the Project is consistent with all applicable land use policies and regulations of the County Ordinance Code, and General Plan. Therefore, no impacts would occur.

Sources of Information

- Contra Costa County Code, Title 8, Zoning Ordinance.
- *Bella Vista Apartments,* Alliant Strategic Development (Project Plans). Received 08/25/2022.
- Contra Costa County General Plan 2005-2020. *Land Use Element*.

12. *MINERAL RESOURCES – Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

***SUMMARY**:*

a) 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)***

Neither the project site nor the general vicinity are identified on General Plan figure 8-4 as a an area having known mineral resources. The proposed Project would not interfere with any current mining operations. Therefore, no impacts would occur.

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 proposed Project would not 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. Therefore, no impacts would occur.

Sources of Information

- Contra Costa County General Plan 2005-2020. *Conservation Element*.

13. *NOISE – Would the project result in:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SUMMARY:

a) 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 With Mitigation)***

The Project proposes the construction of a 100% affordable multifamily development on a vacant parcel abutting single family homes to the south. The project site and surrounding area along

Willow Pass Road presently experiences typical ambient noise levels of 65dB. The residential building code prohibits interior noise levels above 45dB. Thus, the project will be required to utilize construction materials and techniques designed to reduce interior noise levels to 45dB or below as required by the residential building code. Once operational, the dominant sources of operational noise during project operation would include cars entering and leaving the property. Other potential noise sources would include landscaping maintenance, conversations in parking lots, vehicle doors closing, and car alarms. Activities that typically occur in parking lots can generate noise levels of between 49 dBA (tire squeals) and 74 dBA (car alarms) at 50 feet from the noise source. The parking lot is located primarily abutting the residential uses on the south side of the property. Since the expected noise levels in the project (except for the occasional car alarm) are substantially consistent with noise levels under present conditions, the project would not expectedly result in a permanent increase in ambient noise levels in the project vicinity. Further, the sensitive residential receptors being impacted by operational noise would be significantly reduced by the proposed six-foot retaining wall surrounding the apartment complex. Although the daily operation or daily activities taking place at the project site will be unlikely to generate ground borne vibration or noise, and would be unlikely to produce a substantial temporary or periodical increase in ambient noise levels in the vicinity, activities related to the construction of the proposed buildings and associated improvements may involve the use of heavy equipment, tools, and machinery, which can increase ground borne vibration, noise exposures, and a temporary increase in ambient noise within the vicinity.

Potential Impact NOI-1 – Temporary noise levels due to construction: During project construction of the future buildings, a temporary increase in ambient noise levels would occur, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan. Therefore, the applicant is required to implement the following noise mitigation measures throughout the construction phase to reduce impacts from ground borne vibrations and temporary increases in ambient noise levels to less than significant levels:

Mitigation Measure NOI-1a: ***All construction activities, including delivery of construction materials, shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below***

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)

Christmas Day (State and Federal)

Mitigation Measure NOI-1b**: **Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.

Mitigation Measure NOI-1c**: **The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

Mitigation Measure NOI-1d**: **The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities.

Mitigation Measure NOI-1e**: **The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and shall maintain a log of complaints, which shall be available for review by County staff upon request.

Mitigation Measure NOI-1f**: **Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels? ***(Less Than Significant With Mitigation)***

The proposed Project would not result in any permanent generation of vibration or groundborne noise. However, the construction phase of the project, including the use of heavy equipment during site grading, can result in a temporary increase in groundborne vibration and noise. The implementation of mitigation measure **NOI-1(a-f)** will ensure that such impacts on adjacent residential development are minimized to the extent feasible by limiting the hours that heavy equipment may be operated, requiring mufflers on internal combustion engines, and notifying neighbors of impending construction activities and providing them with contact information for the construction noise coordinator who is responsible for implementing all noise control measures and responding to complaints. Therefore, the project will have less than significant noise impacts with the implementation of Mitigation Measure **NOI-1(a-f).**

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)***

The proposed Project is not within the Airport Safety Review Area. In addition, the proposed Project is not within two miles of a public or public use airport. Therefore, no impacts would occur.

Sources of Information

- Contra Costa County General Plan, 2005-2020, Noise *Element.*

14. *POPULATION AND HOUSING – Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUMMARY*:*

a) Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? ***(Less Than Significant Impact)***

The proposed Project would not induce substantial unplanned population growth in an area either directly or indirectly. Although the Project proposes a 124-unit multi-family development, the Project is not expected to induce population growth which would require development of additional new infrastructure due to its location within an urbanized area of the County. The existing infrastructure within the existing urbanized area will support the proposed development. Therefore, less than significant impact would occur.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ***(No Impact)***

The proposed Project would not displace any housing units because the site is vacant. No housing units are proposed to be demolished as a result of this proposal. Therefore, no impacts would occur.

Sources of Information

- *Bella Vista Apartments*, Alliant Strategic Development (Project Plans). Received 08/25/2022.

- Contra Costa County Geographic Information System (GIS)

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:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Fire Protection?	☐	☐	☒	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

***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 (**Less Than Significant Impact)**:*

a) *Fire Protection?**(Less Than Significant Impact)***

Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa Fire Protection District (CCFPD). The Growth Management Element of the Contra Costa County Plan requires urban development projects to be located within one and one-half miles of a fire station. The nearest CCCFPD station is located at 10 Goble Drive in Bay Point, approximately one mile west of the project site. Thus, the project is in conformance with the general plan in terms of proximity to a fire station. Therefore, the project would have less than significant impact on fire protection services in this area of the County.

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 Bay Point area. The Growth Management Element of the Contra Costa County General Plan specifies a Sherriff facility standard of 155 square feet of station area and support facilities per 1,000 population. The project involves the construction of 124 new affordable housing units. According to United States Census Bureau data (2020 Census), the Bay Point community is home to 6,542 households, housing 23,896 persons. Assuming each new dwelling unit will be occupied by 3.81, consistent with US Census Bureau Data, the project would expectedly result in a population increase of approximately 472 persons. Thus, the project would not result in a substantial increase in population that would warrant the construction of additional sheriffs' facilities. Considering that the project would expectedly result in a 2% increase

in the Bay Point population, the project would not significantly impact the provision of police services in the area.

c) *Schools?* ***(Less Than Significant Impact)***

The project site is located within the Mount Diablo Unified School district, and would induce a student increase to their classroom numbers. To address student growth in school districts as a result of residential development, the County Building Inspection Division collects school fees for the respective school districts as part of the overall building permit fees, or requires that a receipt from the respective school district showing payment of the applicable fee be provided prior to issuing building permits. The per-square-foot fee amount is determined by the Mount Diablo Unified School District, and will be used for district needs related to ongoing student growth. At the time of the completion of this study, no indication was received from the Mount Diablo Unified School district indicating that the proposed project would require the expansion of existing school facilities. However, in the event that expanded facilities are needed, the applicant's payment of the required school fee prior to or at the time of building permit issuance will ensure that a fair share contribution is made to the school district to accommodate for any expanded facilities and related environmental mitigations that may be required as part of that project.

d) *Parks?* ***(Less Than Significant Impact)***

The Growth Management Element of the Contra Costa County General Plan indicates that a standard of three acres of neighborhood parks per 1,000 persons of the population should be maintained within the County. In addition, the County's Park Dedication Ordinance - Division 920 of the County Ordinance Code - requires that the developer of land for residential use shall dedicate land or pay a fee in lieu thereof for neighborhood and community park or recreational purposes. Based on the standards above and the residential nature of the proposed development, additional or expanded park resources are required as a part of the project.

The project proposes a centrally-located 17,500 square-foot landscaped courtyard area, including children's play areas, exercise/activity area, and outdoor seating area, for the use of residents of the proposed development; which will lessen the number of residents that would use nearby public parks such as Anuta Park. However, since the proposed recreation areas are not at least two-acres in area, the private recreation area cannot be credited towards the applicant's land or fee dedication as required by the County's Park Dedication Ordinance. As a result, the developer will be required to pay a per-dwelling-unit fee (comprised of Park Dedication and Park Impact fees adopted by the County Board of Supervisors) to the County, which will be used to acquire park land and develop parks and recreation facilities to serve new residential development in the unincorporated County. The payment of all applicable development fees in compliance with the County Park Dedication Ordinance will ensure that the project has less than significant impact on public parks within unincorporated Contra Costa County.

e) Other public facilities? ***(Less Than Significant Impact)***

During staff's initial review of the proposed development, project specific comments were solicited from various local agencies and other interested parties in order to alert staff and the applicant to any additional permitting, improvements, etc., that may be required as part of the project. Among the groups solicited for this project were the Delta Diablo Sanitary District, Contra Costa Water District, and the County Environmental Health Division. No indication of a need for new or expanded facilities was provided in the comments received from these agencies. The proposed development will require water, sewer, electrical, cable, and telecommunication services, and the provided plans indicate that existing mains and extensions for these utilities and services currently existing within the Willow Pass Road and/or Clearland Drive rights-of-way abutting the project site. Therefore, the project would have less than significant impacts on other public facilities.

Sources of Information

- Contra Costa County General Plan, 2005-2020, *Growth Management Element.*
- *Bella Vista Apartments*, Alliant Strategic Development (Project Plans). Received 08/25/2022.

16. *RECREATION*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

SUMMARY*:*

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ***(Less Than Significant Impact)***

The proposed project will induce a small population increase in the area and as a result, it is anticipated that the use of neighborhood and regional parks in the area will also increase. However, as mentioned in the Public Services section above, the developer will be providing a private recreation area within the development, and is subject to Park Dedication in-lieu fees as part of the project. The establishment of the private recreational area and the payment of the in-lieu fees – which will be used toward acquiring parkland and developing parks – will lessen any impacts to the use of existing neighborhood/regional parks as a result of the project to less than significant levels.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? ***(Less Than Significant Impact)***

The private recreational area proposed as part of the project will not impact any additional parcels within the County as it will be constructed in the center of the project site, and thus has been analyzed for environmental impacts as part of the overall project. Although the applicant will also be paying an in-lieu fee towards parkland acquisition and development, it is not known at this time when or how those funds will be used. Therefore, any environmental impacts resulting from the construction or expansion of recreational facilities via the funds collected from this project will need to be evaluated for potential impacts and mitigated (if necessary) as a separate project.

Sources of Information

- Contra Costa County General Plan, 2005-2020, *Growth Management Element.*
- *Bella Vista Apartments*, Alliant Strategic Development (Project Plans). Received 08/25/2022.

17. *TRANSPORTATION – Would the project:*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

SUMMARY*:*

a) 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 proposed Project would not result in degradation of the level of service (or a significant increase in delay) on any roadway segments currently being utilized by bus transit in the area and would not increase ridership beyond existing capacity. As such, no significant impacts to bus transit are expected to occur. In addition, the proposed project would not significantly impact or change the design of any existing pedestrian facilities and would not create any new safety problems for pedestrians in the area. The proposed Project would add some bicyclists in the area, but the volumes added would not be expected to significantly impact any existing bicycle

facilities. In relation to the existing conditions, the proposed Project would not cause substantial changes to the pedestrian or bicycle traffic in the area and would not significantly impact or require changes to the design of any existing bicycle or pedestrian facilities.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)? ***(Less Than Significant Impact)***

CEQA Guidelines Section 15064.3(b) specifies that projects within one-half mile of an existing major transit stop, or a stop along an existing high-quality transit corridor, should generally be presumed to have a less than significant transportation impact. The project site is within one-half mile of the Pittsburg/Bay Point Bay Area Rapid Transit station – a stop along an existing high quality transit corridor serving Bay Point and greater Contra Costa County. Therefore, the operational phase of the proposed residential project (i.e. habitation of the proposed 124 units) would accordingly have a less than significant transportation impact.

The increase in traffic as a result of demolition and construction activities associated with the proposed Project has been quantified assuming a worst-case single phase construction period of 12 months.

Heavy Equipment

Approximately three pieces of heavy equipment are estimated to be transported on and off the site each month throughout the construction of the proposed Project. Heavy equipment transport to and from the site could cause traffic impacts in the vicinity of the Project site during construction. However, each load would be required to obtain all necessary permits, which would include conditions of approval. Prior to issuance of grading and building permits, the project applicant would be required to submit a Traffic Control Plan.

The requirements within the Traffic Control Plan include, but are not limited to, the following: truck drivers would be notified of and required to use the most direct route between the site and the freeway, as determined by the County Engineering Department; all site ingress and egress would occur only at the main driveways to the project site and construction activities may require installation of temporary traffic controls as determined by the County Engineer; specifically designated travel routes for large vehicles would be monitored and controlled by flaggers for large construction vehicle ingress and egress; any debris and mud on nearby streets caused by trucks would be monitored daily and may require instituting a street cleaning program. In addition, the transport of heavy equipment being hauled to and from the site each month would be short-term and temporary.

Employees

The weekday work is expected to begin around 7:00 AM and end around 4:00 PM. The construction worker arrival peak would occur between 6:30 AM and 7:30 AM, and the departure peak would occur between 4:00 PM and 5:00 PM. These peak hours are slightly before the countywide commute peaks. It should be noted that the number of trips generated during

construction would not only be temporary, but would also be substantially less than the proposed Project at buildout. Based on past construction of similar projects, construction workers could require parking for up to 50 vehicles during the peak construction period. Additionally, deliveries, visits, and other activities may generate peak non-worker parking demand of 10 to 15 trucks and automobiles per day. Therefore, up to 65 vehicle parking spaces may be required during the peak construction period for the construction employees. Furthermore, the County's construction traffic control guidelines require construction employee parking be provided on the project site to eliminate conflicts with nearby residential areas. Because the construction of the project can be staggered so that employee parking demand is met by using on-site parking, the impacts of construction-related employee traffic and parking are considered less-than-significant.

Construction Material Import/Export

The proposed Project would also require removal of existing debris as well as the importation of construction material, including raw materials for the building pads, the buildings, and landscaping. During the maximum peak construction period, the Project could generate approximately 10 truck trips per day. Furthermore, under the provisions of the Traffic Control Plan, if importation and exportation of material becomes a traffic nuisance, then the County Engineer may limit the hours the activities can take place.

Traffic Control Plan

The Traffic Control Plan would indicate how parking for construction workers would be provided during construction and ensure a safe flow of traffic in the project area during construction. This analysis assumed construction of the entire Project in one phase to identify the potential worst-case traffic effects. If the Project is built in phases over time, the effects of each phase will be the same or less. Each phase will be subject to a Traffic Control Plan and oversight by the County Engineer. The last phase may require added worker parking measures, depending on the circumstances, as there will not be any remaining vacant land for parking. Therefore, construction activities associated with the proposed Project, or its individual phases would not lead to noticeable congestion in the vicinity of the site or the perception of decreased traffic safety resulting in a less than significant impact.

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)***

Main project site access would come from Clearland Drive, which would be controlled with a stop sign. There is an existing stop-controlled intersection at Clearland Drive and Willow Pass Road, which provides access to the project site and is forecasted to have acceptable operations under all scenarios. The operations for through traffic on Willow Pass Road would not be significant and the intersection would not meet Caltrans Peak Hour Warrant for a traffic signal. The site circulation would function well and would not cause any safety or operational problems. The project site design has been required to conform to County design standards and is not expected

to create any significant impacts to pedestrians, bicyclists, or traffic operations. Therefore, impacts related to access and circulation to the proposed project would be less-than-significant.

d) Would the project result in inadequate emergency access? ***(No Impact)***

Sufficient emergency access is determined by factors such as number of access points, roadway width, and proximity to fire stations. The land use plan for the proposed Project would include an entrance on Clearland Drive along with a secondary access on Willow Pass Road for emergency vehicle access only. All lane widths within the Project would meet the minimum width that can accommodate an emergency vehicle. Therefore, the width of the internal roadways would be adequate. In addition, potential Project traffic would not result in any significant changes to emergency vehicle response times in the area. Therefore, subject to approval from the County and the fire department, the development of the proposed project is expected to have less-than-significant impacts regarding emergency vehicle access.

Sources of Information

- Contra Costa County Transportation Analysis Guidelines.
- 2023 California Environmental Quality Act & CEQA Guidelines.
- *Bella Vista Apartments*, Alliant Strategic Development (Project Plans). Received 08/25/2022.
- Contra Costa County Geographic Information System (GIS)

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:*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	☐	☒	☐	☐

SUMMARY*:*

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)?* ***(Less Than Significant With Mitigation)***

Comments on the proposed project were solicited from the California Historical Resources Information System (CHRIS), Northwest Information Center. In a letter dated June 2, 2022, CHRIS staff indicated that the project area has a low possibility of containing unrecorded archaeological sites and did not recommend further study for archaeological resources. Records search for the Project area and a 1-mile radius were provided and included a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Historic Properties Directory (HPD) listings were reviewed for the Project site and a 1-mile radius. A portion of the Project site has been previously surveyed. While there are no recorded archaeological sites within the Project area, buried resources could potentially be unearthed during Project activities. Therefore, customary caution and a halt-work condition shall be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find shall stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of cultural resources shall not be attempted by Project personnel. In addition, the Native American Heritage Commission (NAHC) shall be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer the Project proponent to local tribes with particular knowledge of potential sensitivity. Therefore, with implementation of Mitigation Measure **TCR-1**, potential impacts would be less than significant.

b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?* ***(Less Than Significant With Mitigation)***

The proposed Project proponent shall consider the significance of any possible resource to a California Native American tribe. With required mitigation and monitoring requested by tribes with ancestral interest in the Project area, potential impact would be reduced to a less than significant level. Therefore, with implementation of Mitigation Measure **TCR-2**, impacts would be reduced to a less than significant level.

Potential Impact TCR-1: *There is a possibility that ground-disturbing development activities could impact heretofore unknown tribal cultural resources.*

Mitigation Measure TCR-1: Treatment of Tribal Cultural Resources

If a pre-contact cultural resource is discovered during Project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. A research design shall be developed by

the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.

Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe. All plans for analysis shall be reviewed and approved by the applicant and Tribe prior to implementation, and all removed material shall be temporarily curated on-site. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and Tribe for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and Tribe

Potential Impact TCR-2: *There is a possibility that ground-disturbing development activities could impact heretofore unknown human remains of Native American Ancestry.*

Mitigation Measure TCR-2: Inadvertent Discoveries of Human Remains/Funerary Objects

In the event that any human remains are discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately notify the Tribe, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity.

The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary

objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances.

The applicant/developer/landowner shall accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, parties, and Lead Agencies would be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Sources of Information

- Contra Costa County General Plan 2005-2020. *Open Space Element*.
- California Historical Resources Information System (CHRIS) project comments dated June 2, 2022.

19. *UTILITIES AND SERVICE SYSTEMS – Would the project:*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

***SUMMARY**:*

a) 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 With Mitigation)***

The proposed Project would not require new or expanded water or wastewater treatment infrastructure. The proposal includes mitigation measure **HYDRO-1**, a drainage plan which is designed to match pre- and post-construction drainage flow such that no off-site drainage improvements would be necessary to accommodate the project drainage outfall. In the event that **HYDRO-1** is not adequate, off-site storm drainage improvements to Drainage Area 48B may be necessary. In the event that off-site drainage improvements are necessary, they would expectedly consist of improvements to existing storm drain lines within the surrounding urban environment. As such, the project would expectedly result in less than significant environmental impacts relating to the construction of new storm drainage, water, and/or wastewater treatment infrastructure.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? ***(Less Than Significant Impact)***

The project is within the service boundaries of the Golden State Water District. Water district staff has not indicated that it lacks capacity to accommodate the project in response to Agency Comments solicited from the district for the proposed project. Therefore, the project will have less than significant impacts on the municipal source of water supplying service to the project site and surrounding area.

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 is within the service boundaries of the Delta Diablo Sanitary District. Sanitary district staff has not indicated that it lacks capacity to accommodate the project in response to Agency Comments solicited from the district for the proposed project. Therefore, the project will have less than significant impacts on the existing sanitary sewer system serving the project site and surrounding area.

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)***

Solid waste disposal service is available to the project from Republic Services. Commercial and multi-family residential projects are subject to state mandated recycling (Assembly Bill 341, 2011), and organics recycling (Assembly Bill 1826, 2014). Additionally, Assembly Bill 827 requires organics and recycling containers available for customers to use to collect material purchased and consumed on their premises. The local solid waste disposal service, Republic Services, facilitates compliance with applicable state laws by providing appropriate receptacles for solid waste and state mandated recycling programs. Thus, the project would not 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. Therefore, the project would result in less than significant impacts in this respect.

e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?* ***(Less Than Significant Impact)***

The Project developer will provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176. A Construction Waste Management Plan would be prepared in two parts to show adequate handling of waste materials; disposal, reuse, or recycling as required by the California Green Building Standards Code (CALGreen) and by the County Environmental Health Division. The project's compliance with all CALGreen permitting requirements ensures that the project would comply with applicable management and reduction statutes and regulations as they pertain to solid waste. Therefore, impacts would be less than significant.

Sources of Information

- *Bella Vista Apartments*, Alliant Strategic Development (Project Plans). Received 08/25/2022.
- Contra Costa County Geographic Information System (GIS)
- Republic Services Website (Contra Costa County Waste & Recycling | Republic Services) – Accessed 03/29/2023

20. *WILDFIRE –* *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,* ***would the project:***

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

SUMMARY*:*

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a-d) The project is not located in or near state responsibility areas, nor is it classified as within a very high fire hazard severity zone. The surrounding area consists of urban built-up land. Therefore, the project will have no impacts resulting in significant risk to people or property as a result of wildfire.

Sources of Information

- California Department of Forestry and Fire Protection (CalFire). 2009. *Contra Costa County SRA Map, & Very High Fire Hazard Severity Zones in Contra Costa County LRA Map.*

21. *MANDATORY FINDINGS OF SIGNIFICANCE*				
Environmental Issues	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

***SUMMARY**:*

a) 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?

The proposed Project does not have the potential to significantly degrade the overall quality of the region's environment, or 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, 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. With the implementation of mitigation measures **BIO-1**, **BIO-2**, potential impacts would be less than significant. In addition, the proposed Project would have potential temporary noise impacts during construction, which would be mitigation with the implementation of mitigation measures **NOI-1 (a-f)**.

There are no identified historic or prehistoric resources identified on this site based on field surveys. No archaeological or paleontological resources have been identified in the Project area. Impacts to Cultural or Tribal Cultural Resources due to inadvertent discoveries during Project development would be reduced to a less than significant level with the implementation of mitigation measures recommended in the Cultural Resources (**CUL-1**), and Tribal Cultural Resources (**TCR-1**, and **TCR-2**) sections.

Lastly, the project could potentially result in significant environmental impacts relating to hydrology, for which mitigation measures are recommended in the Hydrology and Water Quality section (**HYDRO-1 and HYDRO-2)** that are designed to maintain the existing drainage pattern to keep such impacts from occurring at significant levels.

Based on the above, the incorporation of mitigations outlined throughout this study will ensure that environmental impacts relating to the proposed project will occur at less than significant levels.

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 project site is located within the Urban Limit Line in an area that has been designated for mixed-use commercial and multiple-family residential development. The available commercial or retail space in the Bay Point area would increase by approximately 2,630 square feet, which is comparatively small relative to most existing non-industrial, commercial spaces in the area. The number of housing units in the Bay Point area would increase by 124 units with the proposed project, which, based on data from the U.S. Census Bureau, would constitute a 2% percent increase of the US Census Bureau's estimated 6,542 housing units in Bay Point.

Staff is aware of two additional, substantial development projects in the nearby Bay Point area that are under review or have recently been approved. These projects are as follows:

1. Bay Point Family Apartments (County File #DP15-3023): The project consists of 193 one-, two-, three-, and four-bedroom apartments, 340 automobile parking spaces, 114 bicycle parking spaces, a recreational area with a pool, community room, and playground. The project is located on a 7.61-acre property located at the intersection of Willow Pass Road and Port Chicago Highway (APN: 098-240-064). The Development Plan and associated Mitigated Negative Declaration documents were approved/adopted by the County Board of Supervisors on April 25, 2017. Construction of the approved project was completed in 2021.

2 Orbisonia Mixed Use Project, (County File #CDLP21-02015, CDMS21-0004): The project consisted of a request for approval of a tentative map and Land Use Permit/Development Plan approval authorizing the development of a three-phase mixed-income mixed-use project on three development blocks, including 384 residential units, 20,800 square-foot public library, and 10,900 square feet of commercial space on a seven-acre site. The project is located northeast of the intersection of Bailey Road and West Leland Avenue in the Pittsburg/Bay Point BART specific plan area. (primary APN: 094-026-007). The project was determined to be exempt from the requirements of CEQA as it was covered by previous environmental reviews conducted in connection with an Environmental Impact Report for the Pittsburg/Bay Point BART Station Area Specific Plan, adopted by the Board of Supervisors on June 18, 2002. The EIR for the specific plan was certified by the Board of Supervisors upon adoption of the specific plan (State Clearinghouse #98022071).

Population/Housing: Both of the projects listed above are residential developments that will increase the amount of housing available in the area. These projects will not contribute to an increased demand for housing as they each contribute additional housing stock in the Bay Point area. When considered cumulatively with the proposed project, the residential projects have the potential to increase the population within the Bay Point area by 701 dwelling units, or an approximately 11% increase in households relative to the 6,542 existing households reported in 2020 US Census Bureau data. However, the population increase would not result in a direct or indirect housing shortage in the Bay Point area as the expected growth would be the result of the availability of additional housing units. The project would have less than significant impact on the availability of housing in the Bay Point area and will contribute much needed affordable-housing units in this area of the County.

Transportation: An analysis of potential traffic impacts was performed as part of the Initial Study for the Bay Point Family Apartments project, and it was found that the potential traffic impacts could be reduced to a less than significant level with the inclusion of project-specific mitigations. The Orbisonia Mixed Use Project, like the proposed project, would have less than significant transportation impacts due to their proximity to the existing high-quality transportation corridor stop located at the Pittsburg/Bay Point BART Station. Thus, the project would not result in cumulatively considerable transportation impacts.

Drainage: In addition to the proposed project, the projects listed above are located within an urban and previously developed area of Bay Point, which has an existing regional drainage system. Furthermore, due to the size of each project, a drainage plan and stormwater control plan were or are required to ensure that additional storm water runoff generated at the sites is discharged in a manner that is consistent with the current and applicable code. Lastly, all of the projects listed above are within one of Bay Point's two drainage areas (DA 48C & 48D), and are subject to a per-square-foot drainage fee collected by the County for new development. Given the above, the potential for significant cumulative drainage impacts for the projects listed above when considered with the proposed project is less than significant.

Public Services/Utilities: Public services and utilities such as water, power, sanitary sewer, and fire protection in the Bay Point area fall under the jurisdiction of outside agencies (e.g., Golden State Water Company, Delta Diablo Sanitary District, etc.). The Community Development

Division (CDD) generally solicits project specific comments from these agencies as part of the application review process, and design modifications are made based on the advice of each respective agency. The consulted agencies are the governing bodies with proficient knowledge of the needs of their existing infrastructure, and no indication of potential impacts or the need for new or expanded services was noted for the project proposal. Therefore, County CDD staff's consultation with outside agencies for each project reduces the potential for significant cumulative environmental impacts related to new or expanded utilities to a less than significant level.

Noise: The proposed project will involve a temporary increase in noise levels in the project vicinity in connection with the construction phase of the proposed project. Similar noise impacts were identified in the environmental review performed for the above projects. The Bay Point family apartments have already completed the construction phase and there is no potential for cumulative construction noise impacts between that project and the proposed project. Considering that the Orbisonia project is approximately ½ mile distant from the proposed project site, and is adjacent to significant localized ambient outdoor noise contributors such as California State Route 4, Bailey Road, and the Pittsburg/Bay Point Bart station, the projects have less than significant potential to result in a cumulative significant increase to noise levels for the area relative to present conditions. Additionally, the Orbisonia Mixed-Use project has already been approved, and would likely begin construction before the proposed project. Since the construction phases of the project would not directly overlap, the potential for cumulative construction noise impacts is further reduced.

Based on the above, the project would not result in cumulatively significant impacts when viewed in connection with past and current projects. Future development that is consistent with the land uses and development standards for the Bay Point Planned Unit (P-1) zoning district and applicable General Plan Land Use designations would similarly be expected to result in less than significant environmental 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)***

The proposed Project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the Project would be required to meet the conditions of approval for the Project to be implemented. It is anticipated that all such conditions of approval would further ensure that no potential for adverse impacts would be introduced by construction activities, initial or future land uses authorized by the Project approval.

REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the following references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted:

California Department of Conservation, California Geological Survey, Mineral Resources and Mineral Hazards
Contra Costa County Development Code
Contra Costa County Geologic Hazards Overlays Map
Contra Costa County Hazard Overlay Map
Contra Costa County Roadway Network Plan, September 21, 2017.
Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.
Contra Costa County General Plan, 2050.
Contra Costa County Local Hazard Mitigation Plan, January 1, 2018
U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at http://websoilsurvey.nrcs.usda.gov/.
Contra Costa County Map (CCMAP) Interactive Web map of Contra Costa County. https://ccmap.cccounty.us/Html5/index.html?viewer=CCMAP.
California Department of Conservation CGS Information Warehouse: Mineral Land Classification Map. https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc
Cultural Resources Assessment, Archaeological Survey of Approximately 3.269 Acres of Land on Behalf of Alliant Strategic 100% affordable housing Project, June 2022.
Air Quality and Greenhouse Gas Assessment, Wolf Environmental, Inc Alliant Strategic 100% affordable housing Project, April 20, 2022.

California Historical Resources Information System, Northwest Information Center, Sonoma State University, Department of Anthropology, May 5, 2022.

Mitigation Monitoring and Reporting Program
County File #CDLP22-02029
Bay Point Multi-Family Residential Mixed-Use Project

2855-2867 Willow Pass Road
Bay Point, CA 94565

September, 2023

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impacts:

Potential Impact (Burrowing Owl) BIO-1: *The proposed project's construction activities could result in the destruction or abandonment of nests or wintering refugia of burrowing owl.*

Potential Impact (Migratory Bird Nests) BIO-2*: Development activities occurring during the nesting period for migratory birds, including site grading, soil excavation, and/or tree removal and vegetation pruning/removal poses a potential risk to nesting birds:*

Mitigation Measure(s):

Mitigation Measure BIO-1 **- Pre-construction Burrowing Owl Survey**: Prior to the onset of project ground disturbances, including grading, vegetation removal, and/or mobilization of equipment, a qualified biologist shall conduct a pair of pre-construction surveys for burrowing owls within the site and within any potentially suitable location within 250 feet of the site where access is feasible. The first survey shall occur approximately 14 days prior to project initiation, and the second survey shall occur within approximately 48 hours of the start of project activities. If the site and immediate site vicinity are determined by the certified biologist to have no potentially suitable habitat for burrowing owls (i.e., suitable burrows or suitable debris piles that burrowing owls could use for habitat) during the first survey, then no follow-up survey shall be required. If the Project does not commence within 30 days following this survey, a repeat survey shall be needed to ensure site conditions have not changed with regard to burrowing owl habitat.

If burrowing owls are identified utilizing burrows within or near the site, a 250-foot buffer shall be established around the active burrows and the burrows shall be periodically monitored by the qualified biologist. No construction activities, including entrance by project personnel, can occur within the buffer until the biologist has confirmed that the burrows are no longer occupied. Once the biologist has confirmed that the burrowing owls have safely self-relocated (including that young of the nest—if any—have fledged), the buffer can be removed, and planned project activities within the buffer can commence.

Mitigation Measure BIO-2*:* Pre-construction for Migratory Bird Nests: If initial site disturbance activities, including tree removal, grading, and mobilization of project equipment

and materials, are to commence during the breeding season (February 1 to August 31), a certified biologist shall conduct pre-construction surveys for nesting migratory birds onsite and within 250 feet of the construction footprint, including laydown areas and ingress and egress, where accessible. The survey shall occur within 14 days of the onset of ground disturbances if such disturbances are to commence during the nesting bird season. If site impacts will be phased such that impacts to some areas will occur more than 14 days after impacts to other areas, additional surveys shall be conducted such that all areas of the site are surveyed within 14 days of the direct implementation of impacts within those areas.

If an active bird nest is detected during these surveys, an appropriate construction-free buffer shall be established. Actual size of the buffer, which will be determined by the project biologist, would depend on the nesting species, topographical relationship of the nest to the project disturbance area, and the type of activity that would occur in the vicinity of the nest. The buffer shall be monitored periodically by the biologist to ensure compliance, and the buffer shall not be removed until the biologist has confirmed that nesting is complete and young of the nest have fledged.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbing activities.
Party Responsible for Verification:	Project proponent, CDD staff, consulting Biologist
Compliance Verification:	Review of Biologist's report or other verification provided to CDD staff

SECTION 5: CULTURAL RESOURCES

Potentially Significant Impacts:

Potential Impact CUL-1: Subsurface construction activities could potentially damage or destroy previously undiscovered historic and prehistoric resources.

Mitigation Measure(s):

Mitigation Measure CUL-1*: The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included on all construction plans:*

a. *All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies. If the cultural resource is also a tribal cultural resource (TCR) the representative (or consulting) tribe(s) will also require notification and opportunity to consult on the findings.*

   If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

b. *Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.*

Implementing Action:	COA
Timing of Verification:	Throughout ground disturbing activities
Party Responsible for Verification:	Project proponent, CDD staff

Compliance Verification:	Review of construction drawings; or other verification provided to CDD staff

SECTION 10: HYDROLOGY AND WATER QUALITY

Potentially Significant Impacts:

Potential Impact HYDRO-1: *The project would increase stormwater outfall into existing inadequate downstream drainage infrastructure, which could result in flooding, substantial erosion, or polluted runoff.*

Potential Impact HYDRO-2: *The project, including on-site detention described in* ***HYDRO-1****, may increase stormwater outfall into existing inadequate downstream drainage infrastructure, which could result in flooding, substantial erosion, or polluted runoff.*

Mitigation Measure(s):

Mitigation Measure HYDRO-1: *The implementation of a drainage plan to match post-construction flow rates with pre-construction flow rates through the use of an on-site stormwater detention system will ensure that the project does not increase the volume of stormwater outfall from the project into existing storm drainage infrastructure relative to present conditions. Prior to the issuance of a building or grading permit (whichever occurs first), the applicant shall submit a final drainage plan with hydrology and hydraulic calculations for the review and approval of the County Department of Public Works, Engineering Services Division.*

Mitigation Measure HYDRO-2: *In the event that the on-site stormwater detention system described in Mitigation Measure* ***HYDRO-1*** *does not sufficiently mitigate downstream flows, the applicant shall be required to improve the downstream DA 48B to accept post construction flows. Prior to the issuance of a building or grading permit (whichever occurs first), the applicant shall submit a final drainage plan with hydrology and hydraulic calculations for the review and approval of the County Department of Public Works, Engineering Services Division.*

Implementing Action:	COA
Timing of Verification:	Prior to the issuance of Building or Grading permits

Party Responsible for Verification:	Project proponent, PW Staff, CDD staff
Compliance Verification:	Review of final drainage plan, hydrology and hydraulic calculations

SECTION 13: NOISE

Potentially Significant Impacts:

Potential Impact NOI-1 – Temporary noise levels due to construction: During project construction of the future buildings, a temporary increase in ambient noise levels would occur, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan. Therefore, the applicant is required to implement the following noise mitigation measures throughout the construction phase to reduce impacts from ground borne vibrations and temporary increases in ambient noise levels to less than significant levels:

Mitigation Measure(s):

***Mitigation Measure NOI-1a**: All construction activities, including delivery of construction materials, shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below*

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

***Mitigation Measure NOI-1b**: Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the*

hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.

Mitigation Measure NOI-1c: ***The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.***

Mitigation Measure NOI-1d: ***The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities.***

Mitigation Measure NOI-1e: ***The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and shall maintain a log of complaints, which shall be available for review by County staff upon request.***

Mitigation Measure NOI-1f: ***Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.***

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents
Party Responsible for Verification:	Project proponent, CDD staff
Compliance Verification:	Review of construction drawings; or other verification provided to CDD staff

SECTION 18: TRIBAL CULTURAL RESOURCES

Potentially Significant Impacts:

Potential Impact TCR-1: *There is a possibility that ground-disturbing development activities could impact heretofore unknown tribal cultural resources.*

Potential Impact TCR-2: *There is a possibility that ground-disturbing development activities could impact heretofore unknown human remains of Native American Ancestry.*

Mitigation Measure(s):

Mitigation Measure TCR-1: Treatment of Tribal Cultural Resources

If a pre-contact cultural resource is discovered during Project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.

Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe. All plans for analysis shall be reviewed and approved by the applicant and Tribe prior to implementation, and all removed material shall be temporarily curated on-site. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and Tribe for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and Tribe

Mitigation Measure TCR-2: Inadvertent Discoveries of Human Remains/Funerary Objects

In the event that any human remains are discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately notify the Tribe, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the

discovery. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity.

The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances.

The applicant/developer/landowner shall accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, parties, and Lead Agencies would be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents
Party Responsible for Verification:	Project proponent, CDD staff
Compliance Verification:	Review of construction drawings; Consultation with Tribal officials upon accidental discovery (if any)

ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION PREPARED FOR THE BAY POINT MULTI-FAMILY RESIDENTIAL MIXED-USE PROJECT (ALLIANT COMMUNITIES LLC) APPLICANT & (AMBROSE RECREATION & PARK DISTRICT / DAVID JACOBSON & VIRGINIA DAVIS) OWNERS
COUNTY FILE #CDDP24-03051

I. BACKGROUND INFORMATION

The project proposes a mixed-use 4-story 116,000-square-foot building primarily consisting of 124 affordable residential units, including a density bonus to authorize an additional 24 units beyond the 100 base units that would otherwise be permissible under current residential density requirements for the property. The building square footage also includes approximately 1,488 square feet of ground-level retail space along Willow Pass Road. Lastly, the project also includes 142 off-street parking spaces, a 6,000-square-foot landscape courtyard, and associated access and drainage improvements.

The subject property consists of two adjoining parcels having a combined area of ±2.49 acres, located at the southeastern corner of Willow Pass Road and Clearland Drive in the Bay Point area of unincorporated Contra Costa County. On March 4, 2024, the Contra Costa County Zoning Administrator approved a Land Use Permit/Development Plan combination permit (County File #CDLP22-02029), including the adoption of a Mitigated Negative Declaration (SCH #2023090474) for a mixed-use project on a ±3.25-acre site which included the subject property as well as an eastern adjoining parcel. The previously approved project included the same number of affordable housing units within a four-story 129,720-square-foot building. The prior approval also included 2,630 square feet of ground level commercial tenant space, 249 off-street parking spaces, and associated access and drainage improvements.

Thus, the currently proposed project is substantially similar to that previously approved for the project site. The primary change with the present proposal is the reduction of the project site by approximately 0.75 acres. The reduced project acreage has necessitated revisions to the site plan including a slight reduction of building floor area and the elimination of 107 off-street parking spaces, however, the proposed location of all remaining site improvements are essentially unchanged relative to the prior approval.

II. CEQA ADDENDUM PROTOCOL

For a proposed modification to an approved project, State CEQA Guidelines (Section 15164; Appendix B) provides that an Addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or none of the following conditions (outlined in CEQA Guidelines Section 15162) calling for the preparation of a subsequent MND have occurred:

a. When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. *Substantial changes in the project, which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

   The adopted MND considered potentially significant environmental impacts arising from the development of a substantially similar project involving an identical number of housing units within a building at the same location on the project site. The primary revision with the present proposal is the removal of a ±0.75-acre easterly parcel from the development. The reduction of the project area does not result in any significant new environmental impacts because the location and scale of the development are essentially unchanged relative to the prior approval.

   The adopted MND identified potentially significant impacts and mitigations relating to Biological Resources, Cultural Resources, Tribal Cultural Resources, Hydrology, and Noise Impacts which may potentially occur as a result of the project. There is no expectation that these previously identified project impacts would be exacerbated by the current proposal. The reduction of site area and subsequent reduction of off-street parking provided within the development have reduced the footprint of ground-disturbance resulting from the project. Thus, it is expected that any impacts resulting from the current proposal would be equivalent or less than those impacts analyzed under the original MND. Therefore, the currently proposed project does require significant revisions to the adopted MND as it does not involve new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.

2. *Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

   The circumstances with respect to the project and its surroundings have not materially changed since the 2024 adoption of the MND for the Bay Point Multi-Family Residential Mixed Use project. The project does not involve any new significant environmental impacts as all proposed improvements are of a substantially similar location and scale as the previously entitled project. Since the current proposal reduces the area of the ground disturbance on the site, the project would not increase the severity of any previously identified project impacts.

3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of MND adoption, shows any of the following*:

   A. <u>The project will have one or more significant effects not discussed in the MND</u>*;*

      The project does not result in any new information of substantial importance that was not discussed previously in the Mitigated Negative Declaration (MND). The project is designed consistently with the assumptions and analysis that was previously conducted. The project results in no new significant project-related impacts beyond those previously considered. Therefore, a subsequent MND is not necessary.

   B. <u>Significant effects previously examined will be substantially more severe than shown in the previous MN</u>D;

      The potentially significant project-related impacts expected from the project are not substantially more severe than shown in the previous MND due to the fact that the current proposal involves a substantially similar development at a near identical location on the subject property. The overall project footprint has been reduced, which would expectedly reduce potential construction related

impacts relating to biological resources, hydrology, construction noise, and cultural resources. There is no evidence in the record that any new impacts would result from the project, or that any previously identified impact would increase in severity as a result of the current proposal.

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative;

The project proponent has accepted all mitigation measures proposed by the County. Thus, no alternative mitigation measures or alternatives, which would substantially reduce one of more significant effects, were identified for the project that the project proponent declined to adopt.

D. Mitigation measures or alternatives that are considerably different from those analyzed in the MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

As mentioned above in section (c), the project proponent accepted all proposed mitigation measures contained in the issued MND. Thus, no alternative mitigation measures or alternatives, which would substantially reduce one of more significant effects, were identified for this project that the project proponent declined to adopt. For this reason, a subsequent MND will not be required.

b. *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation*.

The County has determined that a subsequent MND will not be required because no changes or new information resulting in significant project-related environmental impacts not previously discussed have become available. The County has elected to prepare an Addendum to the issued MND with a revised project description.

c. *Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted*.

The County is the responsible agency in preparing the Addendum to the issued MND. As discussed above, none of the conditions described in subsection (a) have occurred, thus, a new MND need not be prepared. Therefore, the revision to the Bay Point Multi-Family Residential Mixed Use project (now named Willow Pass apartments) may be granted approval based on the previously-adopted MND.

d. *A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.*

The County has determined that this project will not require a subsequent MND. Therefore, no additional public notification will occur with the adoption of this addendum.

The purpose of this Addendum is to evaluate the proposed modification to the original project and to demonstrate that the proposed project does not trigger any of the conditions described above. Based on the analysis provided below, an Addendum to the original IS/MND is the appropriate CEQA document.

III. SUMMARY OF ANALYSIS

The Community Development Division has concluded that the proposed revision to previously approved Land Use Permit/Development Plan Combination Permit #CDLP22-02029, will not result in new significant environmental effects not previously considered, nor increase the severity of previously identified significant effects. Therefore, no new mitigation measures would be necessary to reduce any impact to a less than significant level. No change has occurred with respect to circumstances surrounding the project that would cause new or substantially more severe significant environmental effects than those identified in the original

IS/MND. In addition, no new information has become available that shows that the project would cause new or substantially more severe significant environmental effects which have not already been analyzed in the original IS/MND. Therefore, no further environmental review is required beyond this addendum.

IV. PROJECT DESCRIPTION (as previously approved)

A Land Use Permit / Preliminary and Final Development Plan combination permit to allow the construction of a mixed-use project consisting of 100% affordable multi-family residential apartments and 2,630 square feet of commercial tenant space. The project includes the following elements:

- A stepped three- and four-story building having a footprint of ±35,822 square feet, and a total floor area of ±129,720 square feet. Commercial tenant space totaling ±2,630 square feet is proposed at ground level along the project's Willow Pass Road frontage. The remaining building square-footage consists of 124 dwelling units, two of which are proposed market rate managers units while the remaining 122 are proposed one-to-three bedroom units that will be 100% affordable to lower- and very-low income households.

- A a 75% density bonus above the maximum permitted residential density (29 units per net acre) for the project site. The project is eligible for up to an 80% State Density Bonus pursuant to Government Code Sections 65915(b)(1)(G) and 65915(f)(3)(D). The base density allowed for the 3.5-acre (gross)/2.44-acre (net) project site is 71 units. The 80% density bonus would allow for up to 128 dwelling units on the project site. The project includes a total of 124 dwelling units.

- The project includes two concessions: 1) An increase in the 3 story/50-foot maximum building height and 2) An increase in the maximum permitted floor area ratio (0.35). The 100% affordable housing project is entitled to up to five such concessions pursuant to Government Code Section 65915(d)(2)(D).

- 171 total off-street parking spaces, located south and east of the proposed stepped building. The total number of off-street parking spaces includes 47 tandem parking spaces.

- 14 short term bicycle parking spaces and 34 long term bicycle parking spaces.

- Approximately 17,500 square feet of landscaped courtyard areas, including activity area, children's play area, seating area, and dog park - all for the common use of the future residents.

- A request for an exception from section 914-2.004 (Offsite Collect and Convey) of the County Ordinance Code to authorize onsite stormwater detention infrastructure incorporating a pump system, where collection and conveyance of stormwaters originating on or traversing the project site to an adequate watercourse within an adequate storm drain system is required.

- A request for an exception from 914-12.010 (Detention Basins) to authorize the private maintenance of the proposed detention/stormwater management basin, where maintenance by a public entity is required.

- Underground electrical, water, sanitary sewer, cable, and telecommunication utility connections to existing infrastructure within the Willow Pass Road public right-of-way.

- The construction of 10-foot-wide sidewalks and street lighting along Clearland Drive and Willow Pass Road frontages.

V. PROJECT MODIFICATION SINCE IS/MND ADOPTION

Subsequent to the Zoning Administrator's approval of County File #CDLP22-02029, the project site has been reduced from ±3.25 to ±2.49 acres in area with the removal of APN 093-081-029 from inclusion in the development plan. The reduced project site necessitates certain project revisions to accommodate the smaller site. Substantive project revisions consist of a reduction in building square footage (116,000 s.f. proposed, 129,729 s.f. previously approved) and a reduction in off-street parking spaces provided by the project (134 total spaces provided, where 180 total spaces were previously approved). The project includes 24 density bonus units (24% above base density) pursuant to Government Resource Code section 65915(b)(1)(g), (c)(1)(B)(ii), (f)(3)(d)(i), which authorizes density bonus up to

80% for this project type. Included with the density bonus proposal is a request for the following three concessions/waivers: 1) allow increased building height up to four stories and 55 feet, 2) waiver to the County Inclusionary Housing Ordinance (IHO) requested to modify the unit affordability levels pursuant to Government Code Section 65915(b)(1)(G), and 3) waiver to the County IHO affordable rents calculation pursuant to Government Code 65915(d)(2)(D). The applicant is also requesting Exceptions to the requirements and regulations of County Code Division 914 for offsite collect and convey, and detention basins.

VI. IMPACT ASSESSMENT OF PROPOSED ADDENDUM

The Department of Conservation and Development, Community Development Division has concluded that the 124-unit Willow Pass Road Apartments project, County File #CDDP24-03051, will not result in new significant environmental effects not previously considered, nor increase the severity of previously identified significant effects. Those impacts include:

Aesthetics: The original Initial Study (IS) prepared for the adopted MND found that the project would have no impact on scenic vistas, scenic resources, and the existing visual character of the site and its surroundings. This determination is based on the fact that the site is not proximate to any such visual resources, as designated within the Conta Costa County General Plan. The IS found that the development of multi-family residential units on the facility could potentially result in a new source of substantial light or glare which would adversely affect day or nighttime views. However, considering the vicinity is developed with similar existing multi-family residential land uses, the light emittance from the project was determined to be substantially similar to that of the general vicinity. Therefore, a less than significant impact was determined in this regard.

The revised project involves an identical number of residential units within a building sized comparably with the prior approval in terms of height, square footage, and location on the lot. Aesthetically, the primary effect of the revised project would be the elimination of off-street parking areas, which were displaced when the easternmost 0.75 acres of the original project site was excluded from the development. Since the revised project does not enlarge the residential building site, nor increase its height, there is no reasonable expectation that the project would result in aesthetic impacts not previously considered by the adopted MND. Therefore, no changes have been made to the conclusions of the Aesthetics analysis presented in the original IS/MND. No new or substantially

more severe significant effects would occur, and no additional mitigation measures are necessary.

Agricultural Resources: The project site consists of "Urban and Built-Up Land" according to 2016 San Francisco Bay Area Important Farmland Map. No Williamson Act contract is applicable to the subject parcel. Given the fact that the project site is not within an Agricultural zoning district, nor is it designated Agricultural Land in the County General Plan land use element, the project will have no impact on agricultural resources in the County.

Air Quality: Operational and construction-related Air Quality impacts for the previously-approved Bay Point Multi-Family Residential project were assessed within the adopted MND based on the development of 124 units on a ±3.2-acre project site. Based on the findings of the *Air Quality and Greenhouse Gas Assessment* (April 20, 2022) prepared by Wolf Environmental, Inc., the prior approval would not result in a conflict with an applicable air quality plan, nor would it result in a cumulatively considerable net increase of any criteria air pollutant beyond thresholds of significance adopted by the Bay Area Air Quality Management District (BAAQMD). Since the project involves the same number of units over a smaller project area, the operational air-quality assessment would be remain consistent with those previously considered in the adopted MND. Since the construction phase for the revised project involves a smaller area of ground disturbance, and would entail less grading with the elimination of 0.75-acres previously designated for off-street parking improvements, the revised project would expectedly result in reduced construction-related air quality impacts. Considering the nature and scale of the project remain substantially similar to the previously approved project, the revised project will have no significant Air Quality impacts beyond the scope of those discussed/considered with the adopted IS/MND.

Biological resources: The subject property is located in an urbanized area of the County that is not within an identified significant ecological area within the County. Additionally, the project site is not located within the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCCP/NCCP) inventory area. There are no riparian areas, streams, waterways, or trees on or adjacent to the project site. Based on the foregoing considerations, no significant biological impacts were anticipated from the previously approved project. The adopted MND references a biological resources assessment by Live Oak Associates, which considers this special status plant and wildlife species to be absent from the site based on their March 2022 survey. However, the Western Burrowing Owl, a California Special Status species, has a documented occurrence

within 0.4 miles of the project site. Thus, the potential for burrowing owl to over-winter or establish a breeding burrow within the site prior to ground disturbance could not be ruled out. Similarly, although no special status avian species or nesting birds were found to be present on the site, their presence during future construction activities could not be ruled out. Therefore, the adopted IS/MND included the below mitigation measures (**BIO-1** and **BIO-2**to ensure that no significant impacts to biological resources would result from the project.

Mitigation Measure BIO-1*: Prior to the onset of project ground disturbances, including grading, vegetation removal, and/ or mobilization of equipment, a qualified biologist shall conduct a pair of pre-construction surveys for burrowing owls within the site and within any potentially suitable location within 250 feet of the site where access is feasible. The first survey shall occur approximately 14 days prior to project initiation, and the second survey shall occur within approximately 48 hours of the start of project activities. If the site and immediate site vicinity are determined by the certified biologist to have no potentially suitable habitat for burrowing owls (i.e., suitable burrows or suitable debris piles that burrowing owls could use for habitat) during the first survey, then no follow-up survey shall be required. If the Project does not commence within 30 days following this survey, a repeat survey shall be needed to ensure site conditions have not changed with regard to burrowing owl habitat.*

If burrowing owls are identified utilizing burrows within or near the site, a 250-foot buffer shall be established around the active burrows and the burrows shall be periodically monitored by the qualified biologist. No construction activities, including entrance by project personnel, can occur within the buffer until the biologist has confirmed that the burrows are no longer occupied. Once the biologist has confirmed that the burrowing owls have safely self-relocated (including that young of the nest -if any- have fledged), the buffer can be removed, and planned project activities within the buffer can commence.

Mitigation Measure BIO-2*: Preconstruction survey for migratory Bird Nests: If initial site disturbance activities, including tree removal, grading, and mobilization of project equipment and materials, are to commence during the breeding season (February 1 to August 31), a certified biologist shall conduct pre-construction surveys for nesting migratory birds onsite and within 250 feet of the construction footprint, including laydown areas and ingress and egress, where accessible. The survey shall occur within 14 days of the onset of ground disturbances if such disturbances are to commence during the nesting bird season. If site impacts will be phased such that impacts to some areas will occur more than 14 days after impacts to other areas, additional surveys shall be*

conducted such that all areas of the site are surveyed within 14 days of the direct implementation of impacts within those areas.

If an active bird nest is detected during these surveys, an appropriate construction- free buffer shall be established. Actual size of the buffer, which will be determined by the project biologist, would depend on the nesting species, topographical relationship of the nest to the project disturbance area, and the type of activity that would occur in the vicinity of the nest. The buffer shall be monitored periodically by the biologist to ensure compliance, and the buffer shall not be removed until the biologist has confirmed that nesting is complete and young of the nest have fledged.

The revised project does not reduce the effectiveness of either of the above-mentioned biological resources mitigation measures. The revised project reduces the overall footprint of ground disturbing construction activities and thus would expectedly reduce the project potential to adversely impact wildlife species. The environs and circumstances on and surrounding the subject property are essentially unchanged since adoption of the IS/MND. Thus, no impacts beyond those previously considered are expected to result from this application. Therefore, the revised project does not necessitate substantial revision of the Biological Resources section of the adopted IS/MND and no additional mitigation measures are necessary.

Cultural Resources: There are no documented occurrences of archaeological or paleontological resources on the subject property, however, the possibility for such resources to exist undiscovered on the property could not be ruled out. For this reason, the original IS/MND found that, absent mitigation, the project could result in significant impacts to cultural resources involving ground disturbance to previously unknown archaeological resources and/or human remains. The approved project included mitigation measure **CUL-1** to ensure that such impacts occur at less than significant levels, if at all. The revised project is entirely contained within the project site for the prior approval, thus, the potential for cultural resources affecting the project is equal or less than that of the prior approval. Therefore, the implementation of the below mitigations ensures that the development of the multi-family residential units will not result in potentially significant impacts to Cultural Resources, beyond those previously considered. No new or substantially more severe significant effects would occur, and no additional mitigation measures are required.

Mitigation Measure CUL-1: *The following mitigation measures shall be implemented during project related ground disturbance, and shall be included on all construction plans:*

i) *All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris- filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies. If the cultural resource is also a tribal cultural resource (TCR) the representative (or consulting) tribe(s) will also require notification and opportunity to consult on the findings.*

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by construction impacts, or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

ii)*Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may 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 Resource Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land*

owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Energy: Less than significant Energy impacts were found resulting from wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Similarly, the project was found to have less than significant potential to conflict or obstruct a state or local plan for renewable energy efficiency. The project will be subject to conditions of approval for the construction phase of the project including the implementation of best management practices (BMP) to ensure that construction activities are conducted in a manner which avoids wasteful energy consumption to the extent practicable. Since the number of units has not changed with the revised project, there expected energy demand from the operational phase of the project would expectedly be unchanged. The implementation of BMP and adherence to current California Building Code energy efficiency standards ensures that neither the construction nor operation of the mixed-use facility will result in significant energy impacts, and no additional mitigation is required.

Geology and Soils: The original IS/MND found the project would have less-than-significant impacts relating to soil erosion, landslides, liquefaction, strong seismic ground shaking, or expansive soils. This determination was based upon the flat topography of the subject property and the fact that it is not within or proximate to a seismic hazard zone, as mapped by the California Geologic Survey. The adopted IS/MND does acknowledge potential erosion concerns, however, these concerns are unrelated to the underlying geology/soils of the project site and are discussed in further detail in the Hydrology and Water Quality (including mitigation measure **HYDRO-1**) section of the IS/MND. The conditions described within the adopted IS/MND have not been altered in the intervening time. Thus, the unchanged physical characteristics of the subject property and the underlying soil composition ensure that the revised project does not present new challenges to developing this property which were not considered in the adopted IS/MND.

Potentially significant impacts to previously unknown paleontological resources could result from the project absent mitigation. The adopted IS/MND concludes that such impacts can be reduced to less than significant levels with the implementation of the above mentioned Cultural Resource mitigation measure (**CUL-1**). No new or substantially more severe significant effects would occur, and no additional mitigation measures are required.

Greenhouse Gas Emissions: The adopted IS/MND concludes that the type and scale of the multi-family residential development will result in less than significant

impacts related to greenhouse gas (GHG) emissions. This determination was based upon greenhouse gas emissions modeling for the project performed by Wolf Environmental Inc., within the April 20, 2022 *Air Quality and Greenhouse Gas Assessment* prepared for the project. The 124 residential units were estimated to generate approximately 709.6 metric tons/year (MT/yr) of CO2 emissions, where 1,100 MT/yr is the threshold of significance identified within the 2022 Bay Area Air Quality Management District CEQA guidelines. Since the project does not alter the number of approved units, the projects expected CO2 emissions would be consistent with the adopted IS/MND. The revised project, substantively consisting of a slight reduction of building square footage and the elimination of 46 off-street parking spaces would result in a substantial increase in GHG generation, nor would it conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Therefore, no substantial revisions to the adopted IS/MND or new mitigation measures are necessary for the revised project.

Hazards and Hazardous Material: No significant impacts were identified relating to hazards and hazardous materials in the adopted IS/MND. This determination was based on the fact that the project does not involve the routine use or transport of hazardous materials to any significant degree. The project site is not identified as a hazardous materials site on the Hazardous Waste Substances Site List (Cortese List) maintained by the State. Therefore, less than significant impacts are expected in this regard. The project site is not located within two miles of an airport, public or private, so no hazards or hazardous material impacts are expected from nearby aviation land uses. The access and improvement plans are required to comply with the standards and requirements of applicable building codes and County ordinances. Therefore, no significant impacts would result from design hazards related thereto. The conditions and circumstances described in this analysis have not significantly changed in the intervening time since the IS/MND was adopted on March 4, 2024. Based on the project type, scale, and surroundings, less than significant impacts relating to hazards and hazardous materials would result from the project.

Hydrology and Water Quality: The primary hydrologic concerns discussed in the adopted IS/MND relate to the adequacy of existing downstream drainage infrastructure to accept stormwater discharge from the site. County staff with the Department of Public Works, Engineering Services Division, advised that the project site lies partially within Formed Watershed Drainage Area (DA) 48B and partially within DA48D. Downstream facilities within DA 48B are presently inadequate, a condition which could be exacerbated by the increased site discharged associated with the development, potentially resulting in flooding,

substantial erosion, or polluted runoff. To mitigate this existing condition, the adopted IS/MND included the mitigation measures below, **HYDRO-1** and **HYDRO-2**:

Mitigation Measure HYDRO- 1*: The implementation of a drainage plan to match postconstruction flow rates with pre-construction flow rates through the use of an on-site stormwater detention system will ensure that the project does not increase the volume of stormwater outfall from the project into existing storm drainage infrastructure relative to present conditions. Prior to the issuance of a building or grading permit (whichever occurs first), the applicant shall submit a final drainage plan with hydrology and hydraulic calculations for the review and approval of the County Department of Public Works, Engineering Services Division.*

Mitigation Measure HYDRO- 2*: In the event that the on- site stormwater detention system described in Mitigation Measure HYDRO- 1 does not sufficiently mitigate downstream flows, the applicant shall be required to improve the downstream DA 48B to accept post construction flows. Prior to the issuance of a building or grading permit (whichever occurs first), the applicant shall submit a final drainage plan with hydrology and hydraulic calculations for the review and approval of the County Department of Public Works, Engineering Services Division.*

Mitigation Measure **HYDRO-**1 requires the project drainage plan to match pre- and post-construction flow rates through the use of on-site stormwater detention to regulate the volume of water discharged into the existing downstream infrastructure. The final drainage plan is required to demonstrate with hydrology and hydraulic calculations that the post-construction discharge does not exceed that of present conditions. In the event that on-site detention is inadequate, mitigation measure **HYDRO-2** requires the project proponent to improve downstream infrastructure within DA48B to make it adequate to accommodate the project. Since the revised project reduces the area of development by approximately ¾ acres, the amount of impervious surface area is substantially reduced. Therefore, the volume of stormwater to detain on site before discharging into downstream infrastructure would also be reduced for the revised project. The implementation of mitigation measures **HYDRO-1** and **HYDRO-2** will ensure that the revised project would not substantially alter the existing drainage pattern resulting in erosion, siltation, or an increased rate of runoff originating from the site. The site has access to a municipal water supply, so it would not have significant effects on groundwater recharge. The projects

compliance with Contra Costa County C.3 requirements, and the implementation of a Storm Water Pollution Prevention Plan will ensure that impacts resulting from stormwater originating from or traversing the property will remain at less than significant impact levels. In cumulative consideration of the above, no new impacts beyond those previously considered will occur with the project and no new mitigation is needed.

Land Use and Planning: The original IS/MND found the project would not physically divide an established community, nor would it conflict with any applicable habitat conservation plan or community conservation plan. The revised development is of a substantially similar type and scale, and the revised project does not develop any other lands that were not a part of the original project area. Given the lack of substantive change in the nature, scale, or location of the project the project revision would not result in any new impact that would divide an established community. The project site is consistent with applicable General Plan land use policies and is located outside of the Habitat Conservation Plan/Natural Community Conservation Plan HCP/NCCP inventory area. Thus, no impacts conflicting with such policies would result from the project, consistent with the findings of the adopted MND.

Mineral Resources: Neither the original project nor the revised project involves the removal or extraction of mineral resources identified in the County's General Plan. There are no known mineral resources on the project site or in the vicinity. Therefore, no impact would be expected in this regard.

Noise: The adopted IS/MND found the potential for significant noise-related impacts during project construction, absent mitigation. The prior study concluded that such impacts could be reduced to less than significant levels with the implementation of mitigation measure **NOI-1[a-f]**, which limits the hours and dates on which construction activities may occur, requires mufflers on all internal combustion engines, and notification of neighbors prior to beginning construction activity. Since the noise impacts resulting from the project are related to the construction phase of the project, and the revised project involves a smaller area of development, there is no expectation that the project revision would exacerbate noise impacts relative to the original project. The nature of grading and construction activities necessary to implement project construction will be substantively unchanged with the project revision, thus, the effectiveness of the adopted mitigation measure **NOI-1(a-f)** will not be impaired by the project revision. Therefore, the revised project remains consistent with the findings of the adopted IS/MND. No significant new impacts are anticipated

beyond those previously considered. Therefore, no additional mitigation is required.

NOI-1a: *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)
California Holidays: http://www.ftb.ca.gov/aboutftb/holidays.shtml

Mitigation Measure NOI-1b: *Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.*

Mitigation Measure NOI-1c: *The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers*

which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

Mitigation Measure NOI-1d: *The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities.*

Mitigation Measure NOI-1e: *The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and shall maintain a log of complaints, which shall be available for review by County staff upon request.*

Mitigation Measure NOI-1f: *Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.*

Population and Housing: The adopted IS/MND determined that the construction of 124 residential units would not induce substantial unplanned population growth, directly or indirectly, due to the project location within a built-out urbanized area of unincorporated Contra Costa County. The nature, scale, and location of the project have not substantively changed; therefore, the revised project remains consistent with the adopted IS/MND. The project site is devoid of structure development; therefore, the project has no potential to displace people within existing housing. Therefore, the revised project remains consistent with the adopted IS/MND and would not result in any new significant impact relating to population and housing.

Public Services: The project site is located within an urbanized area of unincorporated Contra Costa County and has convenient access to existing public roadway and all necessary utility infrastructure within public rights-of-way abutting the project site. Since the number of residential units has not changed

with the project revision, there would be no discernable impact on the demand for public services (e.g. fire, police, school, etc.) resulting from the project. Thus, the project remains consistent with the adopted IS/MND and it is expected that existing public services (e.g. police protection, fire protection, schools, hospitals, and libraries) can adequately serve the project.

Recreation: Since the project does not involve a substantial increase in population, it would not expectedly result in a significant increase in the use of area recreation facilities. The project does not include recreational facilities which might have an adverse physical effect on the environment. No significant Recreation impacts were identified in the adopted IS/MND, and the project has not substantially changed in a manner that would result in significant impacts in this regard. No new mitigation is necessary.

Transportation/Traffic: The traffic analysis previously conducted for the project found that the project would have no significant impact on the implementation of the County's congestion management program which manages the regional transportation system in the County. The primary vehicular access for the project is via a driveway located along Clearland Drive, consistent with the prior approval, with additional access for emergency access vehicles provided via a second driveway along the project's Willow Pass Road frontage. Since the revised project involves an identical number of residential units, and the project access design has not substantively changed, the traffic resulting from the project would also expectedly be unchanged. Therefore, there are no new transportation or traffic-related impacts beyond those previously considered in the project MND.

Tribal Cultural Resources: There are no listed or eligible Historical Resources on the vacant subject property, as defined by Public Resources Code section 21074. The project will have no impact in this regard. The project has the potential for significant impact to heretofore unknown tribal cultural resource during ground disturbing activities absent mitigation. The adopted IS/MND determined that such impacts would be less than significant with the implementation of mitigation measure **CUL-1**. Since the revised project does not involve any substantial change to the type, scale or location of the previously considered project, no new significant impacts to Tribal Cultural Resources are expected. Thus, with the implementation of the adopted mitigations, the project will have less than significant impact in this regard.

Utilities and Service Systems: The original IS/MND found that the project would have less than significant impact on utilities and service systems. This is based on

the fact that the project area is developed with water, sanitary sewer, and storm drain infrastructure. The project is not of a large enough scale to require any significant system upgrades to existing sewer, water, gas, or electrical infrastructure to accommodate the development. Water and sewer service is available via existing Golden State Water District and Delta Diablo Sanitary District infrastructure located within the Willow Pass Road right-of-way adjacent to the site. County planning staff solicited comments on the project from these local agencies and the comments received in response did not indicate that existing sewer or water infrastructure lacked sufficient capacity to accommodate the project. There are concerns with the capacity of downstream drainage infrastructure discussed in the Hydrology & Water Quality section of the IS/MND, however, the implementation of mitigation measures **HYRDO-1** and **HYDRO-2** ensures that the existing stormwater infrastructure is sufficient to accept discharge from the project site. Therefore, the revised project remains consistent with the adopted IS/MND. No significant infrastructure upgrades or expansion will occur as a result of the revised project beyond those contemplated in the adopted IS/MND. Thus, no new or substantially more severe significant effects would occur and no additional mitigation measures are required.

Wildfire: The project site is not located within a CAL FIRE High or Very-High Fire hazard severity zone. Considering the parcels "urban unzoned" land classification, no impacts are expected in this regard. This is consistent with the findings of the adopted IS/MND.

Mandatory Findings of Significance: In cumulative consideration of the above, the development of the multifamily residential project will not result in new or more severe environmental impacts than those previously identified with the original IS/MND. The development does not have the potential to significantly degrade the quality of the environment or substantially reduce the habitat of fish or wildlife species. Most surrounding properties have already been developed with similar land uses. Since the 124-unit project does not exceed the previously considered 124-unit development scenario, the conclusions of the prior IS/MND remain consistent with the current project. Considering that the project is compatible with surrounding land use and will not result in significant demand for new/expanded public services requiring additional infrastructure, the potential for greater environmental impacts than previously considered is relatively low. The project is of a nature and scale that has minimal impacts in areas such as population, traffic, public utilities and aesthetics, it will not result in impacts that are individually limited but cumulatively considerable. The implementation of previously identified mitigation measures as conditions of approval for Development Plan #CDLP22-02029 ensure that the project will not result in

environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

VII. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

- Contra Costa County Building Inspection Division
- Contra Costa County Grading Division
- Contra Costa County Public Works Department
- Contra Costa Environmental Health
- Delta Diablo Sanitary District
- Golden State Water District
- Contra Costa County Fire Protection District

RECEIVED on 05/14/2025 CDDP24-03051
By Contra Costa County
Department of Conservation and Development

2867 Willow Pass Road Density Bonus Narrative

Revised May 12, 2025

Project Description

The proposed project is a 100% affordable residential project, consisting of 124 rental apartments and 1,488 square feet of commercial space to be constructed on a vacant property. The property is part of the Pittsburg/Baypoint BART Station Area Plan and is zoned P-1, with a General Plan designation of Mixed Use Community Specific Density ("MUC"). The units will be located in a single multifamily building comprised of three and four-story components. The building will be situated on two parcels of land (APN 093-081-027 & 028) totaling 2.48 gross/2.48 net acres. The proposed project includes a surface parking lot with a total of 129 parking spaces, including 5 commercial spaces and 11 EV spaces.

The project is comprised of a mix of studios, 1-bedroom and 2-bedroom units and includes a lushly landscaped central courtyard with resident amenities such as children's play areas, an outdoor activity area, and seating areas. The building also contains a learning center, community room, and several other common areas and programming for the residents' enjoyment. In addition, the project has 1,488 square feet of commercial space at the intersection of Willow Pass Road and Clearland Drive in the northwestern corner of the property. The anticipated commercial uses include those permitted by the Willow Pass Road Commercial Mixed-Use M-5 zone, such as retail businesses, personal services, coffee shops and bakeries. There are no existing deed restrictions on the land that would restrict the rental of the units to persons below the area median income. Below is a summary of the proposed unit mix.

Unit Type	**Square Feet**	**Quantity**
Studio	408	11
1-Bedroom	575	77
2-Bedroom	778	36
	Total	***124***

The proposed project meets the parking requirements in the Pittsburg/Baypoint BART Station Area Specific Plan. Within this Specific Plan, the project is designated as a Commercial Mixed Use District site, which requires 3.3 parking spaces per 1,000 square feet of gross building area for commercial uses and off-street parking of 1.0 space for each residential unit. Under this zoning designation, 5 commercial spaces are required (3.3 spaces/1000 sf commercial * 1,488 sf commercial provided = 5 spaces) and 124 residential spaces are required (124 units * 1 space/unit = 124 spaces). For bicycle parking, the residential requirement is 8 short-term spaces (5% of 160 bedrooms) and 24 long-term spaces (15% of 160 bedrooms), and the commercial component requires 2 short- and long-term spaces. The project will provide the following parking:

Residential Parking Provided: 124 spaces

124 spaces (including 31 compact, 9 accessible, 11 EV charging, 5 tandems)

Commercial Parking Provided: 5 spaces

Bicycle Parking Provided: 8 short term spaces and 24 long term spaces for residential and 2 short term and 2 long term spaces for commerical

As part of the project, the sidewalks on Willow Pass Road and Clearland Drive will be constructed to 10 feet width and the existing concrete medians in Clearland Drive will be modified to allow a two-way left turn lane to serve as the project's main vehicular entry.

Density Bonus:

Given that 100% of the new residences (except the manager's unit) will be affordable, the proposed project is eligible for State Density Bonus Law benefits, including an 80% increase in permitted density pursuant to Government Code Section 65915(b)(1)(G), (c)(1)(B)(ii), (f)(3)(d)(i). The maximum base unit calculation for the subject site per the County's MUC Code is 40 dwelling units per net acre, up to 99.2 units (2.48 net acres * 40 units/acre = 99.2 units, which can be rounded up to 100 units (Government Code Section 65915(f)(5))). While the permitted density bonus for a 100% affordable project is 80% and would permit 180 units on site (100 units * 1.8 = 180 units), the proposed project plans to add 24 units, bringing the total project unit count to 124 units, and representing a 24% density bonus over the 100-unit base density permitted.

As a 100% affordable project under the State Density Bonus Law, rents for the lower income units must be set at an amount consistent with the maximum rent levels for lower income households, as determined by the California Tax Credit Allocation Committee ("CTCAC Rents"). The rent for the moderate-income units must be set at an affordable rent determined using calculations pursuant to Health and Safety Code Section 50053 (also known as "HCD Rents"). Accordingly, of the 124 units, 100 units will be restricted to 80% AMI income levels using CTCAC Rents and the remaining 24 units will be rented at 120% moderate income levels, per HCD Rents. With 100% affordable units, the project is entitled to five incentives or concessions, unlimited waivers, and the use of State Density Bonus Law parking standards.

Requested SDBL Benefits:

The project applicant has proposed the following concessions under its State Density Bonus Law rights:

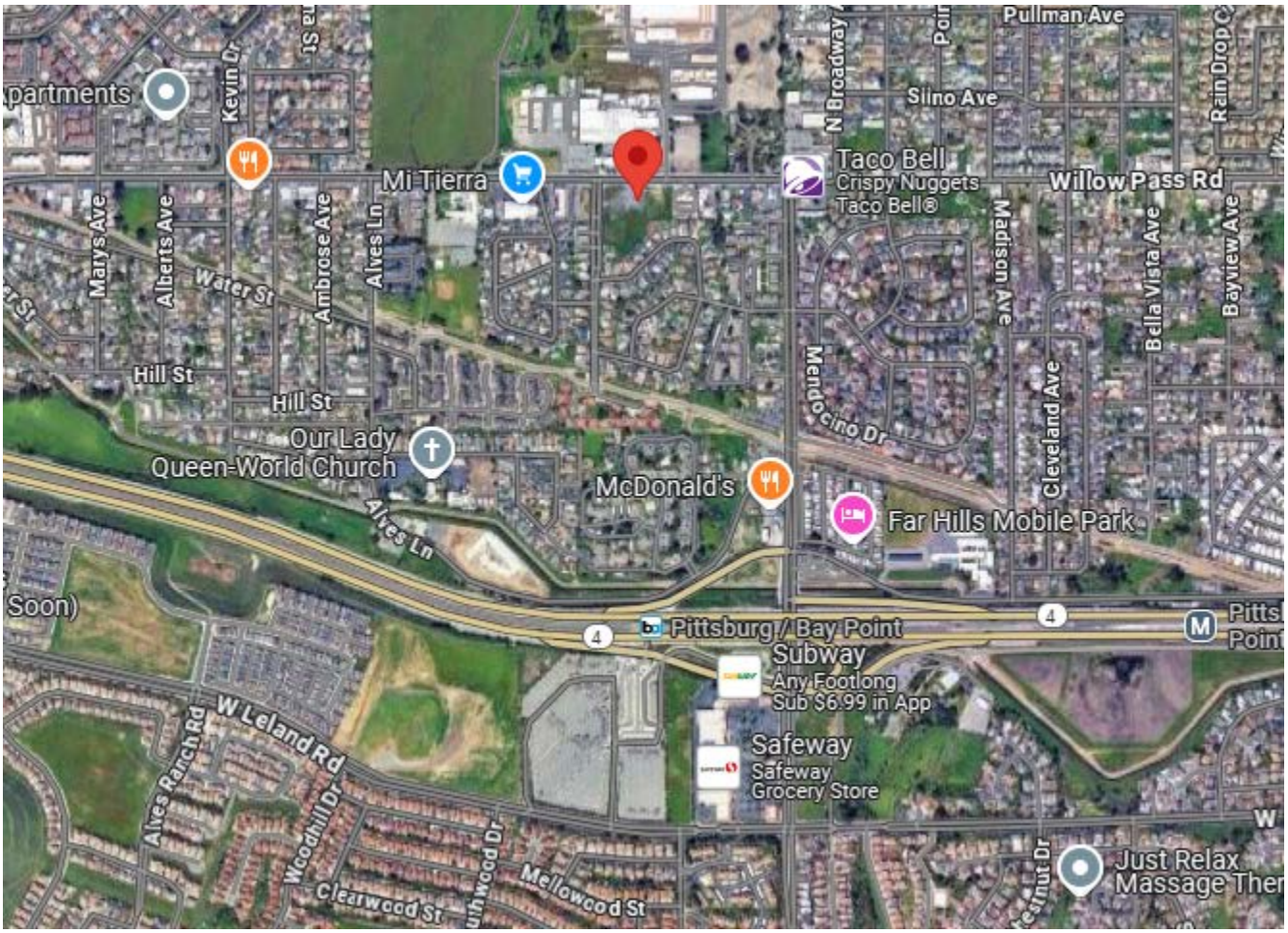
1) **Bus Stop**. The applicant was asked to relocate the existing bus stop on Willow Pass Road to the west side of Clearland Drive and install enhanced crosswalk across Willow Pass Road to the existing bus stop on north side of the road. Given the project's 100% affordable status, the applicant is taking a concession for this item in order to not incur the cost of this relocation, but instead is installing crosswalk enhancements such as new painted lines, pedestrian signage and flashing yellow lights. During the prior entitlement approval process (file #CDLP22-02029), the County Department of Public Works and Tri Delta Transportation reviewed and approved this same request so incorporating this request as part of the project's SDBL concessions is simply documenting it.
2) **County Inclusionary Housing Ordinance**. The applicant requests a modification of the level of affordability applicable under the County's Inclusionary Housing Ordinance, CCCC Section 822-4.402(a) so that such affordability levels conform to the amounts specified in the State Density Bonus Law. As a result of such modification, the low- and very low-income units required under the Inclusionary Housing Ordinance may be rented at the amount provided for in the State Density Bonus Law for 100% affordable projects (i.e., at CTCAC Rents for lower-income households).

3) **Height**. While the proposed height is permitted under Section 65915(d)(2)(D), the applicant requests a concession to increase the building height and number of stories to four stories and 55' in height where 50 feet and 3 stories are permitted. This added 5' in height and added story is permitted under Section 65915(b)(1)(G) and 65915(d)(2)(D) and is needed in order to fit the affordable units the applicant is entitled to, within the proposed building.

Please note that the applicant reserves its right to request additional incentives and waivers during the entitlement process, if necessary.

Phasing and Timeline The project will be built in a single phase and, depending on timing of financing and building permits, is expected to commence in the spring of 2026 and be completed in approximately 18 months.

Vicinity/Location Map: Subject property is at 2867 Willow Pass Road, marked with a red flag on below aerial.



Site Plan: See complete plan set dated January 31, 2025, previously submitted to the City on February 12, 2025.

Additional Information (Replacement of Existing/Demolished Units): The site of the proposed project is void of any structures and includes no (i) rental dwelling units, (ii) rental units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (iii) rental units subject to any other form of rent or price control, through a public entity's valid exercise of its police power, and (iv) rental units occupied by lower or very lower income households. Furthermore, no dwelling units have been vacated or demolished from the proposed project site in the five-year period preceding the application for the proposed project.

Completed Inclusionary Housing Ordinance Plan: Please see the memorandum dated May 12, 2025 from applicant's land use counsel, Mitchell Menzer of Cox, Castle & Nicholson, for an explanation on how the proposed project complies with the County's Inclusionary Housing Ordinance.