CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan County File CDSD23-09646, CDRZ23-03270, CDGP21-00004, & CDDP23-03012
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 Camino Pablo (immediately east of Tharp Avenue intersection), Moraga, CA 94556 APN: 258-290-029
5.	**Project Sponsor's Name and Address:**	Dk Engineering – Benoit McVeigh 1931 San Miguel Drive Walnut Creek, CA 94596
6.	**General Plan Designation:**	Agricultural Lands (AL)
7.	**Zoning:**	General Agricultural District (A-2)

8. Description of Project:

The Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan project includes Major Subdivision application CDSD23-09646. Rezone application CDRZ23-03270, General Plan Amendment application CDGP21-00004, and Development Plan application CDDP23-03012, to allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. The remaining northern 16.0 acres of the site would remain as agricultural open space.

The project site is a legal lot in the AL Agricultural Lands, General Plan land use designation. The applicant has submitted a Major Subdivision application to create an 18-lot subdivision as shown below, including 13 residential lots (Parcels 1 through 13), open space Parcel A, landscape Parcels B and C, and street Parcels D and E. Parcels 1 through 13 and Parcels B through E encompass the proposed residential development on the southern portion of the site. Parcel A is the northern 16,0 acres of the site that would remain as open space. As part of the project, Parcel A would be redesignated from its present AL General Plan designation, to a Resource Conservation (RC) designation and this portion of the property would be deed restricted to prevent future urban development thereon.

To allow the Major Subdivision to proceed the applicant requests a General Plan Amendment to redesignate the southern 7.9 acres as Residential–Low Density (RL) to allow the development of 13 single-family residences on this portion of the site. The applicant also requests that the County

Rezone the southern 7.9-acre portion of the project site from the A-2 General Agricultural District to a P-1 Planned Unit District and has submitted a Development Plan application for the P-1 District to allow development of 13 one- and two-story detached single-family residences on individual lots. The lots would range in size from 15,368 square feet to 27,827 square feet, with an average lot size of approximately 19,969 square feet. Attached ADUs would be included in 11 of the homes, while Parcels 7 and 8 would not include an ADU. The 7.9-acre southern portion would have a net development area of 6.65 acres (without street Parcels D and E) with a resultant net density of 1.95 residential units per acre, which would be within the 1-to-3 dwelling units per net acre density range that is permissible within the RL General Plan land use designation.

Parcel	Land Use	Size (Sq. Ft.)	(Acres)
1	Residential	21,352.00	0.49
2	Residential	20,234.00	0.46
3	Residential	18,516.00	0.43
4	Residential	18,276.00	0.42
5	Residential	17,064.00	0.39
6	Residential	19,247.00	0.44
7	Residential	22,039.00	0.51
8	Residential	16,448.00	0.38
9	Residential	27,827.00	0.64
10	Residential	27,090.00	0.62
11	Residential	19,281.00	0.44
12	Residential	15,368.00	0.35
13	Residential	16,861.00	0.39
A	Open Space	697,036.00	16.00
B	Landscaping	6,948.00	0.16
C	Landscaping	22,916.00	0.53
D	Street	44,431.00	1.02
E	Right-of-Way	10,454.00	0.24
Total		1,041,388.00	23.91

The applicant expects project construction phase to last a total of 32 months, including 14 months for grading, infrastructure installation, and building pads, and 18 months for construction of the proposed homes.

The 13 residential lots would have access onto Camino Pablo via a new access road terminating in a cul-de-sac. The cul-de-sac would have a sidewalk on the north/east side. The opposite side of the cul-de-sac would be lined with several stormwater bioretention and filtration planter strips. The cul-de-sac would form the fourth leg of the Camino Pablo / Tharp Drive intersection. Tharp Dive is a two-lane residential collector street that intersects with Camino Pablo and a number of local residential streets. Camino Pablo is a two-lane arterial street that travels northwest from the Camino Pablo / Tharp Drive intersection to connects to Canyon Road – Moraga Road, which is a two – to four-lane County-designated arterial road.

The project would utilize existing sewer main and water line infrastructure located within the Camino Pablo right-of-way maintained by the Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District respectively. The project would be required to apply to the Local Agency Formation Commission (LAFCO), and obtain approvals necessary for annexation into the CCCSD and EBMUD districts before service may be provided.

The residential lots would comprise 5.95 acres of the 7.9-acre gross development area, with the remaining acreage dedicated to the street right-of-way (1.26 acres) and common area landscaping (0.69 acres). The residential lots would have minimum 20-foot front yard setbacks, 15-foot rear yard setbacks, 10-foot side yard setbacks, and a minimum 25 feet aggregate side yard setback. The common area landscaping would provide visual buffers that would separate the homes from Camino Pablo. Parcel D would be the cul-de-sac, which would be dedicated to Contra Costa County. Parcel E consists of a 0.24-acre area adjacent to Camino Pablo, which would be dedicated to the Town of Moraga.

The location of the proposed homes on the southern portion of the site would preserve the higher elevations of the site and thereby would preserve the visually prominent hillside in the northern and eastern portions of the site and adjoining agricultural open space land to the east. Residential development would retain the natural features of the land to the extent feasible and most of the homes would be developed on split pads, thereby stepping the homes up or down the hillside, depending on their orientation. The homes have been horizontally massed to minimize view obstruction. The homes would be custom homes, each having a unique design, but all homes would be in a "Transitional" style of architecture that blends traditional forms, materials, and colors with modern exterior and interior elements. The residences would be designed to be energy efficient and constructed to meet the stringent fire resistance requirements for development in a Wildland/Urban Interface Zone.

Most of the homes would have two stories, while the homes on the southernmost lots (Parcels 7 and 8) would be one story. The homes would range in size from 3,463 square feet to 4,474 square feet, not including garages or porches. The ADUs would include all one-bedroom units with separate kitchen/living/dining areas, ranging in size from 920 square feet to 1,117 square feet.

The onsite hillside contours that characterize the local topography would be retained. Project grading would extend onto the adjoining property to the east and would slightly lower this hillside crest running along and outside the east side of the project parcel from approximately 705 feet to 702 feet. To stabilize the site, slide conditions that affect the southern portion of the site would be repaired. Although grading would entail cuts and fills totaling 59,600 cubic yards of soil, grading would be balanced on site, requiring no import or export of fill.

A 4-foothigh retaining wall would extend along the rear of the easternmost lots (Parcels 1 through 5). Additional retaining walls would be placed on some of the individual lots in order to accommodate the homes and yards. Retaining walls would also be placed on the west side of the project site. Exposed retaining walls would be landscaped with a variety of ornamental trees, shrubs, and grasses that are intended to obscure the walls upon maturity.

The project includes a connection to an existing storm drain system that currently collects runoff from the site and directs stormwater flow to Moraga Creek. The stormwater runoff from the site would be treated by bioretention basins and discharged into the proposed onsite storm drain system prior to entering the existing storm drain system. Parcel A would continue to discharge into an existing v-ditch, located adjacent to Camino Pablo that ties into the existing storm drain system.

As part of the project, Camino Pablo would be widened from Tharp Drive south to the southern end of the project site frontage. The existing right-of-way, which varies between roughly 46 feet and 59 feet, would be expanded to a 68-foot right-of-way. The existing 28-foot-wide roadway would be expanded to 36 feet and would include a curb and gutter on both sides. The existing curb and gutter on the west side of Camino Pablo would remain, while the existing 8-foot-wide sidewalk extending along the project site frontage would be replaced with a new, slightly

relocated 8-foot-wide sidewalk. The property owner intends to dedicate the additional right-of-way to the Town of Moraga.

9. Surrounding Land Uses and Setting:

The 23.9-acre project site is located on the east side of Camino Pablo and Sanders Ranch Road on agricultural land adjacent to suburban residential development to the south, west, and north. The Town of Moraga is west and north of Camino Pablo and Sanders Ranch Road. Immediately south of the project site is the Sky View Court subdivision in unincorporated Contra Costa County consisting of 15 single-family residences. Rancho Laguna Park, a Town of Moraga Park, is south of Sky View Court. Land further south and to the east is agricultural land in the A-2 General Agricultural District.

The project site is an undeveloped west-facing hillside that has been used for cattle grazing. There are no structures on the site. The site is characterized by undulating hillsides and knolls. Elevations range from about 554 feet on the southwestern edge of the site to about 742 feet on the eastern boundary. Existing slopes on the site are steep, in excess of 45-percent gradient in some locations. A ridge runs along the east side of the project site and separates the site from an adjoining cattle ranch.

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

Department of Conservation and Development, Building Inspection Division
Public Works Department
Moraga Orinda Fire District
Contra Costa Local Agency Formation Commission
Town of Moraga
Central Contra Costa Sanitary District
East Bay Municipal Utility 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 February 6, 2024, to the Confederated Villages of Lisjan Nation and the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria and/or the Villages of Lisjan Nation to either request or decline consultation in writing for this project. To date, no response has been received from either the Confederated Villages of Lisjan Nation or the Wilton Rancheria.

Previously, the Wilton Rancheria had requested consultation in response to a Notice of Opportunity for a different project that led to a meeting between staff and a representative of the Wilton Rancheria. At that meeting, a tentative agreement was reached between staff and the Wilton Rancheria that the Native American tribe will be notified of any discovery of cultural resources or human remains on a project site. Subsequently, the Native American Heritage Commission (NAHC) requested that pursuant to State law, the NAHC shall be notified of any discovery of human remains rather than the Native American tribe. Standard Contra Costa County Department of Conservation and Development, Community Development Division (CDD) Conditions of Approval – see Conditions of Approval Cultural Resources 1 and Cultural Resources 2 in Environmental Checklist Section 5 (Cultural Resources) – provide for notice to the California Native American tribes of any discovery of cultural resources and notice to the NAHC of any discovery of human remains on the site. Any future construction activity on the project site would be subject to CDD Conditions of Approval Cultural Resources 1 and Cultural Resources 2.

EBMUD
(67 RS 9)
APN: 258-300-005

CARR
2017-34756

HOOVER TRUST
2017-34755

MAZAIKA
16 PM 34
PARCEL C

9
McCAFFERY
-ZOCCHI

8
TRINGALE
-RIES

SUBD. 7174
383 M 11

7
ZHANG
-CUI

6
XU-LI

5
ROTEM

SADDLE / VALLEY 636 LF

DAYLIGHT

PARCEL A

SANDERS RANCH RD.

SANDERS RANCH HOA
PARCEL G
(275 M 26)
APN: 258-333-001

STREET PARCEL D

STREET PARCEL E

LANDSCAPE PARCEL C

LANDSCAPE PARCEL B

CAMINO PABLO

THARP DR.

SUBD. 3279
100 M 41

SUBD. 3279
100 M 41

100' 0' 50' 100' 200'
1 INCH = 100 FEET

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES		110
SADDLE/VALLEY LINE		
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX SS
STORM DRAIN LINE, MANHOLE, AND CATCH BASIN		
WATER LINE		W
EXISTING SLIDE AREA		
JURISDICTIONAL AREA		
PROPOSED RIGHT OF WAY DEDICATION		

Figure PD-1

Site Plan

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

dk 40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

GEOTECHNICAL & BIOLOGICAL FEATURES MAP

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-9 GEO & BIO-1360.DWG

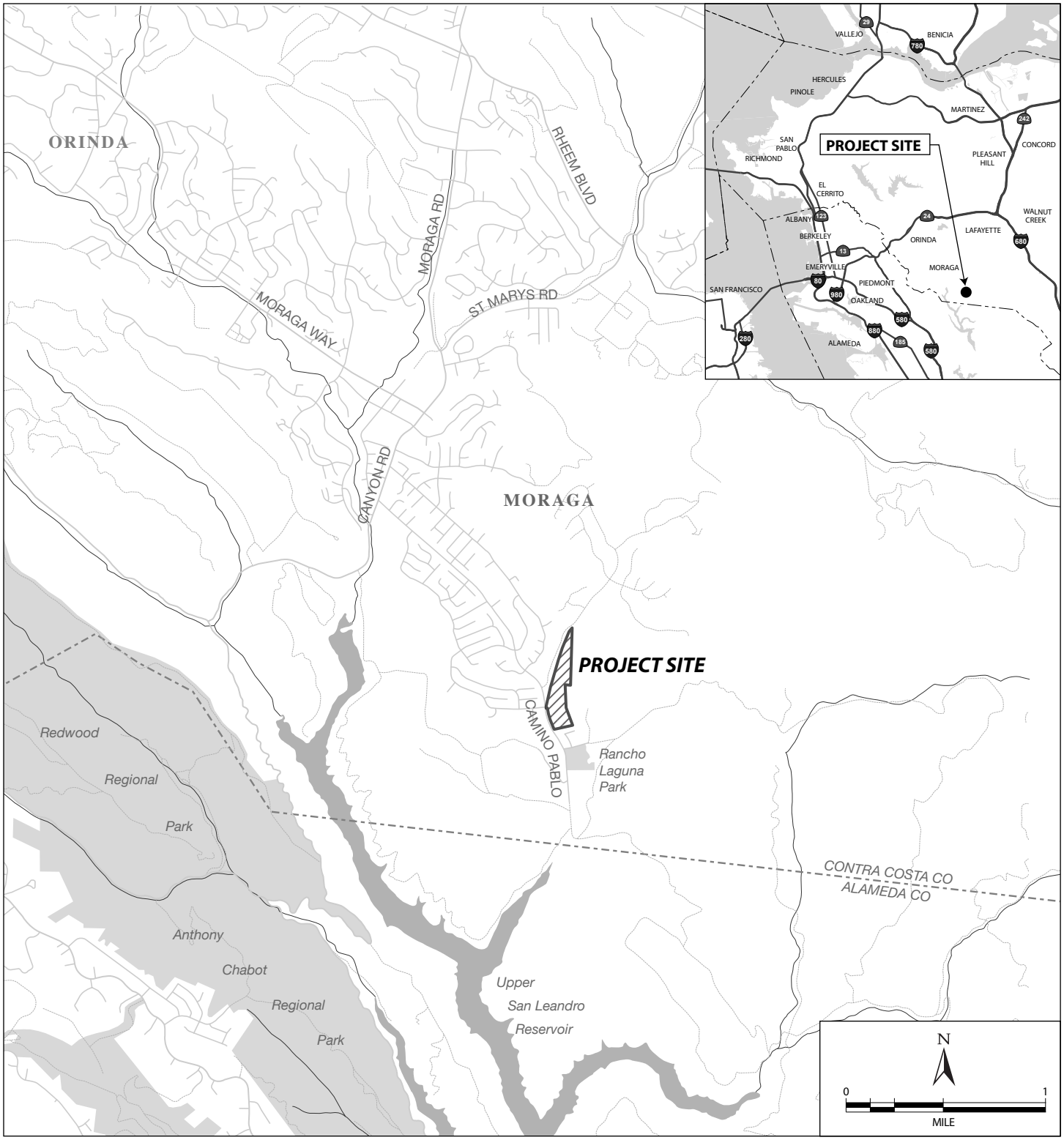


Figure PD-2

Project Location

Source: Douglas Herring & Associates, 2024.



Figure PD-3

Project Vicinity

Source: Douglas Herring & Associates, 2024.

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:

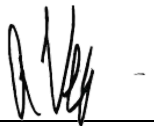
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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.



10/15/2025

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) **Less Than Significant Impact**: Figure 9-1 (Scenic Ridges & Waterways) of the General Plan Open Space Element identifies the major scenic resources in the County including scenic ridgeways east and southeast of the project site. Beginning at the project site and extending north and east, a series of large hillsides rises up from the Moraga valley floor, reaching elevations of over 1,000 feet in the site vicinity. These nearby hillsides block most views of the distant scenic ridgeways from available views west of Camino Pablo although views of the ridgeways to the southwest and limited views of distant ridgeways are available at the gap in the hillside in the vicinity of the intersection of Camino Pablo and Tharp Drive. Based on the applicant's photo-simulations of the project, when viewing the project from the intersection of Camino Pablo and Tharp Drive, project development would obscure the limited views of the ridgeways at the hillside gap; however, unobscured views of the ridgeways to the southwest would remain. Since the more significant views of the distant ridgelines would remain, the project would have less than significant impacts on a scenic vista.

b) **No Impact**: Figure 5-4 (Scenic Routes Map) of the General Plan Transportation and Circulation Element identifies State-designated scenic highways and scenic routes in Contra Costa County. As indicated on Figure 5-4, there are no scenic highways or scenic routes in the vicinity of the project site. Additionally, there are no existing buildings, trees, or rock outcroppings on the project site. Therefore, the project would have no impact on such scenic resources in the County.

c) **Less Than Significant Impact**: As described in Environmental Checklist Section 1.a above, a series of large hillsides on the project site and extending beyond the site to the north and east rises

up from the Moraga valley floor, reaching elevations of over 1,000 feet in the site vicinity Due to these heights, there are expansive views of the upper hillsides.

The project would alter existing views of the hillsides starting east of the intersection of Camino Pablo and Tharp Drive and extending southward to the existing site to Sky View Court. Offsite views of this southern portion of the project site, which comprises roughly 7.9 acres of the 23.9-acre site, currently consist of embankments covered by weedy grasses and areas of disturbed soil. The project would develop the lower elevations of the hillsides at this southern portion of the project site with residences on 13 lots with articulated massing that follow the contours of the onsite terrain contours. where the site elevation is lower, which serves to limit the visual impact of the development. Views of the hillsides above the residential development would remain. For example, roughly 40 feet of undeveloped hillside would rise directly behind the future residence on Lot 6, and about 75 feet of hillside would rise behind the residences on Lots 4 and 5. The residential lots and the two landscape parcels would be landscaped with ornamental trees and other landscaping consistent and compatible with that in the adjoining residential neighborhoods. The northern portion of the project site, which comprises 16 acres of the 23.9-acre site, would remain as open space, including the upper hillsides that are most visible from offsite locations.

The proposed development, including the new residences and associated landscaping on the southern portion of the project site, would be similar to and consistent with existing development in Moraga west of Camino Pablo, and with the Sky View Court subdivision to the south. Accordingly, the project's impact on the overall aesthetic quality of the project vicinity is less than significant.

d) **Less Than Significant Impact**: After construction, the 13 new single-family residences will introduce more light and glare in the area which may change the existing character of the area. Daytime views would be similar to views of existing residences on the west side of Camino Pablo and in the Sky View Court subdivision. Lighting of the homes, including yard and exterior house lights, and streetlights on the new cul-de-sac may affect nighttime views; however, the lighting would be similar to that of existing residential neighborhoods in Moraga west of Camino Pablo and in the Sky View Court subdivision. Accordingly, the impact on nighttime views would be less than significant.

Sources of Information:

- Contra Costa County 2005-2020 General Plan.
- https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed June 7, 2024.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.

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

- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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

SUMMARY:

a) **No Impact**: According to the *Contra Costa County Important Farmland 2020* map, published by the California Department of Conservation, the project site and its immediate surroundings consist of "Grazing Land". Given the lack of prime farmland, unique farmland, or farmland of statewide importance in the project vicinity, there is no potential for the project to result in impacts converting such lands to non-agricultural use. Therefore, the project would have no impact on such farmland.

b) **Less Than Significant Impact**: The project site is not under the existing Williamson Act contract. The site is in the A-2 General Agricultural District within the AL Agricultural Lands General Plan land use designation. Although single-family residential development is permitted on land in the A-2 District, the project proposes residential development on the 7.9-acre southern portion of the site at a density exceeding that permitted in the district. Thus, the proposed residential development is in conflict with the regulations of the A-2 District. Accordingly, the project includes Rezoning application to change the zoning of the 7.9-acre portion from the A-2 District to a Planned Unit (P-1) District and a General Plan Amendment (GPA) to redesignate the 7.9-acre portion from the current AL General Plan land use designation to the SL Single-Family Residential – Low Density designation. Final approval of the proposed project will be contingent upon Board of Supervisors approval of the proposed GPA and adoption of the Rezoning ordinance for the 7.9-acre southern portion of the site. The potential conflict with the A-2 District for the

residential component of the project would be addressed by the GPA and Rezoning actions by the County Board of Supervisors, and the project would have a less than significant impact due to a conflict with agricultural zoning.

c) **No Impact**: The project site is in the A-2 General Agricultural District. The immediate vicinity consists of lands having identical agricultural zoning, or within a single-family residential zoning district. The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526. Therefore, the project would have no impact on forest land or timber land.

d) **No Impact**: As discussed above, there are no forest lands on or near the project site.

e) **Less Than Significant With Mitigation**: The proposed project is the subdivision of the southern 7.9-acre portion of the 23.9-acre project site, and the subsequent construction of 13 single-family residences and 11 attached ADUs. Thus, the 7.9 acre portion would be converted from agricultural use to a non-agricultural use with the GPA and Rezoning applications. Contra Costa County adheres to a 65/35 Land Preservation Standard, which is a fundamental component of Measure C and Measure L, approved by Contra Costa County voters in 1990 and 2006 respectively. As described in the General Plan Land Use Element, the Land Preservation Standard limits urban development Countywide to no more than 35% of the land in the County, with the other 65% of all land in the County to be preserved for agriculture, open space, wetlands, parks, and other non-urban uses. This includes land in both incorporated cities/towns, as well as unincorporated areas of the County. Thus, Contra Costa County and other jurisdictions within the County must work cooperatively to limit the conversion of such lands, thereby ensuring that a minimum total of 60,000 acres of lands within the Urban Limit Line (ULL) remain under non-urban land use designations.

The General Plan Land Use Element emphasizes the interrelationship between the Urban Limit Line (ULL), the 65/35 Land Preservation Standard, and land use designations identified in the General Plan. According to General Plan Table 3-3, the initial ULL encompassed approximately 45.5 percent of the total County land area by acreage.

As of 2023, approximately 28% of the total countywide land area has been designated for urban uses. Thus, the proposed GPA to convert the 7.9-acre southern portion of the site from agricultural use to residential development poses no immediate threat to the County's compliance with the 65/35 Standard. However, approval of the project may induce further development pressure on nearby agricultural lands also located within the ULL, including the remaining 16 acres of the project site as well as the +16-acre remnants of the Carr Ranch property immediately east of the project site. The northern 16-acre portion of the project site offers direct contiguity with the 604-acre Carr Ranch protected watershed, that was recently acquired by the John Muir Land Trust and deeded to the East Bay Municipal Utility District for watershed management.

TABLE 3-3
CONTRA COSTA COUNTY
ESTIMATES OF URBAN LIMIT LINE
IN RELATION TO 65/35 LAND PRESERVATION STANDARD

	Acres[1]	
Total County Land Area (100 percent)		481,430
Minimum Non-urban Land (65 percent)		312,930
Maximum Potential Urban Land (35 percent)		168,500
Total Land Area Inside Urban Limit Line (ULL; 45.5 percent)		219,000
- Dedicated to Open Space Inside ULL	(43,150)	
- Dedicated to Agricultural Use Inside ULL	(26,720)	
General Plan Urban Uses Inside ULL (30 percent)		144,020
Maximum Potential Urban Conversion Acreage[2] (5 percent)		23,980

[1] Acreages are rounded to the nearest 10 acres.

[2] If GPAs were approved, this is the maximum amount of non-urban land inside the initial Urban Limit Line that could be converted to urban use.

As demonstrated in Table 3-3 above, in order to maintain compliance with the 65/35 Standard, substantial acreage within the ULL will be required to remain in non-urban use. Properties inside the ULL are governed by their General Plan land use designations. The fact that a property is located within the ULL does not guarantee or imply that it may be developed. Given the need to maintain substantial acreage of lands for non-urban use, the General Plan amendment component of the proposed project raises concerns from a public policy standpoint as it pertains to growth management and the long-term preservation of open space within the County. Therefore, **the redesignation of agricultural lands located within the ULL to allow for urban development is considered a potentially significant adverse environmental impact affecting the County's ability to maintain the 65/35 Land Preservation Standard**. Consequently, the applicant is required to implement the following mitigation measure.

> **Agricultural Resources 1**: A restricted development/scenic easement for the subdivision shall be established over the 16-acre open space Parcel A of the Vesting Tentative Map, requiring its preservation in perpetuity as open space. This will substantially limit the extent to which future conversion of agricultural lands could occur in the vicinity by providing permanent protection of open space land that comprises roughly 65% of the project site.

Implementation of this mitigation measure would reduce the impact on the conversion of agricultural land to non-agricultural use to a less than significant level.

Sources of Information

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

- California Department of Conservation, Division of Land Resource Protection, 2024. *Contra Costa County Important Farmland 2020.*
- Contra Costa County General Plan, 2005-2020.
- Contra Costa County Ordinance Code, Title 8. Zoning Ordinance.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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

SUMMARY:

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

The primary goals of the CAP are to protect public health and protect the climate. The CAP identifies a wide range of control measures intended to decrease both criteria pollutants and greenhouse gas (GHG) emissions. The BAAQMD does not provide a numerical threshold of significance for project-level consistency analysis with the CAP. A measure for determining whether the proposed project supports the primary goals of the CAP is if the project would not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the air quality plans. This measure is determined by comparing project emissions to the significance thresholds identified by the BAAQMD for construction- and

operation-related pollutants. These significance thresholds are discussed in Environmental Checklist Section 3.b below.

As discussed in Environmental Checklist Section 3.b, **if emissions control measures are not implemented, fugitive dust could be significant during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement mitigation measures Air Quality 1.**

Implementation of the Air Quality 1 would reduce the impact of fugitive dust during project construction to a less than significant level.

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

The BAAQMD 2023 CEQA Guidelines include screening criteria for purposes of identifying development projects for potentially significant air quality impacts. If a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts relating to criteria air pollutants and precursors, absent exclusionary conditions. 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 shown in the table above, the project represents a marginal percentage of the screening threshold. While nature and scale of the project are such that significant air quality impacts are generally not expected based on the BAAQMD screening criteria, the project involves extensive grading (±59,600 cubic yards (CY)), which warrants further air quality analysis. Based on quantified modeling of the project performed by RCH Group (*Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report,* July 19, 2024), the estimated resulting from the construction and operational phases of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under the CAP, as detailed further below.

Criteria air quality pollutants analyzed in the report include carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NO_x), particulate matter equal to or less than 10 micrometers in diameter (coarse particulates or PM_{10}), and particulate matter equal to or less than 2.5 micrometers in diameter (fine particulates or $PM_{2.5}$). Volatile organic compounds (VOCs) were also analyzed. Diesel particulate matter (DPM) is also a concern with regard to health risk.

Construction Emissions

The construction phase of the project is anticipated to take approximately 32 months, during which construction equipment in use on site would produce exhaust, potentially increasing criteria pollutant concentrations in the surrounding area. The RCH Air Quality Report includes modeling of the project to evaluate intermittent (short-term) construction emissions that occur from activities, such as site-grading, paving, and building construction using CalEEMod, Version 2022.1. The estimated short-term construction emissions attributable to the project are presented in the table below in comparison to the BAAQMD's significance thresholds for construction exhaust emissions.

TABLE AQ-1: Estimated Daily Construction Emissions (lbs/day)					
Emission Source	ROG	NOX	PM10	PM2.5	CO
Unmitigated Project	2.59	12.9	0.5	0.45	15.0
Mitigated Project	1.62	3.66	0.08	0.08	15.8
Significance Thresholds	54	54	82	54	--

As shown in Table AQ-1 above, the estimated project emissions would fall well below applicable significance thresholds for all criteria air pollutants. Therefore, the construction phase of the project would result in less than significant impacts resulting in a net increase for any criteria air pollutants. Table AQ-1 also includes estimated construction emissions for the project after implementing mitigation measures discussed below.

With respect to the estimated project emissions of fugitive dust (PM_{10} and $PM_{2.5}$) shown in Table AQ-1, the BAAQMD does not recommend a numerical threshold for fugitive dust particulate matter emissions. Instead, the BAAQMD bases the determination of significance for fugitive dust on considering the control measures to be implemented. If all appropriate emissions control measures are implemented for a project as recommended by the BAAQMD, then fugitive dust emissions during construction are not considered significant. However, **if emissions control measures are not implemented, fugitive dust could be significant during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measures.

Air Quality 1: The following dust control measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction:

- All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.
- All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All truck equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to sites located 100 feet of further from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch or gravel.
- The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The County and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation of the Air Quality 1 mitigation measures would reduce the impact of fugitive dust during project construction to a less than significant level.

Operational Emissions

The RCH Air Quality Report includes an estimate for operational emissions expected from the future habitation of the single-family residential development project. The estimates are based on CalEEMod and include emissions associated with motor vehicle use, space and water heating, and landscape maintenance emissions. The CalEEMod estimates for daily and annual operational emissions are shown in Tables AQ-2 and AQ-3, for which the project is below all applicable

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significance thresholds. Therefore, the operational phase of the project will have less than significant impact resulting in an increase in concentration for any criteria air pollutant.

TABLE AQ-2: Estimated Daily Operational Emissions (lbs/day)					
Condition	ROG	NOX	PM10	PM2.5	CO
Project (Summer)	2.29	0.52	1.42	0.37	6.64
Project (Winter)	2.19	0.6	1.42	0.37	5.36
Project (Maximum)	2.29	0.6	1.42	0.37	6.64
Significance Thresholds	54	54	82	54	--

TABLE AQ-3: Estimated Annual Operational Emissions (tons)					
	ROG	NOX	PM10	PM2.5	CO
Total Proposed Project	0.40	0.10	0.25	0.07	0.99
Significance Thresholds	10	10	15	10	--

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

Future habitation of single-family dwellings is not typically associated with the generation of criteria pollutants in any significant quantity. However, if approved, the construction phase of the project would involve extensive site grading activities, necessitating the use of heavy diesel-powered equipment. BAAQMD CEQA Guidelines state that 85% of the inhalation cancer risk from toxic air contaminants (TACs) is from diesel engine emissions. The RCH Air Quality Report includes a Health Risk Assessment (HRA) to evaluate the project's potential to produce emissions adversely affecting the health of nearby sensitive receptors. The HRA analyzes the incremental cancer risk to sensitive receptors in the project vicinity using emission rates (in lbs per hour) derived from the CalEEMod emissions model in order to provide a worst-case estimate of the increased exposure resulting from the project. The modeling data is used to characterize risk associated with the project in terms of the lifetime probability of developing cancer from exposure to exhaust emissions expressed as the chance in one million of getting cancer (i.e. number of cases among one million people exposed). According to modeling estimates, the operational phase of the project would not result in significant impacts to nearby sensitive receptors.

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For the construction phase of the project, it is expected that the maximum health impacts from the project would occur immediately south of the project, along Skyview Court, would result in a cancer risk of 20 per million for a residential child receptor (absent mitigation), where the

threshold of significance is 10 per million. The project would not exceed any other thresholds of significance. **As discussed in Environmental Checklist Section 3.b, absent mitigation, could present elevated risk to child receptors. Therefore, the applicant is required to implement mitigation measure Air Quality 1 to reduce such impacts to less than significant levels**. Implementation of the Air Quality 1 mitigation measures would reduce the health risk to child receptors due to fugitive dust during project construction and fugitive dust by 50 to 90 percent. In addition, implementation of BAAQMD construction Best Management Practices could further reduce exhaust emissions by 5 percent. Thus, in addition to Air Quality 1, the applicant is required to implement the following mitigation measures.

Air Quality 2: The following emissions measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction:

- Idling times shall be minimized either by shutting equipment off when not in use of reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low-VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.
- All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.

Implementation of the Air Quality 1 and Air Quality 2 mitigation measures would reduce the impact during project construction on sensitive receptors to a less than significant level.

d) **Less Than Significant Impact:** As stated in the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard. The ability to detect odors varies considerably among the populations and is subjective. The BAAQMD does not have a recommended odor threshold for construction activities. However, the BAAQMD recommends

operational screening criteria that are based on the distance between receptors and types of sources known to generate odors. For projects within the screening distances, the BAAQMD has the following threshold for project operations: An odor source with five or more confirmed complaints per year averaged over 3 years is considered to have a significant impact on receptors within the screening distance shown in Table AQ-4 below.

Two circumstances have the potential to cause odor impacts:

1. A source of odors is proposed to be located near existing or planned sensitive receptors, or

2. A sensitive receptor land use is proposed near an existing or planned source of odor.

Projects that would site an odor source or a receptor farther than the applicable screening distance, shown in Table AQ-4 below, would not likely result in a significant odor impact.

TABLE AQ-4: Odor Screening Distances

Land Use/Type of Operation	**Project Screening Distance**
Wastewater Treatment Plant	2 miles
Wastewater Pumping Facilities	1 mile
Sanitary Landfill	2 miles
Transfer Station	1 mile
Composting Facility	1 mile
Petroleum Refinery	2 miles
Asphalt Batch Plant	2 miles
Chemical Manufacturing	2 miles
Fiberglass Manufacturing	1 mile
Painting/Coating Operations	1 mile
Rendering Plant	2 miles
Coffee Roaster	1 mile
Food Processing Facility	1 mile
Confined Animal Facility/Feed Lot/Dairy	1 mile
Green Waste and Recycling Operations	1 mile
Metal Smelting Plans	2 miles

Source: Bay Area Air Quality Management District., 2012. *CEQA Guidelines*.

Project Construction

Diesel exhaust and ROGs would be emitted during construction of the project, which may be objectionable to some persons; however, emissions would disperse rapidly from the project site and would be short-term and intermittent in duration and frequency. Therefore, project

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

construction would not generate objectionable odors affecting a substantial number of people. As such, construction odor impacts would be less than significant.

Project Operation

Land uses typically associated with odors include wastewater treatment facilities, waste disposal facilities, agricultural operations, or other operations listed in Table AQ-4. The proposed residential project is not within the odor screening distances for a sewage treatment plant, refinery, or other odor producing sources. Therefore, odor impacts associated with the location of the proposed project would be less than significant.

Sources of Information

- *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report*, by RCH Group, July 19, 2024
- *Spare the Air, Cool the Climate, Final 2017 Clean Air Plan,* Bay Area Air Quality Management District, April 19, 2017.
- *CEQA Air Quality Guidelines,* Bay Area Air Quality Management District Updated April 20, 2022.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SUMMARY:

a) **Less Than Significant with Mitigation**: The project site was surveyed by various biological resources consulting firms in 2015, 2016, 2019, 2023, and 2024. In November 2023, Olberding Environmental, Inc. completed a biological resources assessment (BRA) for the proposed project including a field reconnaissance survey. In June 2024, Monk & Associates Environmental Consultants completed a peer review of the November 2023 Olberding BRA. In conducting its peer review, Monk completed a general field survey of the project site. The following discussion is based on the biological evaluations completed by Olberding and Monk.

Existing Habitat

The project site is dominated by non-native annual grassland vegetation, with a few small pockets of wetland areas, including two ephemeral drainages and two potential seasonal wetlands, as shown on Figure BIO-1. The first ephemeral drainage trends downward east to west and is located approximately 0.08 mile northeast of the Camino Pablo/Sanders Ranch Road intersection. The first potential seasonal wetland is located just south of this ephemeral drainage. The second ephemeral drainage also trends downward east to west and is located approximately 0.02 miles east of Camino Pablo near Millfield Place. The second potential seasonal wetland is located at the base of the second drainage along the Camino Pablo frontage. The wetland areas are discussed in more detail in Environmental Checklist Section 4-c.

As characterized by Olberding, the non-native annual grasses and forbs on the project site are primarily composed of wild oats (*Avena fatua*), Mediterranean linseed (*Bellardia trixago*), bull thistle (*Cirsium vulgare*), filaree (*Erodium spp.*), creeping wildrye (*Elymus triticoides*), Italian rye grass (*Festuca perennis*), and lupine (*Lupinus sp.*). As disclosed in the Olberding BRA, there is one area on the site where bedrock has been exposed after heavy rain caused the topsoil to move downhill. Due to the size and limited amount of exposed bedrock, this area is not considered to be a separate habitat.

Medium- to large-sized stands of native creeping wildrye are scattered throughout the grassland, and other native species found within this habitat include lupines. Although there are no suitable nesting trees within the site, there are several large trees and shrubs, including coast live oak (*Quercus agrifolia*), deodar cedar (*Cedrus deodara*), coyote brush (*Baccharis pilularis*), and

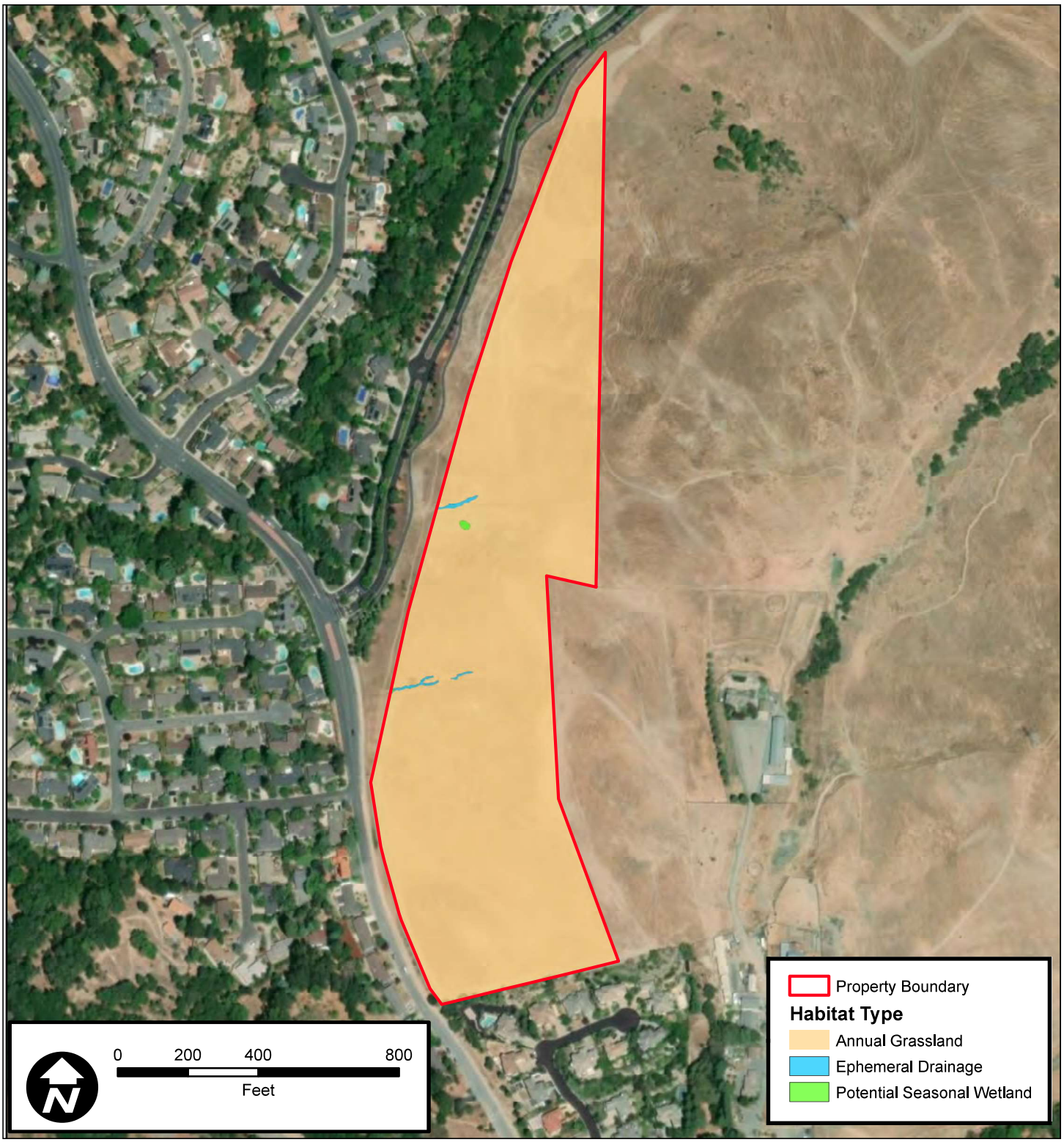


Figure BIO-1

Existing Plant Communities and Wetlands on the Project Site

Source: Olberding Environmental

Himalayan blackberry (*Rubus armeniacus*), located offsite along the southern border of the property that overhang onto the site.

The non-native annual grassland habitat, which comprises most of the 23.9-acre project site, is almost entirely void of shrubs, with the exception of one Chinese firethorn (*Pyracantha crenatoserrata*). The grassland vegetation throughout the property was fairly short at the time of the Olberding field survey in November 2023, likely due to long-term grazing associated with the project site's use as cattle rangeland. Dominant grass and forb species observed in the grassland on the site during the June 2024 Monk field survey are non-native species including soft chess (*Bromus hordeaceus*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), Italian rye grass (*Festuca perennis*), bristly ox-tongue (*Helminthotheca echioides*), slender wild oat (*Avena barbata*), and thistles (*Cirsium vulgare* and *Carduus pycnocephalus* ssp. *pycnocephalus*). Native species also occur in this plant community; however, their total percent cover is much lower than the non-native species. Native species found in non-native annual grasslands within the project site include beardless wildrye (*Elymus triticoides*) and bicolored lupine (*Lupinus bicolor*). The dominant plant species Monk observed onsite within each habitat type are consistent with those listed in the Olberding BRA.

Due to the low height of existing onsite vegetation and the lack of trees and shrubs, there is no nesting habitat for most birds, including raptors; however, the annual grassland habitat provides limited foraging opportunities for avian species. Avian species observed during the November 2023 Olberding field survey include California scrub jay (*Aphelocoma californica),* turkey vulture (*Cathartes aura*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), house finch (*Haemorhous mexicanus),* dark-eyed junco (*Junco hyemalis),* acorn woodpecker (*Melanerpes formicivorus),* yellow-rumped warbler (*Setophaga coronata)*, great blue heron (*Ardea Herodias*), and white-crowned sparrow (*Zonotrichia leucophrys*).

The red-tailed hawk (*Buteo jamaicensis*) was the only raptor species observed during the survey; however, the grassland habit could be utilized for foraging by other raptor species. Olberding identified eight bird species to have a moderate to high potential to utilize the site for foraging. The red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), and white-tailed kite (*Elanus leucurus*) have a high potential to occur in a foraging capacity. Cooper's hawk (*Accipiter cooperii*), golden eagle (*Aquila chrysaetos*), American peregrine falcon (*Falco peregrinus anatum*), and loggerhead shrike (*Lanius ludovicianus*) have a moderate potential to forage on the site.

Non-raptor species were also observed foraging throughout the grassland habitat during the survey including one great blue heron, two common ravens, and approximately 15 white crowned sparrows. Due to the lack of ground squirrel burrows on the site and no known occurrences of burrowing owl *(Athene cunicularia*) within a 5-mile radius of the site, this species is assumed unlikely to occur.

Although there are no suitable nesting trees on the project site, there are several large offsite trees adjacent to the southern border of the site that could be utilized as nesting sites, including deodar cedar, coast live oak, and several ornamental trees. Additionally, the coyote brush and Himalayan blackberry located offsite along the southern boundary offer potential nesting habitat for small passerine species.

Olberding found two ephemeral drainages on the site. They trend from east to west across the property through heavily eroded gullies with incised channels. Both drainages empty into a network of concrete V-ditches located on the western site boundary that flow into an offsite storm drain system. The southernmost drainage flows westward from the center of the site and contains a single arroyo willow tree (*Salix lasiolepis*). The northern drainage also flows westward from the center of the site until it is interrupted by a concrete V-ditch. A potential seasonal wetland is located just south of this drainage that appears to be fed by a leaking pipe/seep. A second potential seasonal wetland is found at the base of the southern ephemeral drainage. Both potential wetlands contained saturated soils at the time of the Olberding field survey, which occurred following a rain storm. One of the potential wetland features contained small pools of water created by cattle hoof shear. contained saturated soils at the time of the survey. One of the potential wetland features contained small pools of water created by cattle hoof shear.

The vegetation within these features was consistent with the surrounding grasslands, but several hydrophytic species such as toad rush (*Juncus bufonicus*) and curly dock (*Rumex crispus*) were also observed. Although no project-related disturbance is proposed in close proximity to these features, were such disturbance to occur, a jurisdictional delineation by the U. S. Army Corps of Engineers would be required. Based on the proposed grading plan, grading would not be expected to come within less than 50 feet of the southern potential seasonal wetland.

Special Status Species

Special-status species are plants and animals that are legally protected under the California and Federal Endangered Species Acts (CESA and FESA, respectively) or other regulations, and species that are considered rare by the scientific community (for example, the California Native Plant Society (CNPS)). Special-status plant species include species listed as Rare, Threatened, or Endangered by the U.S. Fish and Wildlife Service (USFWS) or by the California Department of Fish and Wildlife (CDFW). Federal Proposed and Candidate species are also considered special-status species. Special-status species also include species listed on List 1A, List 1B, or List 2 of the CNPS Inventory of Rare and Endangered Plants of California. All species in the above categories fall under State regulatory authority under the provisions of CEQA and may also fall under federal regulatory authority. Plant species included on List 3 (Plants About Which We Need More Information—A Review List) or List 4 (Plants of Limited Distribution—A Watch List) of the CNPS Inventory are also considered special-status species, but these species are considered to

be of lower sensitivity and generally do not fall under specific State or federal regulatory authority, and impacts on List 3 and List 4 species are not generally treated as significant effects requiring mitigation.

If a proposed project may jeopardize a listed species, Section 7 of the federal Endangered Species Act (ESA) requires consideration of those species through formal consultations with the USFWS. Federal Proposed species are species for which a proposed listing as Threatened or Endangered under the ESA has been published in the Federal Register. If a proposed Property may jeopardize proposed species, Section 7 of the ESA affords consideration of those species through informal conferences with USFWS.

Olberding reviewed CDFW's California Natural Diversity Database (CNDDB) to identify recorded occurrences of special-status animal and plant species within 5 miles of the project site. Special-status species reports were accessed by searching the CNDDB database for the Las Trampas Ridge, Walnut Creek, Clayton, Diablo, Dublin, Hayward, San Leandro, Oakland East, and Briones Valley USGS 7.5-minute quadrangles which surround the project site. The CNDDB search results are mapped on Figures BIO-2 and BIO-3 for plant and wildlife species, respectively.

Special Status Plants: The special-status plant species identified by the CNDDB as potentially occurring on the project site are known to grow only within specific habitat types. The specific habitats or "micro-climate" necessary for many of the plant species to occur are not found within the boundaries of the project site. The habitats necessary for the CNDDB reported plant species consist of valley and foothill grassland, cismontane woodlands, chaparral, playas, chenopod scrub, adobe clay soils, alkaline soils, serpentine soils, sandy soils, gravelly soils, coastal prairie, coastal scrub, coastal dunes, coastal bluff scrub, coastal salt marsh, vernal pools, seeps, meadows and sinks, marshes or swamps, riparian woodlands, on slopes near drainages, closed cone coniferous forest, north coast coniferous forest, redwood forest, lower montane coniferous forest, and broad-leafed upland forest.

Although the CNDDB search identified many special-status plant species that occur in the region, only three species have the potential to occur on the project site, based on available habitat; the bent-flowered fiddleneck (*Amsinckia lunaris*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), and diablo helianthella (*Helianthella castanea*). None of these species were identified on the site during the November 2023 Olberding field survey. Additionally, Monk did not observe any of these species during their June 2024 survey, which occurred during the blooming period (all three species bloom from April to June). Further, the disturbed nature of the onsite non-native annual grassland habitat due to heavy grazing likely discourages propagation of these species (or any rare plants). Based on the fact that these species have not been observed on site, it suggests that these species have a low potential to occur on the project site. The three special status plant species are discussed below.

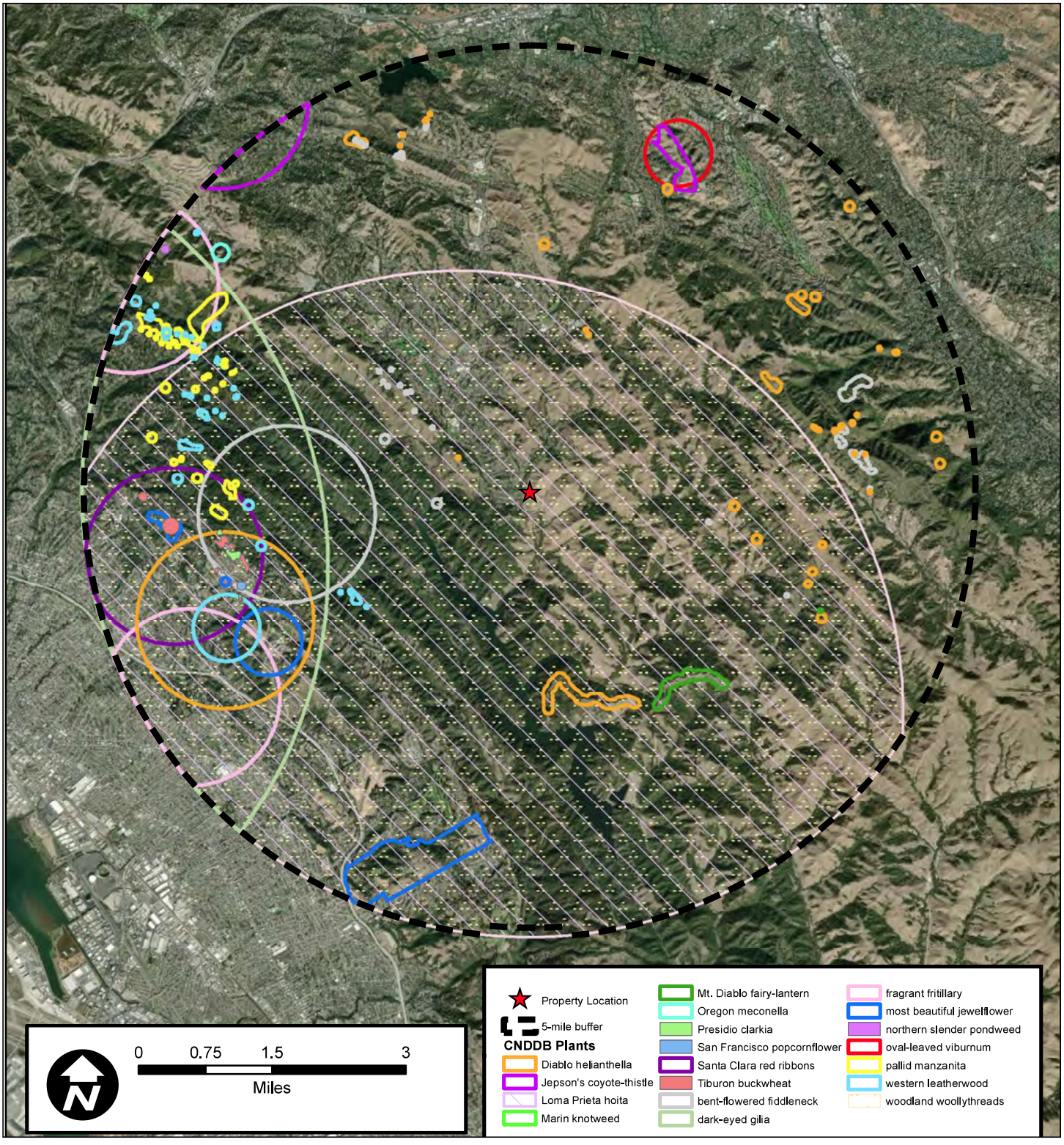


Figure BIO-2

CNDDB Search Results for Plants

Source: Olberding Environmental

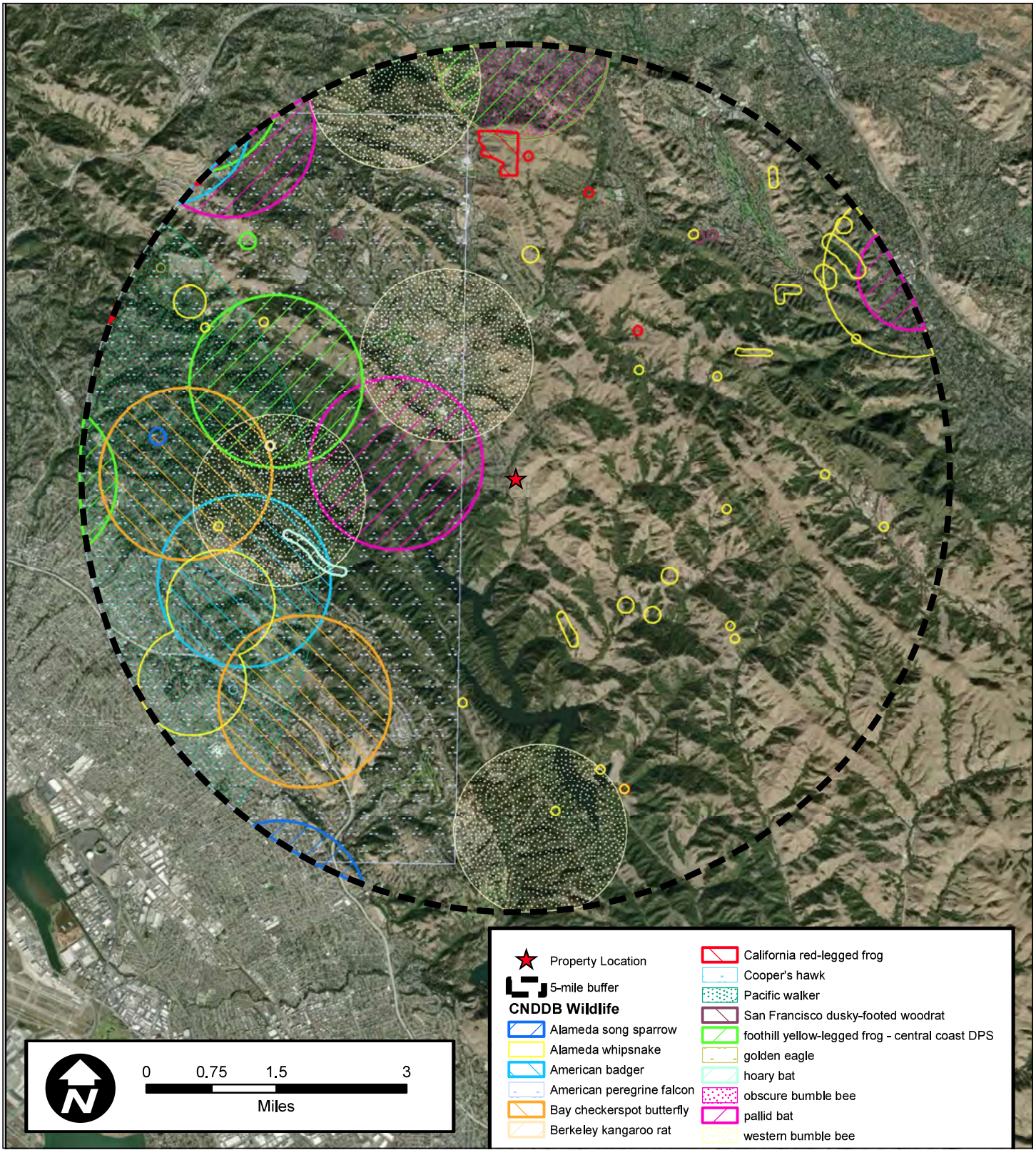


Figure BIO-3

CNDDB Search Results for Wildlife

Source: Olberding Environmental

- **Bent-flowered fiddleneck** is an annual of the family *Boraginaceae*. The inflorescence is spikelike and coiled at the tip with multiple small orange flowers. It is distributed throughout the inner north coast ranges of California, in the west Central Valley, and the San Francisco Bay Area at elevations ranging from 10 to 1,640 feet. Habitat consists of coastal bluff scrub, cismontane woodlands, and valley and foothill grasslands. The blooming period is between March and June. The closest known occurrence of this species was recorded in 2010 approximately 1 mile west of the project, near the Upper San Leandro Reservoir. Moderately suitable habitat for bent-flowered fiddleneck exists within the open grassland habitat of the project site.

- **Mount Diablo fairy-lantern** is a spring-blooming perennial bulbiferous herb that is in flower between April and June. This species exhibits light yellow globe-shaped flowers that turn down as if nodding. The plant grows to approximately 18 inches tall and has between one to several flowers on the stem, with long, narrow, pointed leaves. This species is found among chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland, and is found at elevations ranging from 100 to 2,755 feet. The closest recorded occurrence is more than 2.5 miles southeast of the project site, near San Leandro Reservoir. There is a moderate potential for this species to occur within the annual grassland habitat on the project site.

- **Diablo helianthella** is a perennial herb that exhibits yellow sunflowers that bloom between March and June at elevations of 195 to 4,265 feet. The plant grows up to 2 feet in height, with simple broad leaves that are attached at the base of the stem. The Diablo helianthella usually grows in rocky soils among broad-leafed upland forest, chaparral, cismontane woodland, coastal Diablo helianthella within a 5-mile radius of the project site, with the closest occurring about 2 miles south of the site, east of Upper San Leandro Reservoir. There is a moderate potential for this species to occur in the annual grassland habitat on the project site, as well as within the small outcrop of rocks exposed after extensive rain events caused the soil to erode. scrub, riparian woodland, and valley and foothill grasslands. The CNDDB listed 21 occurrences of Diablo helianthella within a 5-mile radius of the project site, with the closest occurring about 2 miles south of the site, east of Upper San Leandro Reservoir. There is a moderate potential for this species to occur in the annual grassland habitat on the project site, as well as within the small outcrop of rocks exposed after extensive rain events caused the soil to erode.

Although no special-status plant species were observed on the site during the Olberding field survey in November 2023 or the Monk survey in June 2024, as noted above, the project site provides potentially suitable habitat for bent-flowered fiddleneck, Mt. Diablo fairy lantern, and Diablo helianthella. Despite the low potential for the occurrence of these special status plant species on site, the presence cannot be definitively ruled out. **If any of the special status plant species are present, construction activities could result in the loss of the special-status**

species, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement the following mitigation measures:

> **Biological Resources 1:** Prior to issuance of a grading permit, special-status plant surveys shall be conducted for the bent-flowered fiddleneck (*Amsinckia lunaris*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), and Diablo helianthella (*Helianthella castanea*). The plant surveys shall be conducted during the March through June blooming period in which the species are most identifiable. These surveys shall be conducted in compliance with all survey guidelines published by the California Department of Fish and Wildlife (CDFW, 2018), U.S. Fish and Wildlife Service (USFWS, 2011), and California Native Plant Society (CNPS. 2001). If the survey finds any of the listed special-status plant species on the project site, the applicant shall consult with the USFWS and/or CDFW, as appropriate, to develop an approved mitigation plan to ensure that potential impacts to the identified species are less than significant. The applicant shall fully implement the mitigation plan prior to initiation of any project construction activity.

Implementation of these mitigation measures would reduce construction period impacts on special-status plant species to a less than significant level.

Special Status Wildlife: The special-status wildlife species—including birds, amphibians, reptiles, insects, fish, and mammals—identified by the CNDDB as potentially occurring on the project site are associated with one or more of the three habitat types occurring on the site: non-native annual grassland, potential seasonal wetland, and ephemeral drainage.

Birds: Olberding identified the following special-status bird species that have potential for occurring on the project site.

- **Golden Eagle** is a raptor protected by the Migratory Bird Treaty Act as well as the 1940 Bald and Golden Eagle Protection Act. Under the Bald and Golden Eagle Protection Act, it is a violation to "...take, possess, sell, purchase, or barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, golden eagle, alive or dead, or any part, nest, or egg thereof..." Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, and disturb.

  Golden eagles have dark brown plumage overall, with some white at the base of the tail, and golden-to-blonde feathers on the nape of the neck. The bill and talons are black and the cere (soft membrane that covers the nostrils) and feet are yellow. Immature birds have a broad, white tail band with a black edge and large white patches on the undersides of the wings at the base of the primary feathers. Adult males weigh 9 pounds, while adult

females weigh 12.5 pounds. Masters of soaring, golden eagles can reach speeds up to 200 miles per hour (mph) with their 6.5- to 7.5-foot wingspans.

The golden eagle is typically found in grasslands, intermittent forested habitat, woodland brushlands, arid deserts, and canyonlands. They are often found in open country in the vicinity of hills, cliffs, and bluffs. Golden Eagles nest in high densities in open and semi-open habitat but also may nest at lower densities in coniferous habitat when open space is available, (e.g. fire breaks, clear-cuts, burned areas, pasture-land, etc.). Golden Eagles avoid nesting near urban habitat and do not generally nest in densely forested habitat. The nearest CNDDB record of this species is more than 4.5 miles northwest of the project site, in Robert Sibley Volcanic Regional Preserve. There are no large trees on the project site to support nesting; however, the vast grassland offers suitable foraging habitat for this species, which has a moderate potential to occur on the site in a foraging capacity only.

- **White-Tailed Kite** is fully protected by CDFW. It is a falcon shaped raptor with a long white tail and black patches on the shoulders that are highly visible while the bird is flying or perching. White-tailed kites forage in annual grasslands, farmlands, orchards, chaparral, and at the edges of marshes and meadows. They are found nesting in trees and shrubs such as willows, California sycamore, and coast live oak often near marshes, lakes, rivers, or ponds. This raptor often hovers while inspecting the ground below for prey. The white-tailed kite eats small mammals as well as some birds, lizards, and insects. Annual grasslands are considered good foraging habitat for white-tailed kites, which will forage in human-impacted areas. Although there are no CNDDB records of the bird in the project vicinity and no large trees on the site that could provide suitable nesting habitat, due to the good foraging opportunities provided by the site, there is high potential for the white-tailed kite to forage on the site.

- **Cooper's Hawk** Is a State-protected medium- to large-size raptor, with an average wingspan of 28 to 34 inches. They are distinctive for the black and white horizontal banding on the elongated tail and blue-gray head, back, and upper wings. Additional markings include rusty red horizontal barring on a white breast, a large square head, and long yellow legs and feet. The nearest CNDDB-listed occurrence was approximately 4 miles southwest of the project site, along Urban Chimes Creek in Oakland. Olberding states that while Cooper's hawks generally nest in riparian trees, the small arroyo willow on the project site is not large enough to support a raptor nest and there are no other large trees present within the site that could offer suitable nesting habitat. However, Cooper's hawk has high potential to forage within the grassland habitat on the site.

- **American Peregrine Falcon** has been delisted by the USFWS but is fully protected by CDFW. The American peregrine falcon is a wide-bodied raptor with a dark, nearly black head resembling a hood. It has a steel blue back and tail, pale to white breast and

underwings, and small black horizontal bars on belly, legs, underwings, and undertail. The peregrine falcon sports black mustache markings and yellow base of bill, eye rings, legs, and feet. This species forages on the wing, catching prey in the air or on the ground.

Peregrine falcons do not build their own nests; they lay their eggs in scrapes, or small depressions, which they make in the soil or gravel of a cliff ledge. Sometimes, they use abandoned stick nests that had been built in trees by other species. Recently, peregrine falcons utilized nests on ledges of tall buildings and bridges within urban environments. The breeding season in California generally starts around late-February and early-March and concludes between May and June. They are typically found in open terrain including farmland, marshes, and even urban environments. The CNDDB listed one occurrence of American peregrine falcon approximately one-half mile west of the project site, nesting in an urban structure. Olberding states there are no large trees present within the site that could offer suitable nesting habitat for this species, but foraging opportunities occur throughout the grassland habitat on the site, and the American peregrine falcon has moderate potential to occur on the site in a foraging capacity only.

- **Loggerhead Shrike** is a California Species of Special Concern. The loggerhead shrike is a black and white perching bird with a black face mask that extends over the bill. It is a common resident and winter visitor in lowlands and foothills throughout California, and prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches. The loggerhead shrike builds nests on stable branches in densely foliaged shrubs or trees, usually well-concealed. In California, this species lays eggs from March into May, and the fledglings become independent in July or August. Highest density occurs in open canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, pinyon-juniper, juniper, desert riparian, and Joshua tree habitats. The species occurs only rarely in heavily urbanized areas, but is often found in open cropland and on lands grazed by cattle that are fenced with barb wire. This species hunts large insects, small rodents, and even small birds. Loggerhead shrikes are known for their habit of impaling their food on thorns or barb wire for future consumption. The range and habitat for the loggerhead shrike has steadily shrunk due to human development within grasslands. There are no CNDDB records of the loggerhead shrike occurring within a 5-mile radius of the project site. While there are no thickets or shrubs within the site that could offer potentially suitable nesting habitat, foraging opportunities occur across the site within the grassland, and the loggerhead shrike has moderate potential to occur on the site in a foraging capacity.

- **Burrowing Owl** is a California Species of Special Concern that is a ground-dwelling member of the owl family. Burrowing owls are small brown to tan colored birds with bold spots and barring. Burrowing owls generally require open annual grassland habitats with low vegetative cover in which to nest, but can be found on abandoned lots, roads, airports,

and other urban areas. Burrowing owls generally use California ground squirrel holes for their nesting burrow, but are also known to use other mammal burrows, pipes, or other debris for nesting purposes. They often nest in loose colonies about 100 yards apart. The breeding season for burrowing owls occurs from March through August. They lay three to twelve eggs from mid-May to early June. The female incubates the clutch for about 28 days, while the male provides her with food. The owlets begin appearing at the burrow's entrance two weeks after hatching and leave the nest to hunt for insects on their own after about 45 days. The owlets can fly well at six weeks old. There are no CNDDB records of the burrowing owl within 5 miles of the project site. During the November 2023 Olberding field survey, the vegetation height was low throughout the site, which burrowing owl characteristically prefer. Although small rodent burrows were observed on the southern portion of the project site, they are not large enough to be used by Burrowing Owls. Thus, considering that there are no suitable burrows or surrogate burrows within or adjacent to the site that could provide nesting or refuge habitat for burrowing owl, and that there were no ground squirrels or small mammals present during the survey that could provide these burrows, Olberding concluded that the burrowing owl has low potential to occur on the project site and is unlikely to be present.

In addition to the raptor species listed above, other raptor species including the red-tailed hawk, red-shouldered hawk, and American kestrel, are protected under the Migratory Bird Treaty Act and have a high potential to occur on the site in a foraging capacity. These are common species that are not tracked by the CNDDB.

Although many of the special-status bird species described above have a moderate to high potential for occurring on the project site, only the southern 7.9-acre portion of the 23.9-acre project site would be developed. Moreover, the site is adjacent to open space cattle-grazing and watershed lands to the east and approximately 0.4 mile from the 604-acre Carr Ranch protected watershed, 4 miles from the 260-acre Mulholland Ridge Open Space Preserve, and 5.8 miles from the 1,830-acre Redwood Regional Park. Thus, although the project would reduce available foraging areas on the site, substantial foraging areas would remain in the immediate vicinity and the surrounding area. Accordingly, the project would have less than significant impacts on foraging special-status bird species.

Amphibians: Olberding identified the following special-status amphibian species that have a potential for occurring on the project site.

- **California Tiger Salamander** (CTS) (*Ambystoma californiense*) is listed as Threatened by both the USFWS and CDFW, and the Sonoma County and Santa Barbara County populations are federally Endangered. This species is endemic to the San Joaquin-Sacramento River valleys, bordering foothills, and coastal valleys of Central California. They inhabit primarily annual grasslands and open woodlands of the foothills and valleys.

Adult CTS inhabit rolling grassland and oak savannah. Adults spend most of the year in subterranean retreats such as rodent burrows but may be found on the surface during dispersal to and from breeding sites. CTS require the following habitat conditions: (1) standing bodies of fresh water, like ponds, vernal pools, and other ephemeral or permanent water bodies for breeding; (2) these bodies of water must hold water for a minimum of 12 weeks to support larvae development; and (3) access to upland habitat which contains small mammal burrows, typically from ground squirrels (*Spermophilus beecheyi)* or pocket gophers (*Thommomys bottae)*, to utilize as shelter and protection from predators and desiccation during nonbreeding periods. The preferred breeding sites are vernal pools and other temporary ponds. However, CTS may use permanent manmade ponds as breeding habitat. CTS adults begin migrating to ponds after the first heavy rains of fall and can be found in or around the breeding ponds during and after winter rainstorm events. In extremely dry years, CTS may not reproduce. CTS also require temporary ponding in vernal pools or man-made ponds as well as rodent burrows during their non-breeding stage.

After mating, females lay several small clusters of eggs, which contain from one to over 100 eggs. The eggs are deposited on both emergent and submerged vegetation, as well as submerged detritus. A minimum of ten weeks is required to complete larval development through metamorphosis, at which time the larvae will normally weigh about 10 grams. Larvae remaining in pools for a longer time period can grow to much larger sizes. Upon metamorphosis, juvenile CTS migrate in large masses at night from the drying breeding sites to refuge sites. Prior to this migration, the juveniles spend anywhere from a few hours to a few days near the pond margin. Adult CTS are largely opportunistic feeders, preying upon arthropod and annelid species that occur in burrow systems, as well as aquatic invertebrates found within seasonal pools. The larvae feed on aquatic invertebrates and insects, showing a distinct preference for larvae of the Pacific tree frog.

Olberding states that there are no seasonal pond, wetland, or channel features on the project site that hold water long enough to provide suitable habitat to support CTS aquatic breeding and non-breeding habitat; the seasonal wetlands and drainages on the property are ephemeral and only hold a few inches of standing water within small ruts created by cattle hoof shear. Therefore, suitable aquatic breeding and non-breeding habitat is absent from the site. There are no CNDDB listings of California tiger-salamander within 5 miles of the site. Although there are two stock ponds within dispersal distance (1.5 miles) for CTS, the lack of suitable upland refugia would deter CTS from utilizing the project site in an upland capacity, as it exposes them to predators and desiccation. Based on site conditions and the lack of nearby occurrences, CTS does not have the potential to occur on the project site.

- **California Red-Legged Frog** (CRLF) (*Rana draytonii*) is a federally Threatened species and a California Species of Special Concern. On April 13, 2006, USFWS designated 450,288 acres of critical habitat for the CRLF under the ESA. A new ruling by the USFWS on March 17, 2010, revised the designation of critical habitat for CRLF (75 FR 12815 12959), designating a total of approximately 1,636,609 acres of critical habitat in 27 California counties; this rule became effective on April 16, 2010.

  The CRLF is a rather large frog, measuring 1-. to 5 inches in length. They are reddish-brown to gray in color, with dorsolateral folds and many poorly defined dark specks and blotches. The underside of the CRLF is washed with red on the lower abdomen and hind legs. The CRLF has a dark mask bordered by a light stripe on the jaw, smooth eardrums, and not fully webbed toes. The male has enlarged forearms and swollen thumbs. Its vocals consist of a series of weak throaty notes, rather harsh, and lasting 2 to 3 seconds. Breeding occurs from December to March with egg masses laid in permanent bodies of water.

  The CRLF predominately inhabits permanent fresh water sources such as streams, lakes, marshes, natural and manmade ponds, and drainages in valley bottoms and foothills. It also uses uplands near aquatic habitat for foraging, shelter, and dispersal to neighboring aquatic habitat up to 1.7 miles. This species is currently widespread in the nine-county San Francisco Bay area and is abundant along the Pacific Coast north of Ventura County up to Mendocino County. Isolated populations exist in the Sierra Nevada range and in Los Angeles, Ventura, and San Diego Counties.

  CNDDB listed seven occurrences of the CRLF occurring within 5 miles of the project site. A majority of these occurrences are located between 4 and 5 miles north and/or east of the site, with the closest occurring approximately 2.2 miles northeast of the site in a pond surrounded by annual grassland. This occurrence was accidentally found during a newt (*Triturus* sp.) survey in 2022. The lack of nearby CNDDB occurrences may be due to the remote nature of the area surrounding the project site or the inability to survey potential habitats on private lands and does not necessarily reflect the absence of this species in the general area.

  CRLF require: (1) standing bodies of fresh water for aquatic breeding habitat; (2) non-breeding freshwater and wetted riparian habitat that provide shelter, forage, predator avoidance, and aquatic dispersal; (3) upland habitat such as grassland or woodland adjacent to or surrounding breeding and non-breeding aquatic and riparian habitat—up to a distance of 1 mile—that contain structural features and small mammal burrows that provide shelter and protection; and (4) accessible upland or riparian dispersal habitat within designated habitat units and between occupied locations within a minimum of 1 mile of each other. There are no seasonal ponds, wetlands, or riparian features within the project site that hold water long enough to provide suitable habitat to support CRLF

aquatic breeding and non-breeding habitat; the seasonal wetlands and drainages on the site are ephemeral and only hold a few inches of standing water within small ruts created by cattle hoof shear. Therefore, suitable aquatic breeding and non-breeding habitat is absent from the project site.

However, the property does contain grassland habitat that could provide suitable dispersal habitat. Moraga Creek (a.k.a. Rimer Creek) is located approximately 0.05 miles west of the northern portion of the site, across Sander's Ranch Road, and King Canyon Creek is approximately 0.07-mile east of the southern portion of the site. Additionally, there are two stock ponds within the vicinity of the property, just off Knoll Drive; the first is approximately 0.38 miles east of the site, and the second is approximately 0.5 miles east.

Suitable grassland habitat includes at least a few observed small mammal burrows that may provide suitable upland refugia habitat on site. However, there are several barriers to movement of this species surrounding the project site on all sides, greatly reducing the chance that this species would disperse onto the project site. Adjacent to the west of the project site are Camino Pablo and Sanders Ranch Road, well used paved roads that prevent overland movement of this species. The project site is bordered on the west, north, and south sides by high-density residential development that also prevents overland movement onto the project site by CRLF. There is a storm drain just west of the project site that receives runoff from the concrete V-ditches that run along the west end of the property and collect stormwater after large storms from the west end of the southern ephemeral drainage. This storm drain is most likely connected underground to Moraga Creek and could conceivably provide access to the project site for CRLF dispersing from the west. However, Olberding believes it is highly unlikely that a CRLF would travel through this storm drain system, up through the storm drain, through the unvegetated concrete V-ditches and onto the project site which lacks any suitable aquatic habitat for this species and contains only a few small mammal burrows at its southern end.

The area to the east of the project site is to open space cattle-grazing and watershed lands and the two stock ponds that may provide suitable aquatic habitat for CRLF. However, directly to the east of the project site, between the project site, King Canyon Creek, and the nearby stock ponds, is a steep hill roughly 700 feet high in elevation, a cattle corral at the base of that hill, and another even steeper hill roughly 800 feet high in elevation further to the east. King Canyon Creek and the nearest stock pond are at the eastern base of that 800 feet high hill. Therefore, CRLF dispersing to the project site from the east would need to travel up two steep hills, over two ridges between 700 and 800 feet high to the project site that contains no suitable aquatic habitat to attract them. Based on the foregoing, both Olberding and Monk have concluded that there is a very low to moderate potential for CRLF to occur onsite, in a dispersal capacity only. Nevertheless, because the CRLF may use the site as a dispersal corridor between the creeks and ponds that surround the

property, **project construction activities could disturb the CRLF, interfere with their migration, and/or result in the death of individual frogs, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measures:

> **Biological Resources 2:** Prior to commencement of construction activities, a qualified wildlife biologist shall survey the project site for California red-legged frog (CRLF) to verify the absence or presence of the species. One day and one night survey shall be conducted during the non-breeding season. At least one survey must be completed between January 1 and August 15. Day surveys shall be conducted between 1 hour after sunrise and 1 hour before sunset. Night surveys are used to identify and locate adult and metamorphosed frogs and shall be conducted no earlier than 1 hour after sunset. Surveys shall be performed in accordance with applicable U.S. Fish and Wildlife Service (USFWS) protocol. Because the potential for CRLF to occur on the project site is limited to a dispersal capacity only, surveys performed during the breeding season to identify eggs and larvae are not required.
>
> Once site clearing or grading commences, all ruts, holes, and burrows shall be inspected for CRLF by a qualified biologist prior to and during excavation or removal in order to look for and avoid amphibians that may be present on the project property. If any CRLF are found during initial site disturbance, a qualified biologist possessing a valid federal Endangered Species Act (ESA) Section 10(a)(1)(A) permit or USFWS-approved under an active biological opinion, shall be contracted to trap and to move amphibians to nearby suitable habitat outside the fenced project site.

Implementation of these mitigation measures would reduce construction period impacts on the California red-legged frog to a less than significant level.

- **Foothill Yellow-Legged Frog** (FHYF) (*Rana boylii*) is a federal Species of Special Concern and a California Species of Special Concern. These frogs are not smooth in appearance as most frogs are, but have bumpier skin similar to a toad's skin, though they have no warts. Like all frogs, FHYF are good jumpers and are found at the edge of water bodies. These frogs rely heavily on camouflage for their survival. Dorsal colors of this frog range from brown, gray, to rust red with the bottom parts of their legs being yellow. The can be found along rocky creeks in the foothills of the Cascade Mountains from south of the Willamette Valley to central California. They also occupy sunny creeks throughout southwestern Oregon. The FHYF is typically found in partially shaded, shallow streams with cobble-sized rocky substrates needed for egg-laying.

  The CNDDB listed five occurrences of the FHYF within a 5-mile radius of the project site, with the closest occurrence located approximately 2 miles northwest of the site in the

vicinity of the community of Canyon, near Pinehurst Road and San Leandro Creek. Specimen frogs were collected from Redwood Peak in 1909, and one was collected at the community of Canyon in 1947, however it now appears that this species is extirpated from this area, and the most recent sighting is over 20 years old (February 1997). The project site lacks suitable habitat for FHYF as it does not contain shallow, rock-lined streams that provide egg laying substrate and foraging opportunities. Furthermore, the drainages found within the site are not hydrologically connected to creeks or streams with these features, making dispersal onto the site unlikely. Given these site conditions and the lack of recent and nearby CNDDB occurrences, Olberding states that the FHYF is presumed absent from the project site.

Reptiles: Olberding determined during the field survey that the cover from the grassland habitat and cattle hoof shear on the project site offer suitable habitat for various reptile species. During the survey, Olberding observed numerous western fence lizards (*Sceloporus occidentalis*) throughout the site. Other reptile species including Pacific gopher snake (*Pituophis catenifer catenifer*) and California king snake (*Lampropeltis californiae*) may occur on the site. Since part of the project site is within USFWS-designated critical habitat for the Alameda whipsnake (*Masticophis lateralis euryxanthus*), this species may also be present.

- **Alameda Whipsnake** (AWS) is both a State and federal Threatened species. The AWS is known to occur in Contra Costa and Alameda counties and has been associated with western San Joaquin and northern Santa Clara counties. The known distribution for the AWS includes Sobrante Ridge, Oakland Hills, Mount Diablo, the Black Hills, and Wauhab Ridge.

  The AWS is one of two subspecies of the California whipsnake. It is distinguished from the chaparral whipsnake (*M. l. lateralis*) by the broad orange striping on its sides. Adults reach approximately 3 to 5 feet in length and show a sooty black to dark brown back, cream-colored undersides, and pinkish tail. The AWS is typically found in chaparral, northern coastal sage scrub, and coastal sage habitats; however, annual grasslands, oak woodlands, and oak savannah serve as habitat during the breeding season. Egg-laying occurs near scrub habitat on ungrazed grasslands with scattered shrub cover.

  Male and female whipsnakes are active from April to November finding mates. During the breeding season from late March through mid-June, male whipsnakes exhibit more movement throughout their home range, while female whipsnakes remain sedentary from March until egg laying. Females lay a clutch of 6 to 11 eggs, usually in loose soil or under logs or rocks.

  The CNDDB listed 26 occurrences of the AWS within the vicinity of the project property, with the closest located approximately 2 miles south of the site, just north of the Kaiser

Creek arm of the Upper San Leandro Reservoir. Primary habitat for the AWS is abundant just east of the project site, within the Las Trampas Ridge open space. Las Trampas Ridge is home to one of five main populations of the AWS identified within its historical range.

The core AWS habitat consists of open-canopied shrub communities, including coastal scrub and chaparral, often with rock outcroppings on south-, southeast-, east-, and southwest-facing slopes. Rock outcrops are an important element of their habitat, providing protection from predators and habitat for prey species such as western fence lizard. However, the project site lacks chaparral, sage brush, or rock outcrops.

Secondary habitat consists of grasslands and open woodlands, and suitable annual grassland habitat is present on the project site. These habitats provide dispersal, foraging, and occasionally nesting opportunities, particularly when they are linked to chaparral/scrub. Additionally, rock crevices, talus and small mammal burrows that provide shelter, protection, egg-laying sites, and foraging opportunities are particularly important for the AWS. These habitats provide cover for whipsnakes during dispersal, cover from predators, and a variety of microhabitats where whipsnakes can move to regulate their body temperature. Thus, although there is no core habitat for the whipsnake on the project site, the eastern half of the site is designated by the USFWS as Critical Habitat (Unit 2) for this species.

The height of the vegetation in the secondary habitat on the site is low due to the prolonged, intense grazing that occurs on the site. Therefore, this vegetation does not provide suitable protection and coverage from aerial predators nor does it provide shade for temperature regulation. Alameda whipsnakes occurring within fringes of the Las Trampas Ridge open space may pass through the secondary habitat found within the site, but they are not likely to breed or forage on the site due to the aforementioned reasons, and there is a moderate potential for Alameda whipsnake to utilize the site for dispersal only. As a result, if individual AWS are present on the site during site clearing or grading activities, construction activities could injure or kill the snakes, which would be a ***significant, adverse impact*** to this Threatened species. **Project construction activities could injure or kill individual whipsnakes, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measures to ensure that impacts to this species would be less than significant:

Biological Resources 3a: Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey the project site for Alameda whipsnake to determine the presence or absence of this species. The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance. If any whipsnakes are

identified, the biologist shall develop appropriate mitigation to protect the species and compensate for lost Alameda whipsnake habitat. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

Biological Resources 3b: Prior to the implementation of Mitigation Measure Biological Resources-3a, the project applicant shall install appropriate exclusion fencing around the entire area of project disturbance, with a suitable buffer to be determined by a qualified wildlife biologist, to prevent any snakes or other wildlife from encroaching onto the site. The foot of the exclusion fencing shall be buried sufficiently deep to prevent wildlife from crawling or tunneling under the fence and the upper portion of the fence shall be curved outward, such that any snakes or other wildlife attempting to scale the fence will fall off the fence once they become inverted, preventing their incursion onto the site. The fencing shall be installed to the satisfaction of the wildlife biologist.

Biological Resources 3c: The project sponsor shall require the construction contractor to implement the following protective measures during project construction:

Open Trenches: Any open trenches, pits, or holes with a depth larger than one- foot shall be covered at the conclusion of work each day with a hard, non-heat-conductive material (i.e., plywood). No netting, canvas, or material capable of trapping or ensnaring wildlife shall be used to cover open trenches. If use of a hard cover is not feasible, multiple wildlife escape ramps shall be installed, constructed of wood or installed as an earthen slope in each open trench, hole, or pit that is capable of allowing large (i.e., deer) and small (i.e., snakes and frogs) from escaping on their own accord. Prior to the initiation of construction each day and prior to the covering of the trench at the conclusion of work each day, a qualified biologist or on-site personnel shall inspect the open trench, pit, or hole for wildlife. If wildlife is discovered, it shall be allowed to leave on its own accord.

Open Pipes Restriction: All pipes, culverts, or similar structures that are stored vertically or horizontally at the construction site for one or more overnight periods shall be securely capped on both ends prior to storage and thoroughly inspected by a qualified biologist or on-site personnel for wildlife prior to utilization in construction of the project.

Fence and Signpost Restriction: Any fencing posts or signs installed temporarily or permanently throughout the course of the Project shall have the top three post holes covered or filled with screws or bolts to prevent the entrapment of wildlife, specifically birds of prey. The Qualified Biologist or on-site personnel shall be responsible for

ensuring compliance with this measure throughout the course of the Project and shall inspect each post.

Biological Resources 3d: Onsite Worker Education Program. A qualified biologist shall administer a pre-construction training program for all employees, contractors, and personnel working at the project site prior to performing any project activities, to be hosted at the project site. The presentation shall include, at minimum, a discussion of sudden oak death prevention, critical root zone protection, the biology of the habitats and species identified in this IS.MND and those with potential to be present at the project site, which shall include a walkthrough. The Qualified Biologist shall also include, as part of the education program, information about the distribution and habitat needs of any species that may be potentially present, legal protections for those species, penalties for violations, and project-specific protective measures identified in the biological mitigation measures required by this IS/MND. Interpretation shall be provided for non-English speaking employees, contractors, or personnel otherwise working on the project site, prior to their performing any work at the project site.

Implementation of these mitigation measures would reduce construction period impacts on the Alameda whipsnake to a less than significant level.

Mammals: Olberding observed signs (i.e., droppings and prints) of several common mammals throughout the project site during the field survey that appeared to be from coyote (*Canis latrans)* and racoon (*Procyon lotor)*. With respect to special-status mammals, CNDDB indicate the potential for special-status bats (Order – *Chiroptera*) and the American badger (*Taxidea taxus*) to be present in the area.

- **Bats** are the only mammals capable of "true" flight. They are nocturnal feeders and locate their prey, which consists of small- to medium-sized insects by echolocation. Bats consume vast amounts of insects making them very effective pest control agents. They may eat as much as their weight in insects per day. Maternity roosts comprised of only females, may be found in buildings or mine shafts with temperatures up to 40 degrees Celsius (104 degrees Fahrenheit) and a high percentage of humidity to ensure rapid growth in the pups. Female bats give birth to only one or two pups annually and roost in small or large numbers. Males may live singly or in small groups, but scientists are still unsure of the whereabouts of most males in summer.

  Special-status bats with the potential to occur on the project site include the pallid bat (*Antrozous pallidus*) and the hoary bat (*Lasiurus cinereus*). CNDDB listed five occurrences of the pallid bat and one occurrence of the hoary bat within a 5-mile radius of the property, with the closest occurrence approximately 0.36 miles northwest of the site. There are no structures on the site that could provide suitable roosting habitat for

pallid bat, and there are no trees that offer dense foliar cover suitable for roosting hoary bats. However, the grassland habitat, ephemeral drainages, and seasonal wetlands provide an array of insects allowing for abundant foraging opportunities. Given the above information, multiple species of bats have a moderate potential to occur on the project site in a foraging capacity only.

As previously discussed, only the southern 7.9-acre portion of the 23.9-acre project site would be developed, and the site is adjacent to open space cattle-grazing and watershed lands to the east and large permanently preserved open spaces areas (604-acre Carr Ranch protected watershed, 260-acre Mulholland Ridge Open Space Preserve, 1,830-acre Redwood Regional Park). Thus, although the project would reduce available foraging areas on the site, substantial foraging areas would remain in the immediate vicinity and the surrounding area. Accordingly, the project would have less than significant impacts on foraging special-status bat species.

- **American Badger** is a California Species of Special Concern. This large member of the weasel family has a flat body with short legs ideally suited to digging burrows. They are typically found in open plains, prairies, forests and grasslands, or other areas with friable soils and low foliar cover. In California they primarily inhabit a combination of grasslands, agricultural lands, and other open space. The badger feeds on ground squirrels, mice, and gophers. It is also a significant predator of snakes, including rattlesnakes. Burrows created by badgers range from about 4 feet to 10 feet in depth and 4 feet to 6 feet in width. They typically enlarge abandoned gopher or ground squirrel burrows. Female American badgers may create two to four burrows within a small area, connected by tunnels, in order to better conceal her cubs. Displaced soil from badger dens characteristically appears in front of the burrow entrance, giving the appearance of a mound-like roof. Badgers mate between July and August, but do not give birth until March.

  The CNDDB listed one occurrence of American badger within 5 miles of the project site, found approximately 4.5 miles northwest of the site in Rattlesnake Canyon near Orinda; however, this occurrence is historical, from 1925. The grassland habitat found within the project site is suitable for badger considering the low vegetation height and friable soils. However, no small mammals such as ground squirrels or gophers were observed during the Olberding field survey, and therefore the property may lack an appropriate prey base to support badgers. For these reasons, Olberding concludes that the American badger has a low potential to utilize the project site, and is not likely to occur.

Insects: Monk noted that there is one insect species of concern that has a potential for occurring on the project site.

- **Western Bumblebee** (*Bombus occidentalis)* is currently a candidate for California state listing as an endangered species. The Western bumblebee feeds upon nectar and pollen from a variety of plant species but is most adapted to native plant species. It nests in abandoned rodent burrows and bird nests. The flight period in California is from early February to late November, peaking in late June and late September. The flight period for workers and males is from early April to early November. Little is known about sites where queens overwinter, but it is likely in underground areas protected from temperature extremes and flooding during winter rains.

  There is one CNDDB record (Occurrence #286) of this species observed within the last 50 years within 5 miles of the project site. This occurrence documents seven males and one female collected on September 11, 1994, from an unknown location in Henry Chabot Regional Park, on the southwest side of Upper San Leandro Reservoir. There are suitable rodent burrows within the southern portion of the project site and upon cursory review, Monk stated that there is at least some potential for this species to occur. However, it is important to note that the project site is located outside the species' current known range (CDFW GIS Dataset). Although Western bumblebee is unlikely to occur on the project site, in consideration of a known historic occurrence within 3 miles, this species cannot be entirely discounted without preconstruction surveys to rule out its presence. Accordingly, **project construction activities could destroy burrows in use by the Western bumblebee or kill individual bumblebees, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measures:

  Biological Resources 4: Implementation of the below mitigation measure would reduce construction period impacts on the Western bumblebee to a less than significant level.

  Prior to commencement of ground-disturbing activities, a qualified wildlife biologist shall perform a habitat assessment of the project site and surrounding landscape to identify and map suitable nesting, foraging, and overwintering habitat for the Western bumble bee. If suitable habitat is identified, a qualified wildlife biologist shall perform focused preconstruction surveys of the project site for Western bumblebee to determine the presence of this species. To maximize probability of detection, a minimum of three focused surveys shall be conducted during the colony active period (i.e., April through September) and when floral resources are in peak bloom. If any Western bumblebee are identified, or if surveys are not conducted and presence is presumed, the biologist shall develop appropriate mitigation to protect the species and compensate for potential habitat loss. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of

those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

If suitable nesting, foraging, or overwintering habitat is identified within the project site during the habitat assessment, a biological monitor with experience conducting surveys for special-status bumble bee species shall be present onsite during vegetation removal and/or ground-disturbing activities that take place during any of the "Queen and Gyne Flight Period and Colony Active Period" (February through October).

b) **No Impact**: The Olberding BRA disclosed that there is no riparian habitat or other sensitive natural community present on or in proximity to the project site. Therefore, there is no potential for such habitats to be adversely affected by the project.

c) **Less Than Significant Impact**: The federal government, acting through the U.S. Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA), has jurisdiction over all "waters of the United States" as authorized by Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act of 1899 (33 CFR Parts 320-330). Section 404 of the CWA regulates the placement of fill in Waters of the U.S., which may include wetlands, lakes, ponds, drainages, creeks, streams, and other traditionally navigable water bodies, depending on whether any such aquatic feature meets current jurisdictional standards.

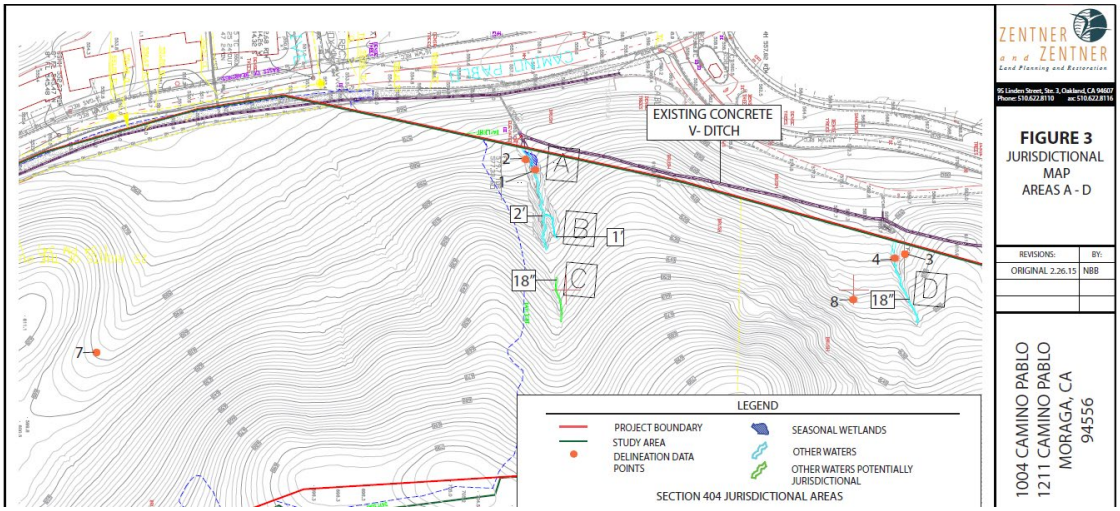
Actions affecting small areas of jurisdictional waters of the United States may qualify for a Nationwide Permit (NWP) from the Corps, provided conditions of the permit are met, such as avoiding impacts to threatened or endangered species or to important cultural sites. Properties that affect larger areas or which do not meet the conditions of an NWP require an Individual Permit. The process for obtaining an Individual Permit requires a detailed alternatives analysis and development of a comprehensive mitigation/monitoring plan.

Under federal regulation, wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (33 CFR Part 328.3(c)(16)). Wetlands generally include swamps, marshes, bogs, and similar areas. In addition, portions of the riparian habitat along a river or stream may be a wetland where the riparian vegetation is at or below the ordinary high water mark and thus also meets the wetland hydrology and hydric wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (33 CFR Part 328.3(c)(16)). Wetlands generally include swamps, marshes, bogs, and similar areas. In addition, portions of the riparian habitat along a river or stream may be a wetland where the riparian vegetation is at or below the ordinary high-water mark and thus also meets the wetland hydrology and hydric soil criteria.

Wetlands and other waters subject to regulation under CWA Section 404 also require a Section 401 water quality certification by the Regional Water Quality Control Board (RWQCB). In the Bay Area, such certification is issued by the San Francisco Bay RWQCB. The RWQCB may identify additional mitigation requirements beyond those imposed by the Corps. Additionally, California Fish and Game Code Sections 1600-1607 require the CDFW to be notified of any activity that could affect the bank or bed of any stream that has value to fish and wildlife. Upon notification, the CDFW has the discretion to execute a Streambed Alteration Agreement. The CDFW defines a stream as follows:

> *"... a body of water that flows at least periodically...through a bed or channel having banks and supporting fish and other aquatic life. This includes watercourses having a subsurface flow that supports or has supported riparian vegetation."*

In practice, CDFW authority is extended to any "blue line" stream shown on a USGS topographic map, as well as unmapped channels with a definable bank and bed. Wetlands, as defined by the Corps, need not be present for CDFW to exert authority.



Results of the Olberding field survey indicate that the project site contains wetlands/waters that may be considered jurisdictional by the Army Corps of Engineers, RWQCB, and/or CDFW. Potentially jurisdictional waters onsite and nearby the area of development are depicted in the above figure. These areas include two sparsely vegetated, eroded ephemeral drainage channels ("Area B" and "Area C" above) separated by a relatively broad stretch of unbroken grassland. These two seasonal drainages are not wetlands, but a small seasonal wetland ("Area A" above) occurs at the southern base of these drainage features. These ephemeral drainages and wetlands are located approximately 40 feet north of the northernmost extent of grading activity, and approximately 100 feet distant from the boundary of the nearest residential lot (Lot 1). An additional ephemeral drainage ("Area D" above) and seasonal wetland ("Area E" not depicted in

above figure) exist on site located towards the far northern end of the project site. Given that areas D & E are each located over 1,000 feet distant from the area of ground disturbance, no impact is expected to those features. The ephemeral drainages and two potential seasonal wetlands on the project site showed positive indicators of wetland soils, hydrology, and vegetation. As shown on Figure BIO-1, one potential seasonal wetland (Area "E") is just south of the northernmost ephemeral drainage and is characterized by a mix of hydrophytic (i.e., water-loving) plants, such as curly dock, Italian rye grass, and clover (*Trifolium* sp.), and upland species such as wild oats and bull thistle. Olberding observed that this wetland was seep-like and contained numerous small pools of water within cattle hoof shear. The second potential seasonal wetland (Area "A") is located at the base of the drainage areas B & C along the Camino Pablo frontage. The vegetation within this wetland was consistent with the surrounding grasslands, but several hydrophytic species such as curly dock and toad rush were observed. Neither of these wetlands hold water for periods long enough throughout the year to provide potential breeding habitat for special status wildlife species known to occur in the area, such as CLRF and CTS. Dominant vegetation within ephemeral drainages was consistent with the composition of the annual grassland, and consisted primarily of Italian rye grass, Mediterranean barley, wild oat, and creeping wildrye. Other species observed include ribwort plantain (*Plantago lanceolata*), milk thistle (*Silybum marianum*), filaree, and curly dock. The southernmost drainage also had a single Arroyo willow growing within the channel.

If any work occurs within 50 feet of the potential seasonal wetland or ephemeral drainage features on site, then a U.S. Army Corps of Engineers jurisdictional delineation would need to be conducted and include preparation of an aquatic resources map delineating all onsite waters/wetlands that may qualify as waters of the U.S./State subject to regulation by the Corps and RWQCB, respectively. The wetland delineation report and aquatic resources map would need to be submitted to Corps for verification as only the Corps can determine the extent of their jurisdiction. If any work associated with the project would impact these potential wetlands or drainage features, permits from the Corps, the RWQCB and/or the CDFW would need to be acquired.

While any project-related construction activity in or adjacent to these features would require jurisdictional delineation and permitting by the Corps, which would be subject to mitigation requirements, the project as proposed would not intrude into any of these wetlands/waters or come in close proximity to them. Accordingly, the project impacts on wetlands or other waters of the U.S would be less than significant.

The project is subject to fuel management requirements of the Moraga Orinda Fire District, whereby property owners are required to maintain 30-foot-wide fuel breaks surrounding residential structures and 100-foot-wide fuel breaks along the boundaries of open space parcels exceeding 1-acre in area. These fuel management requirements presently apply to this property independent of the project. Historically, the property owner has utilized cattle grazing as the

primary means of vegetation removal for fuel breaks, although the grazing does need to be supplemented by other methods periodically to meet MOFD's fuel management standards. Given the proximity of Areas A, B, and C to the western property boundary the provision of a 100-foot-wide fuel break meeting MOFD requirements presently entails encroaching within these existing ephemeral drainage and wetland features onsite. Thus, vegetation removal for the provision of fuel breaks, including areas within ephemeral drainage or wetlands areas A-C are considered existing activities, and not impacts resulting from the project. Although the proposed project would result in new interior lot lines within the project site, thereby affecting the location of the 100-foot-wide buffer around proposed open space Parcel A, the provision of fuel breaks for the residential project would not result in any new impacts to ephemeral drainages or wetlands since such areas are already potentially disturbed by annual fuel management activities. The project has been conditioned to limit fuel management activities within ephemeral drainage features to less intrusive methods in order to ensure these activities minimize impacts on plants/wildlife. Therefore, the projects compliance with MOFD fuel management policies in accordance with the project conditions of approval, ensures that the project will not result in significant impacts to biological resources.

d) **Less Than Significant with Mitigation**: Wildlife corridors are generally described as pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and other natural or human induced factors such as urbanization. The fragmentation of natural habitat creates isolated "islands" of vegetation that may not provide sufficient area or resources to accommodate sustainable populations for a number of species, which can adversely affect both genetic and species diversity. Corridors often partially or largely eliminate the adverse effects of fragmentation by 1) allowing animals to move between remaining habitats to replenish depleted populations and increase the gene pool available; 2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fire or disease) will result in population or species extinction; and 3) serving as travel paths for individual animals moving throughout their home range in search of food, water, mates, and other needs, or for dispersing juveniles in search of new home ranges. The project site does not function as a wildlife movement corridor because it is bordered by established residential communities on the north, west, and south, which limit wildlife movement through the site. Therefore, the proposed project would not substantially interfere with the movement of resident or migratory wildlife.

With respect to wildlife nursery sites, although nesting birds are unlikely to occur on the project site, they could utilize large trees located adjacent to the site. Project construction activities could disturb or harm nesting birds protected under the federal Migratory Bird Treaty Act (50 CFR 10.13), the Bald and Golden Eagle Protection Act, and/or California Fish and Game Code Sections 3503, 3503.5, 3800, and 3513.Project construction disturbance could result in the loss of nesting habitat, disturbance to nesting birds, and possibly death of adults and/or young. Therefore, **there would be a potentially significant adverse environmental impact on nesting birds during**

project construction. Consequently, the applicant is required to implement the following mitigation measures.

Biological Resources 5: If project grading or construction is scheduled to take place between February 1 and September 15, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 250 feet of the construction zone for non-raptors and 1,000 feet for raptors. The survey shall be performed no more than 14 days prior to the commencement of construction activities, and a second focused survey shall be conducted within 48 hours prior to construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If a lapse of project-related activities of seven days or longer occurs, another focused survey shall be conducted before project activities can be initiated. Copies of the preconstruction survey(s) shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife.

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. A protective buffer shall be established, with the distance to be determined by a competent biologist based on the site conditions—such as whether the nest is in a line of sight of the construction—and the sensitivity of the birds nesting. Typical protective buffers are as follows: 1) 1,000 feet for large raptors such as buteos, 2) 500 feet for smaller raptors such as accipiters, and 3) 250 feet for passerines. No project personnel or equipment shall be allowed to enter the protective buffer until the qualified biologist determines that the young have fully fledged and will no longer be adversely affected by the project.

A qualified biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no

inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

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

e) **No Impact**: The Contra Costa County Tree Protection and Preservation Ordinance (Chapter 816-6 of the County Ordinance Code) provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. The Ordinance applies to any developable vacant parcel, such as the project site. The Ordinance requires tree alteration or removal to be considered as part of the project application.

The project does not involve the removal of any trees, and the proposed construction activities are not within the drip line of the one existing arroyo willow tree on the project site. Thus, the project will not be subject to the Tree Protection and Preservation Ordinance. There are no additional ordinances or policies pertaining to biological resources applicable to the project.

f) **No Impact**: There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy (ECCCHC). The ECCCHC is a joint exercise of powers authority formed by the Cities of Brentwood, Clayton, Oakley, Pittsburg, and Contra Costa County to implement the HCP/NCCP. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in eastern Contra Costa County. The Camino Pablo area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

Sources of Information:

- Olberding Environmental, 2023. *Biological Resources Analysis Report for the Camino Pablo Property.*
- Olberding Environmental, 2019. *Biological Resources Analysis Report for the Camino Pablo Property*.
- Monk & Associates Environmental Consultants, 2024. *Peer Review of Olberding Biological Reports and IS/MND for the Camino Pablo Subdivision Project*.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*
- Contra Costa County Ordinance Code, Title 8. Zoning Ordinance.

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

- https://www.contracosta.ca.gov/depart/cd/water/HCP/, 2024. *East Contra Costa County Habitat Conservancy.*

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

SUMMARY:

a) **No Impact**: There are no structures on the project site. Regarding past presence of a structure, in 2015, the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) at Sonoma State University reported that their base maps show no recorded buildings or structures within the proposed project area. Further, CHRIS conducted an archival search in 2015 of the State Office of Historic Preservation Historic Property Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, and identified no recorded buildings or structures on or in the vicinity of the proposed project site. A subsequent search of NWIC archives, performed in 2016 and updated in 2023, by Archeo-Tec, Inc. as part of a Phase I Cultural Resource Evaluation for the project also found no significant recorded historical resources within a 1-mile radius of the project site. Thus, there are no onsite historical resources pursuant to Section 15064.5 of the CEQA Guidelines. There is no structure that:

- 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.

b) **Less Than Significant With Mitigation**: The 2015 CHRIS review of the project site concluded that there was a "high potential of identifying Native American archaeological resources" within the borders of the project site. In 2016, Archeo-Tec Inc. completed a Phase I cultural resource evaluation, including a full record search and a pedestrian survey. No potentially significant

cultural resources were identified on the project site, or within a 1-mile radius. In 2023, Archeo-Tec completed an updated Phase I cultural resource assessment. Although no significant cultural resources were identified on the project site, the Phase I report indicates that the most culturally sensitive areas of the project site include 1) the gently sloping section planned as lots 12 and 13 and 2) the new cul-de-sac and lots that will be placed in the topographic saddle along the southern extent of the project site (lots 5-10). Other areas of the project site have a lower likelihood of human settlement or activity due to steep (greater than 10%) slopes.

As part of the 2016 investigation, Archeo-Tec contacted the Native American Heritage Commission (NAHC) to request a search of their Sacred Lands File to determine whether the project encroaches on any recorded areas of cultural importance. The search of the Sacred Lands File yielded negative results. Further outreach conducted by Archeo-Tec in 2016 to five tribal representatives identified by the NAHC as having knowledge of cultural resources in the area did not result in any information on potentially significant resources.

Based on the results of archival searches and the Native American consultation in 2016, **there is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on archaeological resources**. Consequently, the applicant is required to implement the following mitigation measures.

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

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

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

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

c) **Less Than Significant With Mitigation**: Based on the findings of the Phase I cultural resources evaluation, no human remains or cemeteries are known to exist within or near the project site;

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

however, there is a possibility that human remains could be present on or near the project site and accidental discovery could occur. Consequently, **construction activities on the project site could result in a potentially significant adverse environmental impact due to disturbance of human remains**. Thus, the applicant is required to implement the following mitigation measure.

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

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

Sources of Information:

- Contra Costa County 2005-2020 General Plan.
- Archeo-Tec, Inc., 2024. *Revised Cultural Resources Assessment for the Camino Pablo Subdivision Project*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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

SUMMARY:

a) **Less Than Significant With Mitigation**: The project would use energy during project construction and project operation.

Construction: The project would require an approximately 32 month-long construction period before habitation of the proposed single-family residences and attached ADUs. Energy usage during project construction would primarily entail usage of gasoline and diesel fuels for construction worker vehicle trips, delivery of equipment/materials, and the operation of earthmoving and paving equipment, generators, and other construction equipment. As discussed in Environmental Checklist Section 3.b, the Bay Area Air Quality Management District (BAAQMD), has requirements, amongst others, to limit engine idling times to a maximum of 5 minutes while not in use, properly tuning all equipment in accordance with manufacturer specifications, and utilizing off-road diesel-powered equipment (25hp engine or larger) meeting Tier 3 or Tier 4 Emissions Standards. Avoiding prolonged idling of equipment that is not in use, and the use of off-road equipment having increased combustion efficiency both serve to minimize unnecessary consumption of fuel during project construction. **If the emissions control measures are not implemented, energy use during project construction could be significant particularly during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement mitigation measure Air Quality 2.**

Implementation of the Air Quality 2 mitigation measure would reduce the impact of energy use during project construction to a less than significant level.

Operation: The new single-family residences and attached ADUs would be designed in accordance with all applicable provisions of the California Energy Code, Title 24 efficiency standards, and CALGreen building energy efficiency standards including requirements to provide solar energy with new residential construction. Other building energy efficiency standards include requirements for energy efficient ceiling and rafter roof insulation, walls, floors, windows, doors, luminaires, heating and cooling systems, appliances, water heaters, and pool/spa systems. The project's compliance with such efficiency measures will ensure that the future habitation of the project does not result in wasteful, inefficient, or unnecessary consumption energy resources. Therefore, the operational phase of the project will have a less than significant impact on consumption of energy resources.

b) **Less Than Significant With Mitigation:**

Construction: As discussed in Environmental Checklist Section 3.a, the project site is within the San Francisco Bay Area Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the 2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate. The Clean Air Plan serves as the regional Air Quality Plan (AQP) for the Air Basin for attaining National Ambient Air Quality Standards (NAAQS). The primary goals of the AQP are to protect public health and protect the climate. The AQP identifies a wide range of control measures intended to decrease both criteria pollutants and greenhouse gas (GHG) emissions, including measures to reduce the impact of energy use.

As discussed in Environmental Checklist Section 6.a above, **if the emissions control measures are not implemented, energy use during project construction could be significant particularly during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement mitigation measure Air Quality 2.**

Implementation of the Air Quality 2 mitigation measure would reduce the impact of energy use during project construction to a less than significant level.

Operation:

Electricity: In 2002, the State of California established the Renewable Portfolio Standard (RPS) requiring at least 20 percent of electricity produced in the State come from renewable sources by 2017. The State has subsequently increased to targeted goals of the RPS, most recently modified in 2018 by Senate Bill 100, which increased the RPS to the current standards requiring 60% renewable energy by the year 2030 and 100% by 2045.

The proposed project would be served with electricity provided by Pacific Gas and Electric Company (PG&E) or Marin Clean Energy (MCE). As MCE is an optional provider, PG&E is discussed below. In 2022, PG&E obtained 38 percent of its electricity from renewable energy sources, while the remaining electricity was sourced from nuclear (49 percent), large hydroelectric (8 percent), and natural gas (5 percent). PG&E also offers a Solar Choice 50 percent option that sources 67 percent of its power mix from eligible renewable energy sources, and a Solar Choice 100 percent option that sources 96 percent of its power mix from eligible renewable energy sources. Therefore, the proposed project's electricity provider meets the State's current RPS objective. The proposed project's electricity provider would also be required to meet the State's future objective of 60 percent of in-State electricity sales being generated from renewable energy sources by 2030. As such, the proposed project would not conflict with or obstruct the applicable plan for renewable energy or energy efficiency.

Climate Action Plan: The State of California has routinely adopted legislation to address climate change and clean energy production that has resulted in efforts to increase the efficiency of vehicles, buildings, and appliances and to provide energy from renewable sources. Locally, the Contra Costa County Board of Supervisors adopted the Contra Costa County Climate Action Plan in December 2015. As illustrated in the table below, the proposed project is consistent with applicable energy goals and measures for new residential development in the Climate Action Plan.

Applicable Goals	Measures	Consistency Analysis
Energy Efficiency and Conservation		

Applicable Goals	Measures	Consistency Analysis
Increase energy efficiency in residential and commercial building stock and reduce community-wide electricity and natural gas use.	**EE-1:** Provide opportunities for residential buildings to become more energy efficient. **EE-4:** Reduce urban heat islands through vegetation management and cool surfaces.	**Consistent.** The proposed project would comply with the California Building Code and the most recently adopted version of the Building Energy Efficiency Standards. This would improve energy efficiency in the proposed residential homes compared to existing conditions. In addition, the proposed project would include landscaping and storm retention areas with native vegetation, which would reduce the urban heat island effect.
Renewable Energy		
Increase the production of renewable energy from small-scale and commercial-scale renewable energy installations.	**RE-1:** Promote installation of alternative energy facilities on homes and businesses	**Consistent.** The proposed project would install PV rooftop solar systems in accordance with the requirements contained in Title 24 of the California Building Code, which would increase renewable energy production compared to existing conditions.
Source: Contra Costa County. 2015. *Contra Costa County Climate Action Plan*.		

Sources of Information:

- Contra Costa County, 2015. Climate Action Plan.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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

SUMMARY:

a) *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 evaluation of the project's potential geology and soils impacts is based in part on a site-specific geotechnical investigation prepared for the project by ENGEO, Inc. (*Preliminary Geotechnical Exploration 1211 Camino Pablo Property*– January 21, 2014) and a subsequent supplemental report by ENGEO (*Supplemental Geotechnical Exploration South Camino Pablo Annexation Project – Subdivision 9396*, October 26, 2015).

The 2014 ENGEO report determined that no earthquake faults are located on or near the project site. The nearest seismically active fault is the Hayward Fault, located approximately 4 miles southwest of the site, while the San Andreas Fault lies about 22 miles to the west. Although no known active faults cross the project site, ENGEO conducted exploratory

trenching on the site to provide site-specific subsurface data on a regional thrust fault mapped within the area proposed for residential development by R.C. Crane in 1988. A trench average 9 feet in depth and to total length was 176 feet was logged by ENGEO geologists and soil scientist Dr. Glen Borchardt, who concluded that the thick colluvial soil deposits encountered were indicative of deposition and soil development that has occurred over roughly the last 40,000 years. To be considered active, a fault must rupture the ground surface during Holocene time (i.e. the last $\pm$11,700 years). No shears, clay gouge, or other indications of faulting were observed in the trench. ENGEO concluded there is no evidence of active faulting on the project site and that there is a low potential for fault rupture at the project site. Thus, ENGEO did not recommend any setbacks from the mapped inactive fault, nor did they recommend any further evaluation of this fault. Based on the results of preliminary geotechnical investigations conducted for the site, the project has less than significant potential for impacts relating to fault rupture at the site.

In a letter dated June 29, 2023, ENGEO states that although the 2014 and 2015 reports were prepared for analysis of an earlier proposed project, the currently proposed grading and site development plans are "substantially in conformance with the geotechnical recommendations" presented therein.

ii) **Less Than Significant Impact**: Major earthquakes in the region have occurred on the Hayward, Calaveras, and San Andreas faults during the past 200 years, and numerous minor earthquakes occur along these faults every year. A major earthquake on any of the active faults in the region could result in very strong to violent ground shaking. The intensity of the earthquake ground motion would depend upon the characteristics of the generating fault, distance from the site to the epicenter and rupture zone, magnitude and duration of the quake, and site-specific geologic conditions.

In their October 26, 2015, supplemental geotechnical exploration, ENGEO estimated that the site could experience a peak horizontal ground acceleration of at least 0.632 g during seismic ground shaking. Engineers use the estimated peak horizontal ground acceleration to design buildings for larger ground motions than are expected to occur during a 50-year interval, resulting in safer buildings than if they were only designed for the ground motions that we expect to occur in the next 50 years. The risk of structural damage from ground shaking is regulated by the Building Code and the County Grading Ordinance. The Building Code requires use of seismic parameters which allow the structural engineer to design buildings to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Thus, the environmental impact from seismic ground shaking would be considered to be less than significant.

iii) **Less Than Significant Impact**: The project site is not within a Liquefaction Hazard Zone, as mapped by the California Geological Survey. According to the County General Plan Safety Element (Figure 10-5 – Estimated Liquefaction Potential), the project vicinity has "generally moderate to low" liquefaction potential. Additionally, the October 2015 ENGEO site-specific geotechnical investigation in the area of development found that the subsurface strata on site consist of stiff clays and bedrock, which are not susceptible to liquefaction. Future residential development on the project site 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 related to liquefaction.

Ground lurching is another form of potential seismic ground failure. Lurching is a result of the rolling motion imparted to the ground surface during energy released by an earthquake and can cause ground cracks to form. The greatest potential for the formation of these cracks occurs at contacts between deep alluvium and bedrock, such as those at the margins of valley flood plains. Although the ENGEO geotechnical investigation concluded that there is low potential for ground lurching at the site, implementation of the required grading measures identified in the March 2015 ENGEO Preliminary Geotechnical Report and October 2015 ENGEO Supplemental Geotechnical Exploration report confirms that the risk of lurching would not be a significant hazard at the site.

iv) **Less Than Significant with Mitigation**: As shown on Figure GEO-1, the site has experienced numerous prior landslides, including some that have been recently active. They appear to occur as relatively shallow slumps and earth flows ranging from about 5 to 15 feet thick. To address the unstable slopes, ENGEO prepared a corrective grading plan, shown on Figure GEO-2, based on a slope stability analysis of the site under modeled seismic conditions. They calculated a "pseudo-static" seismic coefficient to be 40 percent of the geometric mean peak ground acceleration of 0.632 g. For ENGEO's slope stability analysis, a displacement analysis was performed. In their analysis, a threshold of 15cm for considering the amount of displacement to be significant. Their calculated displacement was found to be less than 15 cm.

While ENGEO's slope stability analysis was prepared in 2015 for a slightly different project configuration, ENGEO reviewed the current project plans and indicated that the proposed grading and site development are substantially in conformance with their previous geotechnical recommendations, including the corrective grading plan.

The corrective grading plan calls for over-excavation of all landslide debris and compressible colluvium. Specific standards and criteria are provided for the placement and

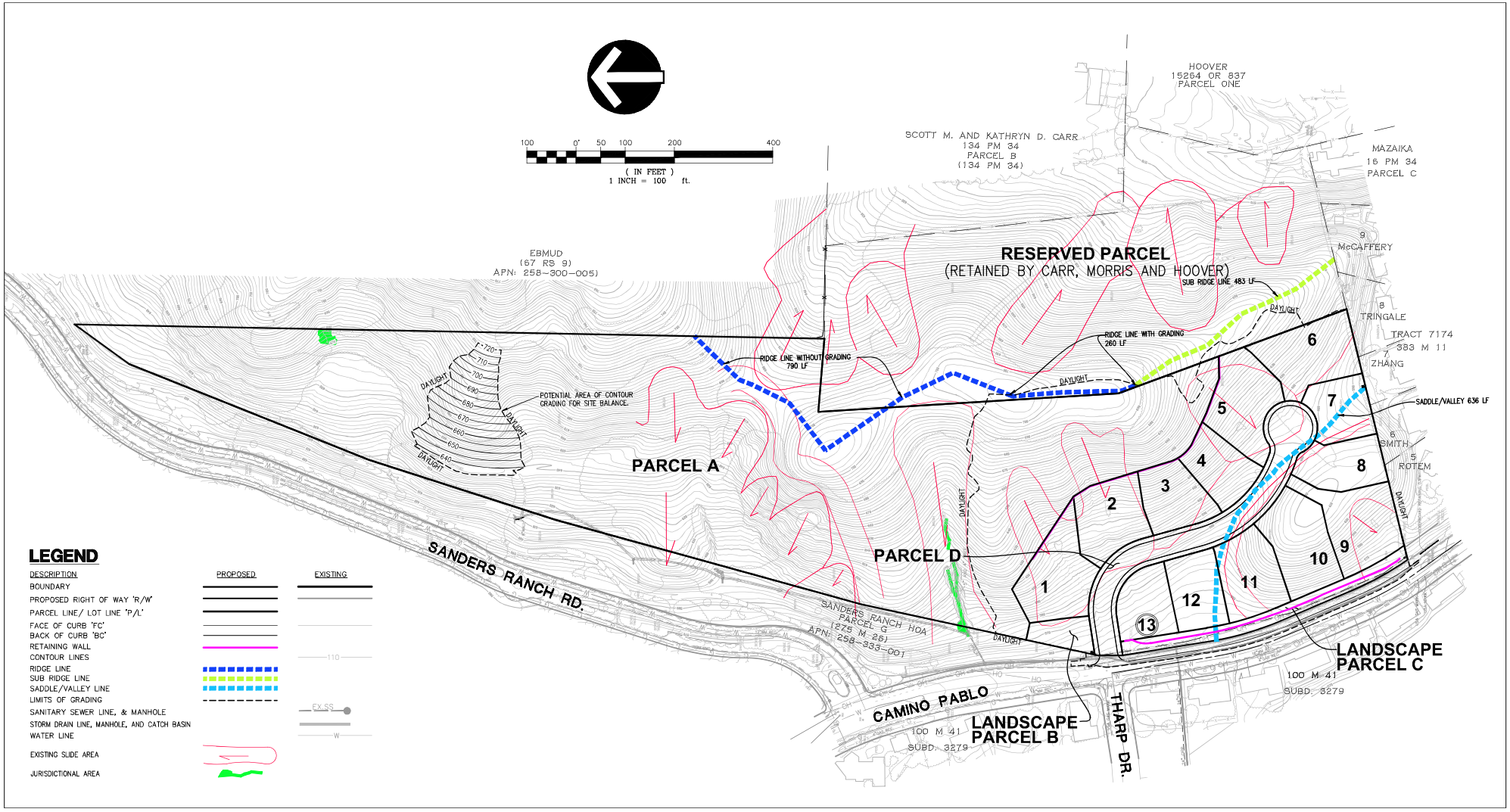


Figure GEO-1

Historic Landslides on the Site

Source: dk Consulting



Figure GEO-2

Corrective Grading/Landslide Removal Plan

Source: EnGeo

compaction of engineered fill. The plan also calls for excavation of keyways with subdrains at the base of back cut. The keyways are excavated into firm, competent bedrock. The back filling of the keyway excavation is to consist of compacted, moisture conditioned fill (see figure GEO-2 for a map showing location of the keyways).

Additional slope stability would come from limiting slopes with more than 8 feet in vertical height to a maximum inclination of 3:1 (horizontal: vertical), while 2:1 slope would be permitted on shorter slopes. The corrective grading plan also includes a 15-foot-wide debris bench extending along the uphill side of the development area to intercept water, sediment and arrest potential erosional soil slides or sloughing originating on the upper slopes above the proposed development area. A concrete V-ditch would extend along the outboard side of the debris bench that would discharge concentrated runoff into the storm drain system.

The geotechnical consultant for the project, ENGEO, concluded that with proper site preparation, the site is suitable for the proposed development. The Geotechnical Studies performed by ENGEO, including the corrective grading plan have been referred to Darwin Myers Associates for peer review. The Geologic peer review found that the corrective grading plan represented a conservative approach to addressing the known slope stability issues on site. However, **a strong seismic event could result in landslides that seriously damage the proposed project and put its occupants at risk, which would be a potentially significant impact.** Consequently, the applicant is required to implement the following mitigation measure.

Geology 1: At least 60 days prior to recording the final Subdivision Map, requesting issuance of construction permits or installation of utility improvements, the project proponent shall submit a design-level geotechnical report for the project, based on adequate subsurface exploration, laboratory testing and engineering analysis. The scope of the geotechnical investigation should address and fully evaluate potential geologic/ geotechnical and seismic hazards, including corrosion potential testing. The report shall also provide a) recommendations and specifications pertaining to foundation design, including any proposed foundation retaining walls, b) pavement design, c) evaluation of the drainage design, including the proposed bio-retention facilities and their effect on planned improvements. The report shall also address d) temporary shoring and support of excavations, e) updated California Building Code seismic parameters, and f) outline the recommended geotechnical monitoring, which shall include the monitoring of foundation related work as it pertains to geotechnical recommendations. Two monitoring reports shall be required: One following rough grading, which shall present all test data gathered as well as geologic mapping of exposures created during grading, and a map showing the location and estimated depth of subdrains and the location of all cleanouts, and the geotechnical engineer's opinion on the compliance of the as graded project with the recommendations in the design level report. Lastly, a monitoring report

shall be required prior to the final building inspection. It shall document monitoring of final grading, backfilling of utility, foundation preparation and subgrade preparation work for improvements, etc., and shall be submitted prior to requesting the final building inspection for each lot. (This monitoring report can be segmented so that one letter can document monitoring performed on all lots, or a grouping of lots or a series of monitoring reports for each lot).

Geology 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.

Geology 3: The geotechnical report required by Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, *(ii)* allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and *(iii)* provide the opportunity for field modifications of geotechnical recommendations (with 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.

Similarly, a ***hard hold*** shall be placed on the final building inspection for each dwelling, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of final grading, drainage, and foundation-related work. The geotechnical monitoring shall include documentation of conformance of retaining wall, pier hole drilling/ foundation preparation work and installation of drainage improvements.

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

Geology 5: Prior to filing of the Final Map, the project proponent shall join with an existing Geologic Hazard Abatement District (GHAD) or create a new independent GHAD formed pursuant to Public Resources Code Section 26500. The GHAD documents are subject to review and approval by the CDD. GHAD formation requires a Plan of Control and an Engineers Report. These documents must be prepared by licensed professionals (engineering geologists and geotechnical engineers) and are subject to technical review by the Department of Conservation & Development. The project proponent is responsible for funding the technical review.

A. If the GHAD is to own the open space parcels, it will assume responsibilities that relate to their position as a GHAD and also the duties as a responsible property owner. The GHAD is charged with responsibilities relate to the prevention, mitigation, abatement, or control of geologic hazards, which includes (a) maintenance of facilities that enhance geologic as well as hydrogeologic stability, such as drainage facilities and associated improvements. The drainage facilities to be maintained by the GHAD shall include retaining on open space parcels, BMP water quality treatment facilities, concrete lined drainage ditches and open space storm drainage facilities, and other peripherally related open space responsibilities (e.g. erosion control, mowing.

B. The Plan of Control shall include (a) background information on the project and the open space, (b) characterize the geologic and seismic setting of the site, (c) provide a detailed evaluation of potential geologic hazards, (d) provide criteria for GHAD responsibility, (e) address activation of assessments and outline the process for transferring responsibility to the GHAD, (f) describe general landslide mitigation, (g) establish priorities for GHAD expenditures, and (h) outline the monitoring and maintenance schedule, including, but not limited to, the provision for monitoring performance of GHAD maintained facilities in the aftermath of an earthquake that yields strong to violent earthquake shaking in the West County area. The engineers report shall provide the financial details needed to implement the Plan of Control.

Geology 6: A recorded deed disclosure shall provide notice to all the owners of the 13 residential lots of the existence of the Geologic Hazard Abatement District (GHAD) and its responsibilities, in addition to any easements and improvements granted to the GHAD. This notice may include provision for removal of landscaping or structures within the easements granted to the District without compensation. **At least 30 days prior to requesting a final building inspection for single-family residential development on any lot resultant from the proposed subdivision**, the applicant shall provide CDD staff with documentary evidence that the deed disclosure has been recorded on that lot.

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

b) **Less Than Significant with Mitigation*:*** Any construction project that exposes surface soils creates a potential for erosion from wind and stormwater runoff. The potential for erosion increases on large, steep, or windy sites; it also increases significantly during rainstorms. Construction of the project would require extensive disturbance of the site soils, which would significantly increase the potential for erosion, particularly during wet and/or windy weather. The potential for soil erosion and loss of topsoil is greatest during the period of earthwork activities and between the time when earthwork is completed and new vegetation is established, or asphalt is laid. Thus, **soil erosion could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measure.

Geology 7: Prior to the issuance of a grading or building permit, whichever occurs first, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and an Erosion Control Plan for review and approval by the Department of Conservation and Development, Building Inspection Division (BID) and by the Department of Public Works. The SWPPP shall identify the "best management practices" that are most appropriate for the site, and the "Erosion Control Plan" shall provide the details of the erosion control measures to be applied on the site and maintained throughout the winter rainy season. In addition, the SWPP shall include dust control measures which are most appropriate for the project site. These measures may include, but would not be limited to, watering or seeding disturbed areas, covering stockpiles of dirt or aggregate, or other soil stabilization practices.

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

c) **Less Than Significant with Mitigation**: Corrective grading of potentially unstable soils including construction of drained keyways, removal of compressible colluvial soils and soft sediment, and rebuilding graded slopes with compacted engineered fill would minimize the potential for unstable slopes and other ground surfaces.

Lateral spreading involves lateral ground movements caused by seismic shaking. These lateral ground movements are often associated with a weakening or failure of an embankment or soil mass overlying a layer of liquefied or weak soils. The geotechnical evaluation by ENGEO determined that since the onsite soils are unlikely to be susceptible to liquefaction, the potential for lateral spreading at the site is considered negligible.

Subsidence, or the downward movement of soils, is related to the density and compressibility of the soils. The subsurface testing of the site by ENGEO encountered colluvium that is compressible. The compressible clays are expected to result in settlement as a result of compaction due to increased loads on the site surface. ENGEO estimated that about 2 to 3 inches of settlement of the native colluvium material could occur under the proposed 30 feet of fill. The rate of settlement will depend to a large extent on the rate that groundwater can drain through the colluvium, but the geotechnical consultant estimated that the majority of the settlement will be completed within one year, though it could be substantially complete within several months. The corrective grading measures recommended by ENGEO would mitigate compressible soil settlement. Nevertheless, **subsidence of soils could damage building foundations and site pavements, resulting in a potentially significant adverse environmental impact. Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.**

d) **Less Than Significant with Mitigation**: Expansive soils have a high shrink-swell potential and generally occur where soils have a high clay content. Expansive soils form weak support for buildings and can amplify the effects of seismic shaking during an earthquake, posing a threat to structural stability of buildings. The preliminary geotechnical investigation for the project identifies expansive soils on the site, noting that the clayey soils and claystone units within the bedrock in the region have moderate to high plasticity and moderate to critically high expansion potential. With appropriate site preparation and building design, the hazards from expansive soils can be substantially reduced. Therefore, **the potential for expansive soils at the site could pose a risk to residents of the project, resulting in a potentially significant adverse environmental impact. Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.**

e) **No Impact**: The project site is within the service boundaries of the Central Contra Costa Sanitary District (CCCSD) and CCCSD staff comments indicate that capacity exists within the system to accommodate the project. Thus, the proposed project would not require the use of a septic or alternative wastewater disposal system.

f) **Less Than Significant with Mitigation**: Paleontological resources are the fossilized remains of vertebrate or invertebrate organisms from prehistoric environments found in geologic strata. They are valued for the information they yield about the history of the earth and its past ecological settings. They are most typically embedded in sedimentary rock foundations and may be encountered in surface rock outcroppings or in the subsurface during site grading. They can also occur in Pleistocene-era alluvial and fluvial strata. Geological investigations of the project site indicate that soils at the site consist of Pleistocene-era colluvium. Therefore, there is some potential for encountering paleontological resources on the site during project construction and the **accidental discovery could occur during grading and other earthwork on the site, resulting in a potentially significant impact on unique paleontological resources and geologic**

features. Thus, the applicant is required to implement the mitigation measures of Cultural Resources 1.

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

Sources of Information:

- ENGEO, Inc., *Preliminary Geologic Exploration, 1211 Camino Pablo Annexation Property, Moraga, California*, January 21, 2014.
- ENGEO, Inc., *Preliminary Geotechnical Report, South Camino Pablo Annexation Project, Subdivision 9396, Moraga, California*, March 25, 2015.
- ENGEO, Inc., *Camino Pablo – Subdivision 9646, Contra Costa County, California, General Plan Amendment Review*, June 29, 2023.
- ENGEO, Inc., *Supplemental Geotechnical Exploration, South Camino Pablo Annexation Project, Subdivision 9396, Moraga, California*, October 26, 2015.
- Association of Bay Area Governments, MTC/ABAG Hazard Viewer Map, Probabilistic Earthquake Shaking Hazard, accessed August 20, 2024 at: MTC/ABAG Hazard Viewer Map (arcgis.com)
- Edward H. Field and Members of the 2014 Working Group on California Earthquake Probabilities, U.S. Geological Survey, California Geological Survey, UCERF3: *A New Earthquake Forecast for California's Complex Fault System*, USGS Open File Report 2015-3009, 2015, Accessed August 20, 2024 at: fs2015-3009.pdf (usgs.gov)
- Darwin Myers Associates, *Geologic Peer Review / Admin Draft MND*, June 17, 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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUMMARY:

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

emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

The installation of the cul-de-sac and drainage improvements, and the construction and operation of the single-family residences on the 13 residential parcels will generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. The 2022 BAAQMD CEQA Guidelines state that for a project to have a less-than-significant impact related to operational GHG emissions, it must include, at a minimum, no natural gas appliances or natural gas plumbing in the residences, and no wasteful, inefficient, or unnecessary energy use. The proposed all-electric building design (i.e. no proposed natural gas plumbing/appliances) is consistent with this minimum criterion. As discussed in Environmental Checklist Section 6 above, the future single-family residences would be operated and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, the project would result in the generation of less than significant amounts of GHG emissions

b) **Less Than Significant Impact**: At a regional scale, the BAAQMD adopted the Bay Area 2017 Clean Air Plan that addresses GHG emissions as well as various criteria air pollutants. The BAAQMD Plan included a number of pollutant reduction strategies for the San Francisco Bay air basin.

Within Contra Costa County, the Contra Costa County Board of Supervisors adopted the Contra Costa County Climate Action Plan in December 2015. The construction and operation of the new single-family businesses would be subject to the measures promulgated by the *Climate Action Plan*, and Title 24 of the California Code of Regulations. Thus, the proposed project would be consistent with the goals, objectives, and policies of the adopted Climate Action Plan.

The proposed project, including the Major Subdivision to create 13 residential parcels, install a cul-de-sac and drainage improvements, and subsequent construct and operate 13 single -family homes and 11 attached ADUs, would generate some GHG emissions, but not at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions.

Sources of Information

- *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report*, by RCH Group, July 19, 2024
- *CEQA Air Quality Guidelines,* Bay Area Air Quality Management District Updated April 20, 2022.

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

SUMMARY:

a) **Less Than Significant Impact**: Subsequent to recordation of the Final Map, the cul-de-sac and drainage improvement would be installed, and 13 single-family residences would be constructed, 11 of which would include attached ADUs. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With compliance with existing regulations, the project would have a less than significant impact from construction.

Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. For example, household hazardous substances can be dropped off for free at the Central Contra Costa Sanitary District Household Hazardous Waste Collection Facility, located approximately 6.3 miles northwest of the project site at 4797 Imhoff Place in Martinez.

Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

b) **Less Than Significant Impact**: The proposed residential use of the project site would not involve handling, use, or storage of substances that are acutely hazardous. The site has historically been in agricultural use and as discussed in Environmental Checklist Section 5, there is no record of a structure on the project site. Thus, substantial concentrations of asbestos-containing materials, lead-based paint, or other hazardous materials would not be present on the site, and the risk of release of hazardous materials into the environment would be less than significant.

c) **No Impact**: There are no schools located within a quarter mile of the project site. The nearest school is Camino Pablo Elementary School, which is located at 1111 Camino Pablo, about 0.67 mile northwest of the project site. Additionally, the project does not involve the use of significant quantities of hazardous materials either during the construction or habitation of the residential project. Therefore, the project will have no impact in this respect.

d) **No Impact**: The project site is currently and has historically been in agricultural use. A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the site. Neither the project site nor any property in the vicinity are listed on the Hazardous Waste and Substances Site List (Cortese List), a planning document maintained by the California Department of Toxic Substances Control (DTSC). Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop an updated Cortese list at least annually. Thus, there would be no impact.

e) **No Impact**: There are no public airport or public use airport within 2 miles of the project site. The nearest public airport is Oakland International Airport, which is approximately 8.2 miles southwest of the project site. The project site is not within the airport influence area as delineated in the Airport Land Use Compatibility Plan for the Oakland International Airport. Thus, the proposed project is not considered to be located within an area where airport operations present a potential hazard.

f) **Less Than Significant Impact**: The proposed project is a residential subdivision on Camino Pablo with a cul-de-sac that would form the fourth leg of the Camino Pablo / Tharp Drive intersection. Tharp Dive is a two-lane residential collector street that intersects with Camino Pablo and a number of local residential streets. Camino Pablo is a two-lane arterial street that travels northwest from the Camino Pablo / Tharp Drive intersection to connect to Canyon Road – Moraga Road, which is a two – to four-lane County-designated arterial road.

One of the applicant's transportation consultants prepared a wildfire evacuation analysis (Hexagon Transportation Consultants, 2023. *Camino Pablo Residential Development VMT and Evacuation Study*) that assesses the project's potential impact on evacuation times in response to a wildfire in the area. Hexagon reported that Camino Pablo along with Larch Avenue, a two-lane arterial street running parallel to and north of Camino Pablo, would be used in the event of an emergency requiring evacuation of neighborhoods in the project vicinity.

The applicant proposes to widen the Camino Pablo roadway from 28 feet to 36 feet at the frontage of the proposed subdivision. If the project is approved, the County Public Works Department will require the applicant to implement any improvements of Camino Pablo, which are determined necessary to accommodate the residential subdivision. Therefore, the proposed project would have a less than significant impact on emergency response and emergency evacuation plans.

g) **Less Than Significant Impact**: The project site and immediate surroundings are classified as very high fire hazard severity zone in a state responsibility area. Consequently, construction on the site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). Furthermore, building plans for the residential subdivision must be submitted for review and approval by the Moraga Orinda Fire District. As a result, the fire-related risks of the proposed project would be less than significant.

Sources of Information:

- DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List) | Department of Toxic Substances Control (ca.gov), accessed June 10, 2024.
- Contra Costa County Emergency Operations Plan - November 29, 2022 (cocosheriff.org), accessed June 10, 2024.
- Hexagon Transportation Consultants, 2023. *Camino Pablo Residential Development VMT and Evacuation Study.*
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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

SUMMARY:

a) **Less Than Significant with Mitigation**: The proposed project must comply with applicable Contra Costa County C.3 requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In October 2009, the Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The County has the authority to enforce compliance with its Municipal Regional Permit authority in its adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes.

Project Construction

There is currently no development on the project site. Project construction activities could potentially affect water quality as a result of erosion of sediment. In addition, leaks from construction equipment; accidental spills of fuel, oil, or hazardous liquids used for equipment maintenance; and accidental spills of construction materials are all potential sources of pollutants that could degrade water quality during construction. If not properly addressed, construction impacts on water quality could be particularly severe because storm runoff from the site is ultimately discharged into San Francisco Bay via Moraga Creek and San Leandro Creek. Thus, **soil erosion and the leaks and spills due to construction equipment could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on water quality. Consequently, the applicant is required to implement Geology 7.**

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

Project Operation

For residential development projects, the most common source of pollutants with a potential to degrade surface water quality is the automobile, which deposits oil and grease, fuel residues, heavy metals (e.g. lead, copper, cadmium, and zinc), tire particles, and other pollutants onto roadways and parking areas. These contaminants can be washed by stormwater runoff into surface waterways, degrading water quality. The development may introduce a variety of other pollutants that contribute to surface water pollution, including pesticides, herbicides, and fertilizers from landscaping; organic debris (e.g. grass, leaves); weathered paint; eroded metals from painted and unpainted surfaces; organic compounds (e.g., cleaners, solvents, adhesives, etc.); nutrients; bacteria and viruses; and sediments. Even building rooftops are a source of pollutants, because mercury and polychlorinated biphenyls (PCBs) are airborne pollutants that get deposited on roofs and other impervious surfaces. Thus, operation of the project following completion of construction would have the potential to adversely affect surface water quality. However, pursuant to the C.3 requirements, the project would be required to include stormwater management facilities.

The project sponsor has prepared a preliminary C.3 Stormwater Control Plan (SWCP) for the project. The SWCP has been reviewed by the County Department of Public Works and deemed to be acceptable. If the project is approved, Public Works will require the submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the filing of the Final Map. With implementation of the SWCP, the project would have a less than significant impact on water quality. The SWCP identifies four Drainage Management Areas across the site, with one divided into three subareas. Based on the proposed grading and development plans, a total of approximately 114,856 square feet of new impervious surfaces would be created by the project,

including rooftops, driveways, sidewalks, and the access street. There are existing impervious surfaces on the sidewalk, curb, and gutter along the Camino Pablo frontage; 11,194 square feet of these impervious surfaces would be replaced. Thus, a total of 103,662 square feet of net new impervious surfaces would be created on the site.

Stormwater would be collected from all impervious surfaces and treated onsite in four bio-treatment swales located along the cul-de-sac and/or in a landscaped bio-retention facility located adjacent to Camino Pablo. The water would be treated by the action of beneficial soil bacteria, chemical action, and by uptake into the root systems of plants. About half of the water discharging from the cul-de-sac would drain to the bioretention filters adjacent to the street and half would drain to the bioretention filter running alongside the Camino Pablo frontage adjacent to Lots 11 through 13. Stormwater from rooftops would either be collected from adjacent area drains and then directed into the treatment swales or would be discharged directly to low-impact development (LID) pervious areas and from there directed into the swales.

Treated stormwater would be collected from 6-inch solid-wall pipes underlying the swales and bio-retention facility and discharged into a new 18-inch storm drain running under Camino Pablo that would connect to a 36-inch storm drain under Tharp Drive. If the bioretention swales become oversaturated during extreme storm events, excess water will flow via the cul-de-sac into the existing Camino Pablo/Tharp Drive storm drainage system. Storm flow from this storm drain is discharged to the South Branch Moraga Creek, which drains into Upper San Leandro Reservoir

The County Department of Public Works will confirm that the SWCP complies with the required C.3 requirements prior to recordation of the Final Map. The County Department of Conservation and Development, Building Inspection Division will confirm that the SWCP complies with the required C.3 requirements prior to issuance of a grading permit, and inspections will verify construction of the stormwater controls in accordance with the approved plan. Compliance with the C.3 requirements will ensure that operation of the project will have a less-than-significant impact on water quality and local hydrology.

b) **Less Than Significant Impact**: The project site would receive water service from the East Bay Municipal Utility District (EBMUD). After subdivision, water service to the thirteen residential parcels would be provided by EBMUD. Since any future water service at the site will be provided by EBMUD, no groundwater wells will be required. The proposed project would therefore have no effect on groundwater supplies.

As described in Environmental Checklist Section 10.a above, the project would create a total of 103,662 square feet of net new impervious surfaces on the site. Stormwater from impervious surfaces would be treated onsite in four bio-treatment swales located along the cul-de-sac and/or in a landscaped bio-retention facility located adjacent to Camino Pablo. To the extent that groundwater is recharged at these facilities through percolation, the amount of runoff being diverted from potential of groundwater recharge would be reduced. Further, landscaped areas

around the future residences would be self-treating, allowing dispersion of storm water to vegetated areas. Accordingly, the proposed project would have a less than significant adverse environmental impact on groundwater recharge.

c) **Less Than Significant Impact**:

i) Construction of the cul-de-sac and single-family residences, and landscaping of yards would alter the existing drainage patterns on the project site, which currently consists of open hillsides covered with non-native grasses. The proposed grading plan has been developed to maintain the existing topography of the site as much as possible, while strengthening unstable slopes and accommodating the proposed homes on the lower reaches of the site. The site design and stormwater collection and treatment system would utilize existing general drainage patterns and rely entirely on natural gravity flow of rainwater. Although the introduction of new impervious surfaces has the potential to increase storm flow rates and volumes and thereby cause erosion and sedimentation in downstream receiving waters, such impacts would be minimized through compliance with the C.3 requirements of the Contra Costa Clean Water Program, discussed in Environmental Checklist Section 10.a above. With compliance with the C.3 stormwater requirements, the impact of potential erosion due to the project would be less than significant.

ii) Although the project would alter the existing drainage pattern of the site it would not increase the volume or rate of surface runoff because stormwater would be detained and biologically treated on the site prior to discharge into the existing downstream stormwater drainage system. The existing 15-inch-diameter storm drainage pipe located in Camino Pablo along the project frontage would be upsized to an 18-inch-diameter pipe. From there, the project would tie into an existing 24-inch-diameter storm drainage pipe that runs through three residential properties adjacent to Tharp Drive before connecting to a 36-inch pipe in Tharp Drive that turns north under Deerfield Drive. This drainage pipe expands to a 42-inch pipe at Stonefield Place and jogs east, then continues north to discharge into Moraga Creek. There is an existing recorded drainage easement through the three Tharp Drive properties crossed by the storm drain.

A June 2023 hydrologic analysis of downstream conditions during a 10-year storm event was prepared by DK Engineering. The analysis concluded that all existing downstream storm drainage pipes have adequate capacity to accommodate runoff from the 10-year storm event with the addition of the project's storm runoff except for the existing 15-inch-diameter storm drainage pipe in Camino Pablo along the frontage of the project site. However, as part of the project, this pipe would be replaced with an 18-inch pipe. The existing downstream 36-inch pipes have well above the County's minimum freeboard requirement of 1.25 feet. Thus, DK Engineering concluded that the downstream drainage system is adequate to receive runoff from the proposed project. Therefore, the potential for the project to increase the risk of on- or off-site flooding would be less-than-significant.

iii) The SWCP prepared for the project includes features to capture and provide on-site treatment of all stormwater runoff from the project's impervious surfaces, including rooftops. The facilities would also provide retention of peak flows such that post-project peak flows under normal storm conditions would be reduced in comparison with existing conditions. While storm runoff during the 10-year storm would increase in comparison with existing conditions, the DK Engineering hydrologic analysis determined that the existing storm drain system between the project site and the existing outfall at Moraga Creek can accommodate the 10-year peak runoff in the post-development condition, without the need for detention. Therefore, stormwater runoff from the proposed project would not exceed the capacity of the existing stormwater drainage system.

iv) The project site is located on National Flood Insurance Rate Map (FIRM) Panel # 06013C0428F. As shown on the FIRM Panel, land along the east side of Camino Pablo in the vicinity of the project site is classified as being in Zone X, which is not considered to be subject to flooding. Thus, the project site is not within a 100-year flood hazard area. Accordingly, the project would have a less than significant impact on flood flows.

d) **No Impact**: As discussed in Environmental Checklist Section 10.c.iv above, the project site is not within a 100-year flood hazard area. The project site is also not in an area that would be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. As mapped, the tsunami hazard in Contra Costa County is limited to the lowland areas immediately adjacent to these waterways. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. The nearest surface water body to the project site is the Upper San Leandro Reservoir, located about 1.1 mile south/west of the project site. According to dam failure inundation maps for the reservoir, the site would be unaffected in the event of dam failure.

e) **Less than Significant Impact:** As discussed in Environmental Checklist Section 10.a above, the SWCP prepared for the proposed project includes storm water controls as required by the Contra Costa Clean Water Program. The project storm water controls include bio-treatment swales, a landscaped bio-retention facility, and LID pervious areas. The SWCP has been deemed preliminarily complete by the County Department of Public Works, who is requiring the submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the filing of the Final Map. With implementation of the SWCP, the project would have a less than significant impact on water quality. Thus, the proposed project would not conflict with a water quality control plan or groundwater management plan.

Sources of Information

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

- *Preliminary Stormwater Control Plan*, DK Consulting, June 2023
- *Camino Pablo Hydrologic & Hydraulic Analyses,* DK Engineering, June 2023
- *Urban Water Management Plan 2020 - Section 1.4: The Water Supply System*, East Bay Municipal Utility District, June 2021.
- https://msc.fema.gov/portal/, 2023. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0428F, effective 06/16/2009.*
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle.*
- California Department of Water Resources' Division of Safety of Dams, California Dam Breach Inundation Map Web Publisher [interactive map], Accessed August 20, 2024 at: https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2

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 23.9-acre project site is located in the A-2 General Agricultural District, which has a minimum required lot size of 5 acres. The area east of the site consists of agricultural parcels that range in size from approximately 4 acres to over 300 acres. The Sky View Court subdivision is to the south and is in the R-15 Single-Family Residential District and includes 15 single-family homes on lots that meet the minimum R-15 lot size of 15,000 square feet. Land to the west and north are in the Town of Moraga and developed with single-family homes. The homes closest to the project site are developed at a density of 3 dwelling units per acre (1 dwelling unit per 14, 520 square feet). The proposed project would have residential parcels that range in size from 15,368 square feet to 27,827 square feet. Therefore, the proposed residential development in the Major Subdivision would be consistent with the surrounding residential subdivisions. Also, the proposed cul-de-sac would form the fourth leg of the Camino Pablo / Tharp Drive intersection and would provide direct access to Camino Pablo, the existing arterial street in this neighborhood. Thus, the proposed Major Subdivision would not divide an established community.

b) **No Impact:** The project site currently has a General Plan land use designation of AL Agricultural Lands. The proposed project includes a General Plan Amendment to redesignate the southern 7.9

acres as SL Single-Family Residential–Low Density to allow multiple single-family residences on this portion of the site. Also, this portion of the site is proposed to be rezoned from the A-2 General Agricultural District to a P-1 Planned Unit District with a Development Plan that would allow development of 13 one- and two-story detached single-family residences on individual lots. The SL General Plan land use designation allows residential development at a density of 1.0 to 2.9 dwelling units per net acre, which is consistent with the density proposed by the project. The P-1 District is intended for large-scale integrated development, allowing for flexible regulations that enable a cohesive yet varied design. Given the flexibility provided within a P-1 District, there is little potential for conflict with provisions of the County Ordinance Code in terms of development standards for the residential parcels in the proposed subdivision.

The General Plan Land Use Element includes policies relevant to the proposed project, including Growth Management Policies (#3-1 through #3-14) that provide general guidelines for new development of urban land uses in the County. These policies discourage the extension of urban services or urban land uses into agricultural areas outside of the Urban Limit Line (ULL). Within the ULL, these policies encourage infilling of already developed areas, particularly vacant or underutilized sites within urbanized areas. The project would result in the development of urbanized land use on agricultural lands. However, this is consistent with Growth Management Policies because the project site is located within the ULL, does not consist of prime agricultural lands, and does not involve the extension of growth inducing infrastructure outside of the ULL. The project would be entirely on a vacant lot located at the periphery of an urbanized residential area with adequate access to existing public roadway and utility infrastructure. Thus, the development of the project site does not conflict with the Growth Management Policies. Other policies in the Land Use Element that are specific to residential development (#3-21 through #3-29) generally pertain to affordability and compatibility with surrounding development. Policy #3-29 can be interpreted as intended to mitigate geologic hazards in general:

> **Policy #3-29**: New housing projects shall be located on stable and secure lands or shall be designed to mitigate adverse or potentially adverse conditions. Residential densities of conventional construction shall generally decrease as the natural slope increases.

The General Plan Safety Element of the General Plan includes additional policies (#10-22 through #10-32) relevant to Ground Failure and Landslide Hazards. These policies collectively discourage subdivision of rural lands outside of the ULL where soil stability hazards exist, require careful geotechnical scrutiny and peer review of engineering studies addressing potential landslide hazards.

As discussed in Environmental Checklist Section 7, Geology and Soils, the concentration of landslides on the project site and the steepness of the natural slope are evidence that the project site is unstable or marginally stable at present. Mitigation Measures **Geology 1** through **Geology 5** would mitigate existing slope stability issues via over-excavation of all landslides and colluvial

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

deposits, installation of efficient surface and sub-surface drainage improvements, and foundations engineered appropriately for the underlying soil conditions. The project site will also be required to be included in a Geologic Hazard Abatement District (GHAD) having responsibility for slide repairs in open space areas that pose a threat to other improvements. The GHAD would also maintain drainage improvements and regularly remove combustible vegetation from open space areas. In a Peer Review analysis of the mitigation measures presented in Environmental Checklist Section 7 section of this report, Darwin Myers Associates concluded that the mitigations include prudent measures to address adverse or potentially adverse conditions. Thus, implementation of Mitigation Measures **Geology 1** through **Geology 5** ensure that the project is consistent with General Plan policies adopted for the purpose of avoiding or mitigating environmental effects relating to slope stability.

As discussed in Environmental Checklist Section 2, Agricultural and Forest Resources, the project would not adversely affect the County's ability to preserve at least 35% of land area in the County for open space purposes, consistent with the County's growth management policies. Additionally, the project site is not in an area of ecological significance (General Plan Conservation Element - Figure 8-1), is not proximate to any County-designated scenic routes or highways (General Plan Transportation Element – Figure 5-4), or scenic ridgeways (General Plan Open Space element – Figure 9-1). Thus, the project has little potential for conflict with General Plan policies intended to reduce/eliminate potential environmental impacts associated with development on ridgelines, along scenic routes, or within areas of exceptional habitat value. Thus, no conflicts with policies within the Open Space, Transportation, or Conservation elements are expected in connection with the project proposal.

Based on the preceding discussion of conformance with applicable land use policies and regulations, the proposed project would not conflict with any land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purposed of avoiding or mitigating an environmental effect.

Sources of Information:

- Contra Costa County General Plan, 2005-2020.
- Contra Costa County Code, Title 8, *Zoning Ordinance*.

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?	☐	☐	☐	☒

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

SUMMARY:

a) **No Impact:** Mineral land classification studies produced by the State Geologist as specified by the Surface Mining and Reclamation Act (SMARA) of 1975 classify the site as Mineral Resource Zone MRZ-4 by the California Department of Conservation's Division of Mines and Geology (DMG). The MRZ-4 designation is assigned to areas where available information is inadequate for assignment to any other MRZ. However, it should be noted that the single-family residential area west of Camino Pablo is assigned an MRZ-1 designation, which applies to areas where sufficient data does exist for a determination by the DMG that no significant mineral deposits exist, or where it is judged that there is little likelihood for their presence on the site. Also, no known mineral resources have been identified in the project vicinity on Figure 8-4 (Mineral Resource Areas) of the Contra Costa County General Plan Conservation Element, which shows known mineral resource areas in the County. Based on these information sources, the project would not result in the loss of availability of any known mineral resources.

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

Sources of Information:

- Contra Costa County General Plan 2005-2020.
- California Department of Conservation, Division of Mines and Geology, 1996. *Generalized Mineral Land Classification Map of the South San Francisco Bay Production-Consumption Region (Plate 1 of 29)*.

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?	☐	☐	☐	☒

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

SUMMARY:

a) **Less Than Significant With Mitigation:** Activities at the 13 single-family residences and 11 attached ADUs in the subdivision project are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 60 dB or less are normally acceptable and 70 dB or less are conditionally acceptable for single-family residential uses. The applicant's noise consultant completed a noise assessment for the project (Illingworth & Rodkin, Inc., 2024. *Camino Pablo Noise and Vibration Assessment*). Long-term noise measurements were conducted for the noise assessment between September 15-17, 2015, at the westernmost boundary of the project site, approximately 30 feet from the centerline of Camino Pablo and the measured daytime the Day/Night Noise level (DNL) was found to be 54dB. The types and levels of noise generated from habitation of the 13 single-family residences and 11 ADUs would be similar to noise levels from the existing residential developments in the area. The noise assessment found that traffic along Camino Pablo is presently the predominant source of noise affecting the site and predicts that additional traffic associated with the future habitation of project residences would increase the DNL to 55dB. Thus, there is no expectation that the project would result in a substantial noise increase in ambient noise levels in the project vicinity.

During project grading and construction, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. The applicant estimates that the construction phase of the project is estimated to span a period of 32 months, however, the noisiest phases of construction are expected to be completed within 14 months of the start of construction. Construction activities can generate considerable amounts of noise, especially during earth-moving activities when heavy equipment is used. According to the noise assessment, the expected hourly average noise levels generated by construction can be up to 88 dBA Leq measured at a distance of 50 feet from the center of a busy construction site. **Although the grading and construction activities would be temporary, the activities could have a potentially significant adverse environmental impact during project construction on nearby residences**. Consequently, the applicant is required to implement the following noise mitigation measures.

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

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

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

existing residences as possible.

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

d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

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

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

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

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (sos.ca.gov)

e. Large trucks and heavy equipment are subject to the same restrictions that are

imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

Noise 2: The following noise reduction measures as recommended in the 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* shall be implemented during project construction and shall be included on all construction plans.

a. Construction of residences shall be stages such that residential units at the west and south boundaries of the site shall be constructed as early as possible to provide acoustical shielding for adjacent offsite residences. Constructing units along the western and southern boundaries of the site will provide approximately 10 dB of noise reduction during the remainder of project construction activities.

b. Temporary noise barriers shall be constructed, where feasible, to screen any stationary noise-generating equipment located within 200 feet of adjacent offsite residences. Temporary noise barrier fences will provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.

c. Construction staging areas shall be established at onsite locations that will create the greatest distance between the construction-related noise sources and adjacent offsite residences for the duration of project construction.

d. Material stockpiles as well as equipment parking areas shall be located as far as feasible from adjacent offsite residences.

Noise 3: The 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* recommended construction notification. Accordingly, the following additional noise mitigations shall be implemented.

a. At least one week prior to commencement of grading or any other construction activity, the applicant shall provide written notification to occupants of properties within 300 feet of the exterior boundary of the construction site that construction work will commence. The notice shall include the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

b. A copy of the notice shall be concurrently transmitted to the CDD. The notice shall be accompanied by a list of the names and addresses of the property owners noticed and a map identifying the notification area.

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

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

b) **Less Than Significant:** The noise assessment prepared by Illingworth & Rodkin for the applicant states: "Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction-related groundborne vibration levels". Project construction does not include any components (e.g., pile driving) that would generate excessive ground-borne vibration levels during construction activities. Further, residential use of the project site would not generate significant ground borne vibration. Therefore, the project would not be expected to generate excessive ground-borne vibration levels during construction activities.

c) **No Impact**: There is no currently operating private airstrip in the vicinity of the project site. Thus, the proposed project would not expose people to airstrip-related noise. The nearest public airport is Oakland International Airport, which is approximately 8.2 miles southwest of the project site. The project site is not within the airport influence area as delineated in the Airport Land Use Compatibility Plan for the Oakland International Airport. Thus, the project site is not located in an area where there would be excessive airport-related noise.

Sources of Information:

- Contra Costa County General Plan 2005-2020.
- Illingworth and Rodkin, Inc., 2024. *Camino Pablo Noise and Vibration Assessment.*
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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 construct 13 single-family residences and 11 attached ADUs, which would directly increase the Moraga area population by an estimated 65 persons, based on the 2020 Census estimate of 2.70 people per household for the Town of Moraga. The Census 2020 estimate for the population of Moraga in 2023 is 16,547 people, and therefore, the impact of adding 65 persons to the Moraga area would be approximately 0.39 percent. less than significant. Therefore, the impact of adding 65 persons to the Moraga area would be less than significant.

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

b) **No Impact**: The project site is currently in agricultural use, and there are no persons living on the project site. Therefore, the addition of 13 single-family residences and 11 attached ADUs will not displace any person or housing unit.

Sources of Information

- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- U.S. Census Bureau QuickFacts: Contra Costa County, California, accessed June 12, 2024.

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 With Mitigation**: Fire protection and emergency medical response services in the project vicinity are provided by the Moraga-Orinda Fire District (MOFD). Fire protection at the project site would be provided by MOFD Station #41, located at 1284 Moraga Way in Moraga, approximately 2.2 miles driving distance to the northwest. Station #41 is staffed with five rescue responders and is equipped with a Type 1 fire engine, one ambulance, and a Type 3 wildland engine. If necessary, additional fire protection support would be provided by Station #42 located at 555 Moraga Road, approximately 3.5 miles driving distance to the north.

Fire Protection Policy 7-62 of the General Plan Public Facilities/Services Element states that the County shall target a 3-minute maximum response time and/or 1.5 miles distance from the first responding station, and a minimum of 3 fire fighters. The MOFD has determined that the project site is outside both the response time and distance standards specified in the General Plan. The MOFD is not currently capable of providing staff for an additional fire station. The Public Facilities/Services Element also includes Fire Protection Policy 7-64 requiring a project to pay fair share contributions for new fire protection facilities and services, and Policy 7-65 requiring the identification of needed upgrades to fire facilities and equipment as part of a project's environmental review.

In addition, the project site is located in an adopted Very High Fire Hazard Severity Zone in a State Responsibility Area. Therefore, construction on the project site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). Notwithstanding these requirements, the MOFD has stated that the applicant is required to submit a Fire Protection Plan (FPP) for review and approval by the MOFD to address project risks associated with its fire-prone surroundings.

Fire Marshall Jeff Isaacs of the MOFD has determined that a fair share contribution is not required of the project and that the only requirement is for the project to create a Fire Protection Plan that complies with CFC Chapter 49, Sections 4903 and 4903.2.1.2.

Without the creation and implementation of a Fire Protection Plan, the project could have a potentially significant adverse environmental impact on fire protection services in the area. Consequently, the applicant is required to implement the following fire protection mitigation measures.

Public Services 1: The applicant shall submit a Fire Protection Plan (FPP) for review and approval by the Moraga-Orinda Fire District (MOFD). The final fire protection plan shall include items listed in section 4903.2.1.1 and the following:

i. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
   a. The plan life-form
   b. The scientific and common name; and
   c. The expected height and width for mature growth
ii. Identification of irrigated and non-irrigated zones.
iii. Requirements for vegetation reduction around emergency access and evacuation routes.
iv. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
v. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
vi. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

Upon consultation with Moraga Orinda Fire Protection District officials, it has been determined that the implementation of the above mitigation measures would reduce potential project impacts on area fire protection services to a less than significant level.

b) **Less Than Significant Impact**: Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sheriff's Office. Public Protection Policy 7-57 of the General Plan Public Facilities/Services Element requires 155 square feet of station area per 1,000 persons within unincorporated Contra Costa County. The proposed project, resulting in thirteen new single-family residences, would result in a negligible increase in population within the County. Therefore, 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. The project is subject to a per-parcel police services fees applicable to new residential development. Thus, the small scale of the project, combined with County's collection of applicable police services fees ensures that 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.

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

c) **Less Than Significant Impact**: Since the project would result in a negligible population increase in the Moraga area, it would have a less than significant impact on enrollment at existing local schools. The project would be served by two public school districts. The Moraga School District (MSD) serves elementary and intermediate school students, while high school education is provided by the Acalanes Union High School District (AUHSD). Elementary school students (grades K-5) from the proposed project would attend Camino Pablo Elementary School, located at 1111 Camino Pablo. Intermediate school students (grades 6-8) from the project would attend Joaquin Moraga Intermediate School, located at 1010 Camino Pablo Boulevard. Within the AUHSD, Campolindo High School, located at 300 Moraga Road, would serve high-school aged residents of the proposed project. All three schools serving the project site have capacity greater than current and projected enrollment and have excess capacity to accept the students generated by the project.

Thus, considering that the school districts serving the project have adequate capacity for any increase in student population associated with the project, and that school impact fees will be collected prior to the issuance of building permits for new dwellings resulting from the project, a less than significant impact on schools is expected.

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 per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population increase in the Moraga area. Accordingly, 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 by an estimated 37 persons, and has ample access to existing parks, including Rancho Laguna Park $\pm$750 feet south of the project, the project will not expectedly necessitate the provision of new park facilities. Additionally, all new single-family residences in unincorporated Contra Costa County are subject to Park Dedication and Park Impact Fees, which are collected prior to the issuance of building permits for the new single-family dwellings. The small scale of the project, and the collection of requisite Park Impact and Park Dedication fees ensures that the project will not result in any significant adverse impacts on park facilities in the County.

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. Therefore, less than significant impact.

Sources of Information:

- Contra Costa County General Plan 2005-2020
- Contra Costa County GIS Data
- MOFD Correspondence

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**: As described in Environmental Checklist Section 15.d, the Town of Moraga maintains neighborhood parks and open space preserves, including Rancho Laguna Park, Moraga Commons, and the Mulholland Ridge Open Space Preserves. In addition to the park facilities maintained by Moraga, the East Bay Regional Park District maintains the 1,830-acre Redwood Regional Park located at 7867 Redwood Road, approximately 5.8 miles driving distance to the west, and the John Muir Land Trust in conjunction with the East Bay Municipal Utility District maintains Carr Ranch, a 604-acre protected watershed located approximately 0.4 mile east of Rancho Laguna Park. Due to the open space character of Mulholland Ridge Open Space Preserve, Redwood Regional Park, and Carr Ranch, project residents would be less likely to use these facilities, Overall, use of neighborhood parks, regional parks, and open space preserves would be less than significant.

b) **Less Than Significant Impact**: The proposed project is the subdivision of the southern 7.9-acre portion of the 23.9-acre project site, and the subsequent construction of 13 single-family residences and 11 attached ADUs. There are no plans to construct any substantial recreational facilities; however, the residents of the homes may choose to construct small, personal recreational facilities, such as swimming pools and sports courts. Impacts from the construction of small, personal recreation facilities would be less than significant.

Sources of Information

- Contra Costa County GIS Data.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- Park Rentals & Trail Information | Moraga, CA. accessed June 17, 2024.
- Dr. Aurelia Reinhardt Redwood Regional Park | East Bay Parks (ebparks.org), accessed June 17, 2024.
- Carr Ranch - John Muir Land Trust (jmlt.org), accessed June 17, 2024.

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**: Upon completion of construction, the project would include 13 single-family residences and 11 attached ADUs located on a cul-de-sac that would form the fourth leg of the Camino Pablo / Tharp Drive intersection and would provide direct access to Camino Pablo, the existing arterial street in this neighborhood. This portion of Camino Pablo has a right-of-way that is 50 feet wide with an approximately 29-foot-wide paved roadway. The project would implement roadway widening and frontage improvements, including a proposed ±0.24-acre section along Camino Pablo (Parcel E on Proposed VTM), proposed to be dedicated to the Town of Moraga, that would result in a 38-foot-wide paved roadway within a 68-foot-wide right-of-way. An 8-foot paved sidewalk is also proposed along the property's Camino Pablo frontage. As proposed, Camino Pablo would meet the County's minimum width requirements for Private Collector Streets, as specified in Chapter 98-4 of the County Ordinance Code. However, the portion of the Camino Pablo fronting the project site is maintained by the Town of Moraga. The project has been forwarded to the Town with a request for comment, and County staff has received no comments indicating that the proposed Camino Pablo frontage improvements have any conflict with any Town Ordinances or Policies pertaining to this specific roadway. Therefore, it is assumed that no such conflicts exist. The Transportation and Circulation Element of the County General Plan specifies that Collector Roads "are for internal traffic movement within a community, carrying traffic to arterials and between neighborhoods. They are low speed roadways that do not ordinarily carry a high proportion of through trips and are not, of necessity, continuous for great lengths." This description is consistent with the function of Camino Pablo in the immediate project vicinity; thus, the proposed right-of-way and roadway widths appear to be sized appropriately, and consistent with applicable County ordinances and policies.

The proposed project does not conflict with goals, policies, and implementation measures in the Transportation and Circulation Element. The intersection of the cul-de-sac with Camino Pablo would change existing Camino Pablo / Tharp Drive T-intersection to a four-way stop-controlled intersection. The cul-de-sac includes a 36-foot-wide paved private roadway within a 56-foot-wide access and utility easement. The entire length of the cul-de-sac includes curb/gutter and 5-foot-wide walkway improvements. No driveways or other direct access from the residential parcels

would be created on Camino Pablo, consistent with County guidelines for collector streets. At a width of 36 feet, the cul-de-sac exceeds the 16-foot minimum private roadway width design standards codified in Chapter 94-4 of the County Ordinance Code, and Policy 5-m, which required a width of 12 feet per travel lane.

The Contra Costa County Complete Streets Policy articulates the County's commitment to create and maintain complete streets that provide safe, comfortable and convenient travel along and across rights-of-way through a comprehensive integrated transportation network that serves all categories of users. Presently, the Camino Pablo lane of travel that is adjacent to the site lacks a shoulder along portions of the project frontage south of Tharp Drive. The project includes pavement widening that will increase the paved width of Camino Pablo by approximately 8 feet along this portion of the project frontage. The increased road width will allow for a shoulder and bike lane along the project frontage. An adjacent 8-foot-wide paved pedestrian pathway is also proposed adjacent to the paved roadway, to replace an existing pedestrian path that would be displaced by the roadway widening. The project is consistent with the Complete Streets plan because the proposed frontage improvements facilitate multi-modal transportation by providing improvements dedicated to facilitating these modes of travel alongside the vehicular roadway.

As discussed above, the project is consistent with County Ordinances regulating roadway design, and with transportation policies within the General Plan. The project does not otherwise conflict with policies or programs addressing the circulation system.

b) **Less Than Significant Impact**: The Contra Costa County Board of Supervisors adopted the *Contra Costa County Transportation Analysis Guidelines* in June 2020. The *Transportation Analysis Guidelines* include the following screening criteria. If a proposed project meets the screening criteria, the project would be expected to have a less than significant impact and would not require VMT (Vehicle Miles Traveled) analysis.

i. Projects that:

   a. Generate or attract fewer than 110 daily vehicle trips; or,

   b. Projects of 10,000 square feet or less of non-residential space or 20 residential units or less, or otherwise generating less than 836 VMT per day.

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

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

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

As defined in Section 88-36.004(c) of the County Ordinance Code: *"Residential unit" means a single-family dwelling, but does not include an accessory dwelling unit or junior accessory dwelling unit.* With 13 single-family residences, the proposed project would be below the 20 residential units threshold, and therefore, a VMT analysis is not required. Accordingly, the proposed project would have a less than significant transportation impact and would be consistent with CEQA Guidelines Section 15064.3(b).

c) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 17.a above, the project cul-de-sac that would form the fourth leg of the Camino Pablo / Tharp Drive four-way stop-controlled intersection. The project proponent has submitted transportation analysis (*Camino Pablo Subdivision Transportation Analysis [Technical Memorandum] June 15, 2020*) by Fehr & Peers which included stopping sight distance evaluation, and corner sight distance evaluation. Stopping sight distance is defined as the distance required by a driver of a vehicle, traveling at a given speed, to bring the vehicle to a stop after an object on the road becomes visible and in advance of reaching the object. Corner sight distance is defined as the intersection line of sight maintained between the driver of a vehicle waiting at the crossroad and the driver of an approaching vehicle. although the existing speed limit is 25 mph on Camino Pablo at the intersection with Tharp Drive, the analysis was conducted using the observed 85th percentile travel speed of approximately 35 mph.

According to the Caltrans *Highway Design Manual*, a travel speed of 35 mph requires a minimum stopping sight distance of 250 feet and a corner sight distance of 385 feet for turns from the proposed project roadway. Fehr & Peers determined that the actual sight distance north and south of the proposed cul-de-sac intersection is greater than 385 feet, satisfying the Caltrans criteria, as shown on Figure T-1. Once drivers exit the project site and the Stop bar at the intersection, they will be able to advance forward to obtain a clear line of sight to the south without encroaching onto Camino Pablo. Therefore, there would be a less-than-significant impact as to sight distance. However, to ensure that this sight distance for drivers is maintained in the future, Fehr & Peers recommended ongoing maintenance of the landscaping at the northeast and southeast corner of the future roadway connection with Camino Pablo or eliminating plants or shrubs that could grow taller than 3 feet.

The Fehr & Peers transportation assessment included an evaluation of gradients (slopes) along the cul-de-sac. Based on the proposed grading plan, the cul-de-sac would follow the existing contour of the site with moderate adjustments. The cul-de-sac would intersect Camino Pablo on a down-sloping grade of approximately 5.6 percent. Within the site, the maximum roadway slope would be 15 percent.

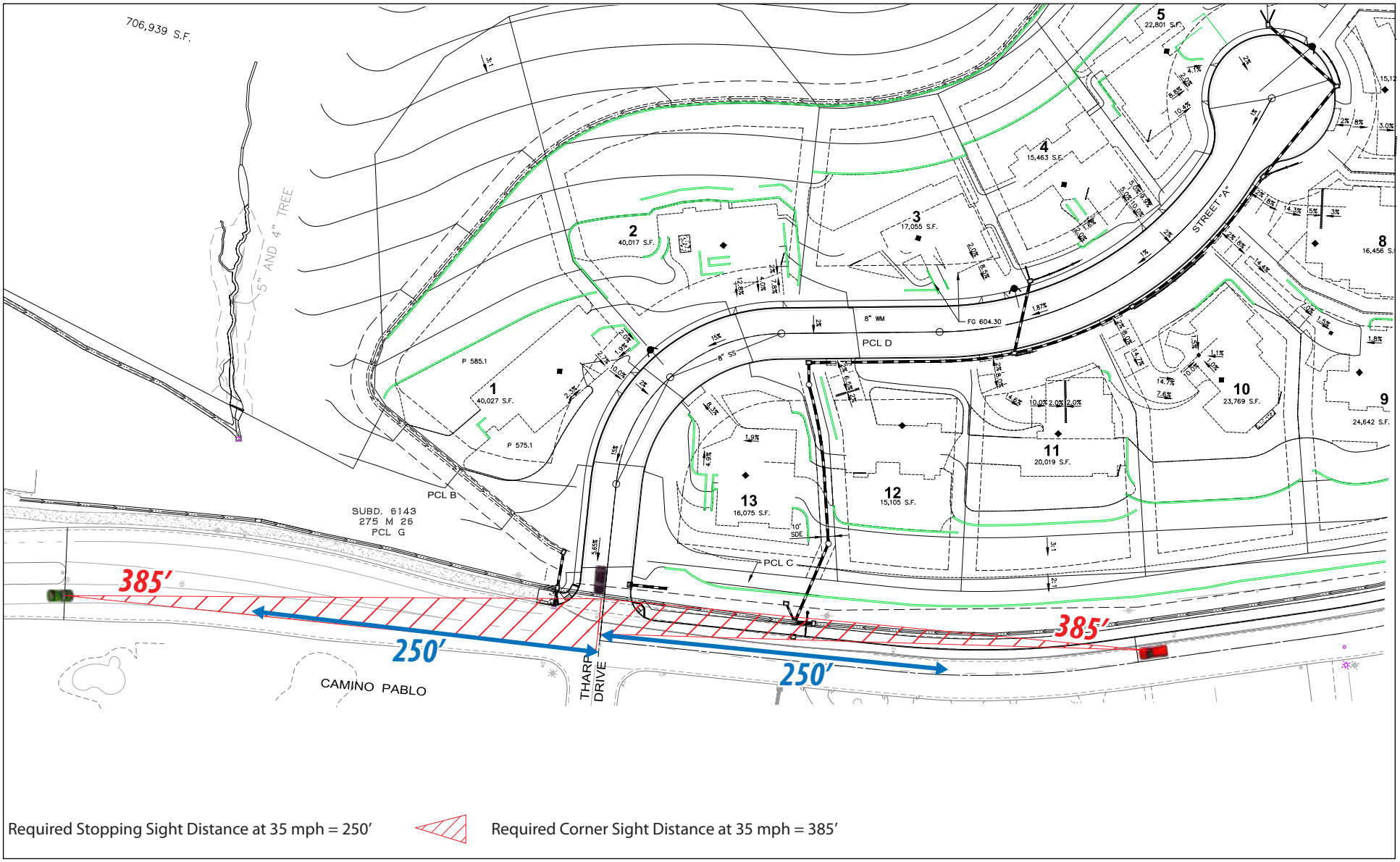


Figure T-1

Sight Distance at Project Entrance

Source: Fehr & Peers

California Fire Code, as enforced by the Moraga-Orinda Fire District, allows roadway grades of up to 20 percent, with a grooved concrete surface required for grades between 16 and 20 percent. Because the maximum grade proposed within the site is 15 percent, no additional roadway treatments would be required and impacts regarding gradients would be less than significant. However, the traffic consultant recommended installation of signage reminding drivers of vehicles parked on street to curb their wheels.

The project plans include a 5-foot-wide sidewalk on the east side of the cul-de-sac. The sidewalks would connect into the existing sidewalk along the Camino Pablo project frontage. Curb ramps would be constructed at the intersection of the cul-de-sac with Camino Pablo, and sidewalks would be constructed along the east side of Camino Pablo, with a landscape strip on the east side of the sidewalk. The project currently does not propose sidewalks or curb ramps to be installed on Tharp Drive.

Based on the preceding discussion, the project would result in less than significant impacts resulting in hazards associated with the design of the access roadway serving the project.

d) **Less Than Significant Impact**: Emergency access would be provided via the cul-de-sac and Camino Pablo. The California Fire Code requires a minimum 90-foot diameter cul-de-sac for roadways between 151 and 750 feet, which would apply to the proposed cul-de-sac. This requirement is satisfied by the project design, which would also permit on-street parking within the cul-de-sac bulb by residents and visitors. An auto-turn assessment conducted by Fehr & Peers confirmed that fire trucks would be able to turn around in the cul-de-sac. The cul-de-sac roadway length would also be within the limits established by the Fire Code. Thus, Fehr & Peers concluded that the project plan exhibits adequate site access and on-site circulation for motor vehicles, including fire trucks and other emergency vehicles. The project would not affect offsite access routes. Accordingly, there would be a less than significant impact on emergency access.

Sources of Information:

- *Camino Pablo Subdivision Transportation Analysis [Technical Memorandum]* June 15, 2020, Fehr & Peers
- *Highway Design Manual 7th Edition*, July 1, 2020, California Department of Transportation.
- *Transportation Analysis Guidelines,* June 23, 2020, Contra Costa County https://www.contracosta.ca.gov/DocumentCenter/View/70739/FINAL-CCC-Transportation-Analysis-Guidelines-v3-5-10-21?bidId=

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 5.a above, no historical resources are on the project site. In 2015, the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) at Sonoma State University reported that their base maps show no recorded buildings or structures within the proposed project area. Further, CHRIS conducted an archival search in 2015 of the State Office of Historic Preservation Historic Property Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, and identified no recorded buildings or structures on or in the vicinity of the proposed project site. A subsequent search of NWIC archives, performed in 2016 and updated in 2023, by Archeo-Tec, Inc. as part of a Phase I Cultural Resource Evaluation for the project also found no significant recorded historical resources within a 1-mile radius of the project site. Thus, the proposed project would have a less than significant impact on visible tribal cultural resources.

b) **Less Than Significant With Mitigation:** As discussed in Environmental Checklist Sections 5.b, and 5.c above, grading and other earthwork associated with project construction could encounter previously undiscovered archaeological resources and human remains. **Damage or destruction of archaeological resources and disturbance of human remains during project construction would be potentially significant adverse environmental impacts. Implementation of Cultural Resources 1 and Cultural Resources 2 would reduce the impacts to less than significant levels.**

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

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

Sources of Information:

- Contra Costa County 2005-2020 General Plan.
- Archeo-Tec, Inc., 2024. *Revised Cultural Resources Assessment for the Camino Pablo Subdivision Project*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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 13 single-family residences and 11 attached ADUs will need to be connected to various utilities and service systems, including water service, sanitary sewer service, stormwater drainage facilities, electric power, natural gas, and telecommunications facilities.

Water Service: The project site is currently not served by a municipal water system. The East Bay Municipal Utility District (EBMUD) provides a municipal source of potable water to other properties in the project vicinity, including the single-family residences west of Camino Pablo and the Sky View Court subdivision to the south of the project site. The applicant intends to tie into the EBMUD water service system. This will require approval by EBMUD and the Contra

Costa Local Agency Formation Commission (LAFCO). According to EBMUD's *2022 Annual Water Quality Report*, water delivered to the Town of Moraga is treated at the Walnut Creek Water Treatment Plan (WTP) and may be treated as needed at the Lafayette WTP. In a Water Supply Engineering Daily Report for June 6, 2024, EBMUD reports that the Walnut Creek WTP is operating at ±65% capacity, while the Lafayette WTP is operating at approximately 55% of capacity. A review of the Water Supply Engineering Daily Report for November 8, 2023, found these two WTP's to be operating at less than one-third of their capacity. As such, EBMUD reporting on the production and demand of potable water supply for this area shows that more than adequate capacity exists to serve the subdivision without the construction of new water facilities. In the event the project site is not annexed into EBMUD, the 13 single-family residences and 11 attached ADUs would be served by well water, with no effect on any municipal water system. The wells would be subject to review, regulation, and permitting by the Environmental Health Division of the County Health Services Department. Therefore, the project would have a less than significant impact on any municipal water system.

Sanitary Sewer Service: The project site is currently not served by a municipal sewer system. The applicant intends to tie into the Central Contra Costa Sanitary District (CCCSD) sewer system. This will require approval by CCCSD and LAFCO. In an email dated April 25, 2023, CCCSD advised that wastewater from the project site can flow by gravity into its sewer system via an existing 8-inch diameter sewer main located within the Camino Pablo right-of-way. The project will be required to extend an 8-inch-diameter sewer main up the project roadway to serve each new lot. Based on a limited analysis completed by CCCSD, the project would not generate enough new wastewater flow to "trigger" further analysis of the wastewater system capacity. Therefore, the existing main sewer would be adequate for the additional wastewater that would be generated by the project, and the construction of new sewer facilities would not be required. In the event the project site is not annexed into EBMUD, the 13 single-family residences and 11 attached ADUs would be served by septic systems, with no effect on any municipal sewer system. The septic systems would be subject to review, regulation, and permitting by the Environmental Health Division of the County Health Services Department. Therefore, the project would have a less than significant impact on any municipal sewer system.

Stormwater Drainage: Existing stormwater drainage facilities along Camino Pablo serve adjoining properties, including the project site. These facilities are maintained by the Town of Moraga and consist of concrete v-ditches running alongside and parallel to Camino Pablo and Sanders Ranch Road. Stormwater runoff from the project site would be collected in the v-ditches and conveyed to Moraga Creek via a 24-inch storm drain in Camino Pablo that connects to a 30-inch pipe beneath Tharp Drive. Division 914 of the County Ordinance Code requires that all stormwaters originating on or traversing the project site be collected onsite, and conveyed 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 applicant's engineering consultant prepared a hydrology

analysis (DK Engineering, 2023. *Camino Pablo Hydrologic & Hydraulic Analyses*). Based on the analysis, DK Engineering concluded that the existing offsite storm drainage facilities would be adequate to accommodate stormwater runoff from the project. DK Engineering also prepared a preliminary Stormwater Control Plan (DK Engineering, 2023. *Preliminary Stormwater Control Plan for Camino Pablo*) for the applicant. The SWCP includes storm water controls as required by the Contra Costa Clean Water Program. The project storm water controls include dispersion to onsite bioretention areas. Both the applicant's hydrology analysis and preliminary Stormwater Control Plan (SWCP) are subject to review and approval by the Engineering Services Division of the County Department of Public Works. Public Works will require submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the Final Map for the subdivision. With implementation of the SWCP, the project would have a less than significant impact on existing stormwater drainage facilities.

Electricity, Natural Gas, and Telecommunications: The Camino Pablo vicinity is served by various electricity, gas, telephone, and broadband cable/internet service providers. These service providers would require minor modification to meet design and construction code requirements to extend service to the to serve the 13 new single-family residences and 11 attached ADUs. There would be no requirements for new or expanded facilities to provide services, and therefore, the project would have less than significant impact relating to electricity, natural gas, and telecommunications services.

b) **Less Than Significant Impact:** As discussed in Environmental Checklist Section 19.a above, the applicant intends to tie into the EBMUD water service system. EBMUD had a baseline average per-capita water consumption of 161 gallons per day (gpd) over the five-year period from 2003 to 2007. Based on the EBMUD 161-gpd baseline per-capita water consumption reported in its most recent Urban Water Management Plan, the proposed project would generate demand for about 10,948 gpd of domestic water. With a projected total District-wide consumption in 2025 of approximately 186 million gpd, the project's incremental water demand would represent about 0.0059 percent of daily demand in the district.

An Agency Comment Request packet that included the application documents was sent to EBMUD on April 25, 2023. EBMUD submitted a memo on May 15, 2023, in which the District stated that annexation was required to serve the project; however, the District did not state any concerns relating to the capacity of the existing system to accommodate the project. The proposed project does not meet the water demand threshold established by Senate Bill 610 (2001) that requires preparation of a Water Supply Assessment (WSA). Among other thresholds, a project is required to prepare a WSA if it would: 1) be a business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space, or 2) demand an amount of water equal to, or greater than, the amount needed to serve a 500-dwelling unit project.

EBMUD has invested extensively in preparations for water supply shortages, including developing a portfolio of alternative water supplies to address shortages. Standby storage is maintained in EBMUD's terminal reservoirs (Briones, Upper San Leandro, San Pablo, Chabot, and Lafayette), where the District maintains a 180-day emergency reserve in the event of failure of one or more of the Mokelumne Aqueducts that convey water from the Mokelumne River watershed to the District's reservoirs. The reservoirs have a combined total storage capacity of 151,965 acre-feet (AF). EBMUD's total operational storage is 697,480 AF when the upstream storage of its Pardee and Camanche reservoirs is included.

When alternative supplies are insufficient during extreme and catastrophic water shortages, EBMUD may implement temporary measures such as trucking recycled water from approved uses, drawing from reserve supplies (standby storage in the terminal reservoirs), and obtaining emergency transfers or exchanges. Potential sources of emergency supplies could include the Contra Costa Water District (CCWD), San Francisco Public Utilities Commission (SFPUC), Dublin San Ramon Services District (DSRSD), and the City of Hayward. EBMUD has limited short-term water sharing agreements with each of these agencies and maintains interties and pump stations for implementing water transfers.

During droughts, EBMUD implements numerous demand reduction measures, including the imposition of surcharge and excessive use penalties. It can also implement water use restrictions to further reduce demand. Its ongoing water conservation program requires all new customers to comply with water efficiency standards and requirements. During multi-year droughts when demand could exceed supply by up to 10 percent, EBMUD would rely on local and offsite groundwater storage to make up the shortfall. If there were insufficient local groundwater storage or the district was unable to recover its full contractual amount from the Semitropic Groundwater Banking Program, the District would look to secure additional supplies through a California Department of Water Resources (DWR) drought water bank or similar water purchase/transfer program.

If the project site is annexed into EBMUD, it is the responsibility of the applicant to apply to EBMUD for new water service, and to implement all conservation measures required by the District as a condition of providing water service. All future improvements, including the extension of water mains into the subdivision and the installation of water meters for individual lots are subject to EBMUD review and approval.

Based on the relatively minor scale of the proposed development, excess capacity that exists in the existing EBMUD distribution system, the numerous contingencies the District has put in place for the management of long-term drought conditions, and the District-required water conservation measures, the project is reasonably ensured an adequate supply of potable water, both now and for the foreseeable future, upon completion of all applicable requirements for the establishment

of new water service. Accordingly, the project would have a less than significant impact on water supplies.

c) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 19.a above, if the proposed project is annexed into the CCCSD, the applicant will coordinate with CCCSD for new wastewater connections to serve the 13 new single-family residences and 11 attached ADUs. The wastewater generated by the proposed project would incrementally increase wastewater flows in the CCCSD system. Based on CCCSD comments in an April 25, 2023 email, the existing CCCSD system infrastructure has adequate capacity to accommodate additional wastewater generated by the property. If the project is not annexed into the CCCSD, the project would rely on new septic systems to serve the onsite residences. The septic systems would be required to meet the regulations of the Environmental Health Division of the County Health Services Department. Therefore, the project would have a less than significant impact on wastewater treatment facilities.

d) **Less Than Significant Impact**: The proposed project would generate construction solid waste and post-construction residential solid waste. Construction of the 13 single-family residences and 11 attached ADUs on the project site would generate construction solid waste. Construction waste would be hauled to the Acme Landfill, located at 890 Waterbird Way in Martinez. The Acme Landfill is estimated to be at 35 percent of capacity. Future construction on the subdivision parcels would incrementally add to the construction waste headed to the landfill. Further, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities. 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 single-family residences and attached ADUs on the subdivision 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.

With respect to residential waste, the receiving landfill for operational waste is Keller Canyon, located at 901 Bailey Road in Bay Point. Keller Canyon is estimated to be at 15 percent of capacity. Residential waste from the 13 single-family residences and 11 attached ADUs on the project site would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related residential waste is considered to be less than significant. As is the case with construction debris, a portion of the residential waste is would be recycled and would thereby reduce the residential waste headed to the landfill. Therefore, the impact of the project-related increase in residential waste would be less than significant.

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

c) **Less Than Significant Impact**: The project includes residential land uses that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Project development is subject to compliance with CALGreen, including requirements that currently require at least 65 percent of construction and demolition debris (by weight) generated on a construction project be recycled, reused, or otherwise diverted from landfill disposal. In addition, residential waste generated by the project would be collected, processed, and disposed of in the same manner as other solid waste collected by Republic Services, and would be subject to the same requirements regarding recycling and solid waste disposal that apply to other local residential customers. Since solid waste collection and disposal services consistent with applicable regulations presently exist in the project area, and because the project waste would enter the existing compliant disposal stream, the project would not violate any federal state or local regulations pertaining to solid waste, and therefore project-related impacts would be less than significant.

Sources of Information:

- East Bay Municipal Utility District (EBMUD), 2023. *2022 Annual Water Quality Report*.
- East Bay Municipal Utility District Water Supply Engineering Daily Report (ebmud.com), accessed November 10, 2023 and June 7, 2024.
- DK Engineering, 2023. *Camino Pablo Hydrologic & Hydraulic Analyses.*
- DK Engineering, 2023. *Preliminary Stormwater Control Plan for Camino Pablo.*
- EBMUD, 2023. *Review of Agency Planning Application, CDSD23-09646*.
- Central Contra Costa Sanitary District, 2023. *CDDP23-03012 - South Camino Pablo Annexation and Subdivision*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☒	☐	☐

SUMMARY:

a) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 15.a, the project site is located in an adopted Very High Fire Hazard Severity Zone in a State Responsibility Area. As discussed in Environmental Checklist Section 9.f, the applicant proposes to widen Camino Pablo, which is the two-lane arterial street that connects to Canyon Road – Moraga Road, from 28 feet to 36 feet in width at the project frontage. If the project is approved, the County Department of Public Works will require the applicant to implement any improvements of Camino Pablo determined necessary to accommodate the residential subdivision.

The 2023 Hexagon Transportation Consultants *Camino Pablo Residential Development VMT and Evacuation Study* that was prepared for the applicant assesses the project's potential impact on evacuation times in response to a wildfire in the area. In the event of an evacuation, all residents on the project site and surrounding neighborhoods would access Canyon Road. The wildfire evacuation analysis assumes that residents within the evacuation area would use Camino Pablo and Larch Avenue, a two-lane arterial street that runs parallel to and north of Camino Pablo. Both Camino Pablo and Larch Avenue connect to Canyon Road and provide egress from the residential neighborhoods east of Canyon Road. Due to the limited egress routes from the residential neighborhoods, the evacuation scenario would be the same regardless of the evacuation event.

For a conservative evacuation analysis, Hexagon further assumed that:

- 100 percent of the traffic within the evacuation area would evacuate, meaning that no one would self-evacuate prior to the evacuation order, and no one would resist the evacuation order.

- At the household level, the number of evacuation trips would equal to the lesser of the number of drivers, and number of vehicles. For example, a household with two drivers and three vehicles would generate two evacuation trips, and a household with four drivers and one vehicle would generate one evacuation trip.

- 80 percent of households would generate two evacuation trips, and 20 percent of households would generate one evacuation trip, which represents an evacuation trip generation rate of approximately 1.8 trips per household.

Hexagon estimates that there are approximately 1,215 residences within the evacuation area, which includes the gated Sanders Ranch neighborhood and the neighborhoods east of Canyon

Road flanking Larch Avenue and Camino Pablo. Based on their assumptions, Hexagon estimates that the evacuation area would generate 2,187 trips under existing conditions, and 2,210 trips under existing-plus-project conditions, with the project generating 23 additional trips. For the purpose of this analysis, Hexagon assumed that evacuees within the evacuation area would be distributed evenly between Camino Pablo and Larch Avenue.

According to the *Highway Capacity Manual* (Transportation Research Board, 7th Edition), the theoretical per-lane-per-hour roadway capacity per is 1,800 vehicles per lane per hour. This assumes continuous flow with no stopping, which could only be achieved with traffic control by emergency personnel. For the purposes of the analysis, it was assumed that with the existing stop control at Canyon Road, this rate would be reduced to 600 vehicles per hour per lane. With one outbound lane on Camino Pablo and one outbound lane on Larch Avenue, it was assumed that 1,200 vehicles could be evacuated per hour from the evacuation area. Accordingly, it was estimated that evacuation under existing conditions would take approximately 219 minutes, and evacuation under existing plus project conditions would take 221 minutes. Therefore, the project would increase evacuation time by 2 minutes, which less than 1.4 percent. Therefore, the project would not substantially alter evacuation times or interfere with an adopted emergency response plan or emergency evacuation plan and would have a less than significant impact.

b) **Less Than Significant With Mitigation**: As discussed in Environmental Checklist Section 15.a, the project site is located in an adopted Very High Fire Hazard Severity Zone in a State Responsibility Area. Therefore, construction on the project site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). Notwithstanding these requirements, the Moraga-Orinda Fire District has stated that the applicant is required to submit a Fire Protection Plan for review and approval by the MOFD to address project wildfire risks.

Without the creation and implementation of a Fire Protection Plan, the project could exacerbate wildfire risks in the project vicinity, thereby causing potentially significant adverse environmental impacts. **Implementation of Public Services 1 would reduce the impacts to less than significant levels.**

c) **Less Than Significant Impact**: The project includes a new cul-de-sac serving the 13 residential lots in the subdivision. As discussed in Environmental Checklist Section 9.f, the cul-de-sac would form the fourth leg of the Camino Pablo / Tharp Drive intersection. As discussed in Environmental Checklist Section 20.a, Camino Pablo is an evacuation route in the event of a wildfire in the area. Thus, the new cul-de-sac would not exacerbate fire risk. As required by the County Ordinance Code, existing and new electrical power lines would be located underground, thereby eliminating risk of wildfire from an overhead power line. Construction plans will be subject to review and

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

approval by the MOFD, who will require onsite fire hydrants, residential fire sprinklers, and other measures to further reduce wildfire risks. Therefore, installation of the cul-de-sac and other project infrastructure would have less than significant impacts.

d) **Less Than Significant With Mitigation**: As discussed in Environmental Checklist Section 10.c.ii, the risk of flooding due to the project is less than significant. The County Department of Public Works has reviewed the applicant's preliminary SWCP and will require submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the Final Map for the subdivision. Therefore, the risk of flooding is less than significant. As discussed in Environmental Checklist Sections 7.a.iv and 7.c, there is landslide potential at the site. Therefore, corrective measures to address historic landslide deposits and future landslide potential would be required by Mitigation Measures Geology 1 through Geology 5. Therefore, in the event of wildfire at or near the project site, significant secondary effects such as post-fire slope instability are not expected. Therefore, this would be a less-than-significant impact.

Sources of Information

- Contra Costa County General Plan 2005-2020.
- Contra Costa County GIS Mapping Data.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- *Camino Pablo Residential Development VMT and Evacuation Study,* 11/7/23, Hexagon Transportation Consultants
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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21. *MANDATORY FINDINGS OF SIGNIFICANCE*				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

SUMMARY:

a) **Less Than Significant with Mitigation**: As discussed in the individual sections of this Environmental Checklist, approval of the project would authorize residential development of a southern 7.9 acres of the 23.9-acre project site consisting of 13 single-family residences with 11 attached ADUs. There are no known endangered plants or animals occurring on the project site. This study identifies **potentially significant impacts in the areas of Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hydrology, Noise, Public Services, Tribal Cultural Resources, and Wildfire**. Mitigation measures recommended in the respective Environmental Checklist sections address these potentially significant impacts. If the proposed project is approved, the mitigation measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

b) **Less Than Significant Impact**: The project would not create substantial cumulative impacts. The project involves residential development of a vacant site located inside of the Urban Limit Line. Construction of 13 single-family residences and 11 attached ADUs, a cul-de-sac, and drainage improvements would be relatively minor in scale, and therefore, would not create substantial unmitigable impacts. The project site is adjacent to existing residential development to the south, west, and north. The project would be consistent with these nearby neighborhoods in terms of land use and density. Additionally, lands east of the site are outside of the Urban Limit Line and the northern 16 acres of the site will be subject to a conservation easement (Mitigation Measure **Agricultural Resources 1**).

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

REFERENCES

In the process of preparing the 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 Ordinance Code, Title 8. Zoning Ordinance.
- Contra Costa County 2005-2020 General Plan
- California Government Resources Code
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed June 7, 2024.
- California Department of Conservation, Division of Land Resource Protection, 2024. *Contra Costa County Important Farmland 2020*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*
- *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report*, by RCH Group, July 19, 2024
- *Spare the Air, Cool the Climate, Final 2017 Clean Air Plan,* Bay Area Air Quality Management District, April 19, 2017.
- *CEQA Air Quality Guidelines,* Bay Area Air Quality Management District Updated April 20, 2022.
- Olberding Environmental, 2023. *Biological Resources Analysis Report for the Camino Pablo Property.*
- Olberding Environmental, 2019. *Biological Resources Analysis Report for the Camino Pablo Property*.
- Monk & Associates Environmental Consultants, 2024. *Peer Review of Olberding Biological Reports and IS/MND for the Camino Pablo Subdivision Project*.
- https://www.contracosta.ca.gov/depart/cd/water/HCP/, 2024. *East Costa County Habitat Conservancy.*
- Archeo-Tec, Inc., 2024. *Revised Cultural Resources Assessment for the Camino Pablo Subdivision Project*.
- Contra Costa County, 2015. Climate Action Plan.

- ENGEO, Inc., *Preliminary Geologic Exploration, 1211 Camino Pablo Annexation Property, Moraga, California*, January 21, 2014.
- ENGEO, Inc., *Preliminary Geotechnical Report, South Camino Pablo Annexation Project, Subdivision 9396, Moraga, California*, March 25, 2015.
- ENGEO, Inc., *Camino Pablo – Subdivision 9646, Contra Costa County, California, General Plan Amendment Review*, June 29, 2023.
- *Camino Pablo Residential Development VMT and Evacuation Study***,** 11/7/23, Hexagon Transportation Consultants
- ENGEO, Inc., *Supplemental Geotechnical Exploration, South Camino Pablo Annexation Project, Subdivision 9396, Moraga, California*, October 26, 2015.
- Association of Bay Area Governments, MTC/ABAG Hazard Viewer Map, Probabilistic Earthquake Shaking Hazard, accessed August 20, 2024 at: MTC/ABAG Hazard Viewer Map (arcgis.com)
- Edward H. Field and Members of the 2014 Working Group on California Earthquake Probabilities, U.S. Geological Survey, California Geological Survey, UCERF3: *A New Earthquake Forecast for California's Complex Fault System*, USGS Open File Report 2015-3009, 2015, Accessed August 20, 2024 at: fs2015-3009.pdf (usgs.gov)
- Darwin Myers Associates, *Geologic Peer Review / Admin Draft MND*, June 17, 2024
- *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report*, by RCH Group, July 19, 2024
- DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List) | Department of Toxic Substances Control (ca.gov), accessed June 10, 2024.
- Contra Costa County Emergency Operations Plan - November 29, 2022 (cocosheriff.org), accessed June 10, 2024.
- East Bay Municipal Utility District (EBMUD), 2023. *2022 Annual Water Quality Report*.
- East Bay Municipal Utility District Water Supply Engineering Daily Report (ebmud.com), accessed November 10, 2023 and June 7, 2024.
- DK Engineering, 2023. *Camino Pablo Hydrologic & Hydraulic Analyses.*
- DK Engineering, 2023. *Preliminary Stormwater Control Plan for Camino Pablo.*
- EBMUD, 2023. *Review of Agency Planning Application, CDSD23-09646*.
- Central Contra Costa Sanitary District, 2023. *CDDP23-03012 - South Camino Pablo Annexation and Subdivision*.

- *Preliminary Stormwater Control Plan*, DK Consulting, June 2023
- *Camino Pablo Hydrologic & Hydraulic Analyses,* DK Engineering, June 2023
- *Urban Water Management Plan 2020 - Section 1.4: The Water Supply System*, East Bay Municipal Utility District, June 2021.
- https://msc.fema.gov/portal/, 2023. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0428F, effective 06/16/2009.*
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle.*
- California Department of Water Resources' Division of Safety of Dams, California Dam Breach Inundation Map Web Publisher [interactive map], Accessed August 20, 2024 at: https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2
- California Department of Conservation, Division of Mines and Geology, 1996. *Generalized Mineral Land Classification Map of the South San Francisco Bay Production-Consumption Region (Plate 1 of 29)*.
- Illingworth and Rodkin, Inc., 2024. *Camino Pablo Noise and Vibration Assessment.*
- U.S. Census Bureau QuickFacts: Contra Costa County, California, accessed June 12, 2024.
- MOFD Correspondence
- Park Rentals & Trail Information | Moraga, CA. accessed June 17, 2024.
- Dr. Aurelia Reinhardt Redwood Regional Park | East Bay Parks (ebparks.org), accessed June 17, 2024.
- Carr Ranch - John Muir Land Trust (jmlt.org), accessed June 17, 2024.
- *Camino Pablo Subdivision Transportation Analysis [Technical Memorandum]* June 15, 2020, Fehr & Peers
- *Highway Design Manual 7th Edition*, July 1, 2020, California Department of Transportation.
- *Transportation Analysis Guidelines,* June 23, 2020, Contra Costa County https://www.contracosta.ca.gov/DocumentCenter/View/70739/FINAL-CCC-Transportation-Analysis-Guidelines-v3-5-10-21?bidId=

ATTACHMENTS

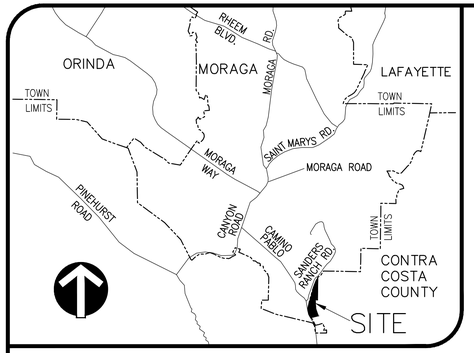
1. **Vicinity Map**
2. **Project Plans**
3. **Photographs and Photo-realistic simulations**
4. **Mitigation Monitoring and Reporting Program**



Figure PD-3

Project Vicinity

Source: Douglas Herring & Associates, 2024.



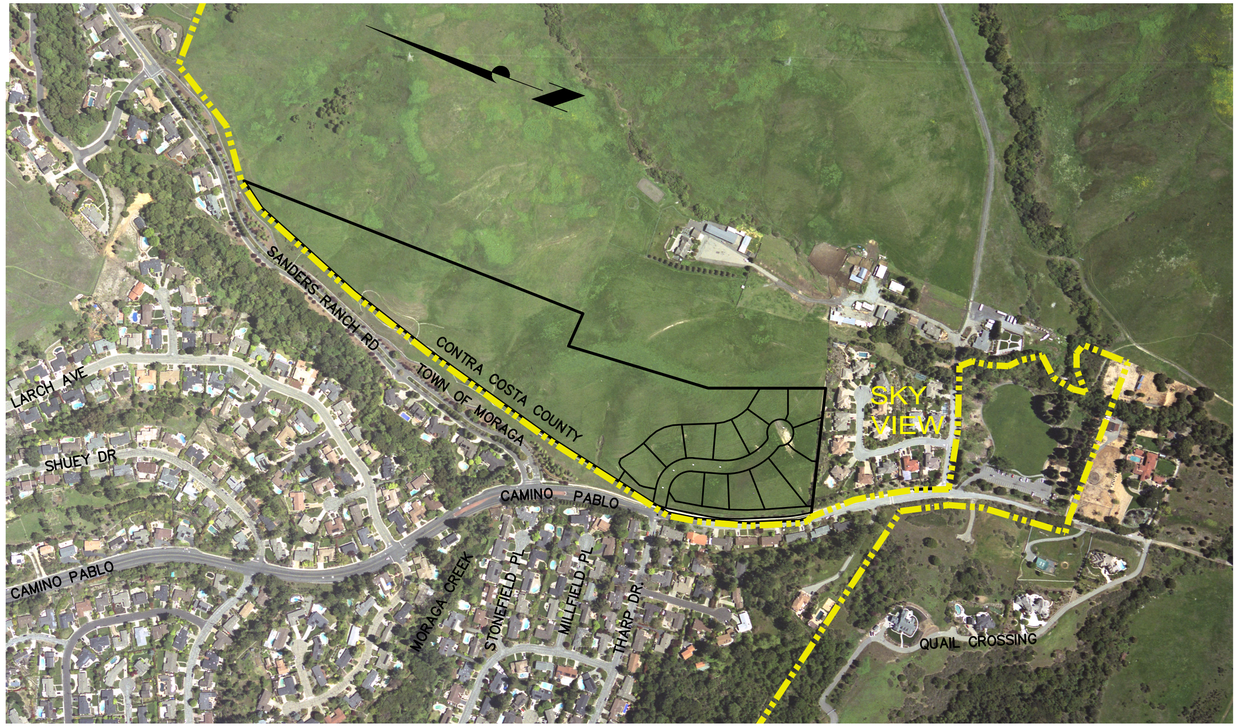
VICINITY MAP
NOT TO SCALE

GENERAL PLAN AMENDMENT, REZONING, FINAL DEVELOPMENT PLAN & VESTING TENTATIVE MAP SUBDIVISION #9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
JUNE, 2023

RECEIVED on 06/30/2023 CDSD23-09646
By Contra Costa County
Department of Conservation and Development



300' 0' 150' 300' 600'
1 INCH = 300 FEET

PROPERTY INFORMATION

PROPERTY ADDRESS:	1211 CAMINO PABLO, MORAGA. CA 94556
ASSESSOR'S PARCEL NUMBERS:	258-290-029
EXISTING ZONE:	A-2 (GENERAL AGRICULTURE)
PROPOSED ZONE:	A-2 (GENERAL AGRICULTURE) & P-1
EXISTING GENERAL PLAN DESIGNATION:	AL (AGRICULTURAL LANDS)
PROPOSED GENERAL PLAN DESIGNATION:	AL (AGRICULTURAL LANDS) & SL (SINGLE FAMILY RESIDENTIAL - LOW)
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	AGRICULTURAL & RESIDENTIAL
EXISTING NUMBER OF PARCELS:	1
PROPOSED NUMBER OF LOTS:	13
PROPOSED NUMBER OF PARCELS:	5 (2 OF WHICH ARE STREET RIGHT OF WAY)

UTILITIES:	
GAS & ELECTRIC	PG&E
WATER SUPPLY	EBMUD
SEWER SUPPLY	CCCSD
TELEPHONE	AT&T
CABLE TV	AT&T
FIRE PROTECTION:	MORAGA-ORINDA FIRE DISTRICT

PROPERTY AREA: 23.90 ACRES

TITLE REPORT

CHICAGO TITLE COMPANY
TITLE NUMBER: FCLA-TO23000212-L
DATED: MAY 24, 2023

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED PORTION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, AS SHOWN ON THE PARCEL MAP FILED JULY 21, 1988, BOOK 134 OF PARCEL MAPS, PAGE 34, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO JOHN HOOVER ET UX RECORDED AUGUST 14, 1989, INSTRUMENT NO. 89-155251, BOOK 15264, PAGE 837, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE GRANT DEED TO SCOTT M. CARR AND KATHRYN D. CARR, HUSBAND AND WIFE AS COMMUNITY PROPERTY RECORDED FEBRUARY 24, 2017, INSTRUMENT NO. 2017-0034239-00, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE GRANT DEED TO JOHN B. HOOVER AND JACQUELINE B. HOOVER, TRUSTEES UNDER DECLARATION OF TRUST DATED OCTOBER 7, 2002, RECORDED FEBRUARY 24, 2017, INSTRUMENT NO. 2017-0034240-00, CONTRA COSTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER CARBON SUBSTANCES AND MINERAL RIGHTS OF WHATSOEVER KIND AND CHARACTER IN AND TO OR UNDER SAID REAL PROPERTY HEREIN DESCRIBED, TOGETHER WITH THE RIGHT TO ENTER UPON SAID PROPERTY AND TO USE THE SAME FROM THE PURPOSES OF EXPLORING AND DEVELOPING AND REMOVING THEREFROM ALL OF SAID GAS, OIL, ASPHALTUM AND OTHER CARBON SUBSTANCES AND OTHER MINERALS OF EVERY KIND AND CHARACTER, AS RESERVED IN THE DEED FROM A.J. CARR, JR. RECORDED DECEMBER 4, 1991, INSTRUMENT NO. 91-254956, BOOK 17057, PAGE 888, CONTRA COSTA COUNTY RECORDS.

BASIS OF BEARINGS

THE MONUMENT LINE ON CAMINO PABLO TAKEN AS N9°02'22"E PER SUBDIVISION 3279 (100 M 41). CALIFORNIA COORDINATE SYSTEM ZONE III.

BENCHMARK

CONTRA COSTA COUNTY BENCHMARK "GPS 09" LOCATED IN THE SOUTHEAST CORNER OF THIS SITE. BEING AN ALUMINUM PIPE WITH DISK HAVING AN ELEVATION OF 567.10, VERTICAL DATUM NAVD88.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC FEATURES SHOWN HEREON WERE GENERATED BY AN AERIAL FLIGHT BY AMERICAN AERIAL MAPPING, INC., EFFECTIVE DATE OF APRIL 05, 2014 SUPPLEMENTED BY A FIELD SURVEY BY DK ENGINEERING COMPLETED IN APRIL, 2014.

CONTOUR INTERVAL

EXISTING CONTOURS: 2' AND 10'.
PROPOSED CONTOURS: 5' AND 10' FEET.

FLOOD ZONE

THE PROPERTY IS NOT SUBJECT TO INUNDATION BY FLOOD WATER. THE ENTIRE SITE IS WITHIN ZONE X AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS (FIRMs), MAP NUMBERS 06013C0440F AND 06013C0428F, DATED JUNE 16, 2009, WHICH STATES "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	LSM	LICENSED SURVEYOR'S MAP
APN	ASSESSOR'S PARCEL NUMBER	M	METER
BC	BEGINNING OF CURVE	MAX	MAXIMUM
BW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	N	NORTH
C	TOP OF CONCRETE ELEVATION	OH	OVERHEAD UTILITIES
C&G	CURB & GUTTER	PCC	PONT OF COMPOUND CURVE
CB	CATCH BASIN	P	PAVEMENT ELEVATION
CL	CENTERLINE	PL	PROPERTY LINE
CO	CLEANOUT	PM	PARCEL MAP
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CR	CURB RETURN	PUE	PUBLIC UTILITY EASEMENT
Δ	DELTA = ANGLE OF CURVATURE	RT	RIGHT
DL	DAYLIGHT (=LIMIT OF GRADING)	R/W	RIGHT OF WAY
E	EAST	R	RADIAL, OR RADIUS
EC	END OF CURVE	RCE	REGISTERED CIVIL ENGINEER
EG	EXISTING GRADE	RD.	ROAD
EP	EDGE OF PAVEMENT	RE.	RGF REAR GARAGE FLOOR ELEVATION
EVC	END OF VERTICAL CURVE	S	SLOPE, OR SOUTH
EX.	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FF	FINISH FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SF	SQUARE FEET
FGF	FRONT GARAGE FLOOR ELEVATION	SHT	SHEET
FH	FIRE HYDRANT	SS	SANITARY SEWER
FI	FIELD INLET	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FND	FOUND	SF	SQUARE FEET
G	GAS	TB	TOP OF BANK
GB	GRADE BREAK	TBD	TO BE DETERMINED
GR	GRATE	TC	TOP OF CURB
H	HEIGHT	TS	TOE OF SLOPE
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	VC	VERTICAL CURB
IP	IRON PIPE	VCL	VERTICAL CURVE LENGTH
L	LENGTH	W	WATER, OR WEST

LEGEND

SUBDIVISION BOUNDARY
PROPOSED LOT LINES
CITY LIMIT - TOWN OF MORAGA

PROJECT TEAM

OWNER / APPLICANT:	DOBBINS PROPERTIES, LLC 1520 W. KETTLEMAN LANE, SUITE 1-A LODI, CA 95242 (209) 339-4700 CONTACT: MATT DOBBINS
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH
SOILS ENGINEER:	ENGEO 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-9000 CONTACT: JACOB WHITE (PROJECT NO. 10741.000, DATED 1-21-2014 AND 10-26-2015)
ENVIRONMENTAL CONSULTANT:	ZENTNER PLANNING AND ECOLOGY 155 FILBERT STREET, SUITE 206 OAKLAND, CA 94607 (510) 622-8110 CONTACT: JOHN ZENTNER PROJECT NO. 1004, DATED 4-15-2014
ARCHITECT:	HUNT HALE JONES ARCHITECTS 444 SPEAR STREET, SUITE 105 SAN FRANCISCO, CA 94105 (415) 512-1300 CONTACT: DAN HALE
LANDSCAPE ARCHITECT:	CAMP & CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
AERIAL TOPOGRAPHY:	AMERICAN AERIAL MAPPING, INC. 6151 FREEPORT BLVD., SUITE 170 SACRAMENTO, CA 95822 (916) 392-8676

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	REGIONAL CONTEXT AERIAL MAP
3	GENERAL PLAN AMENDMENT EXHIBIT
4	REZONING EXHIBIT
5	SURROUNDING LOT SIZE EXHIBIT
6	PEDESTRIAN & BICYCLE CIRCULATION PLAN
7	FINAL DEVELOPMENT PLAN
8	BOUNDARY & TOPOGRAPHIC SURVEY MAP
9	GEOTECHNICAL & BIOLOGICAL FEATURES MAP
10	VESTING TENTATIVE MAP - LOTTING
11	VESTING TENTATIVE MAP - GRADING 1
12	VESTING TENTATIVE MAP - GRADING 2
13	VESTING TENTATIVE MAP - UTILITIES
14	VESTING TENTATIVE MAP - DETAILS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

TITLE SHEET

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VPM\CCC-1 TITLE SHEET-13601.DWG

GENERAL PLAN AMENDMENT



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE, PARCEL LINE, RIGHT OF WAY
- CONTRA COSTA COUNTY LAND USE BOUNDARY (EXISTING)
- TOWN OF MORAGA LAND USE BOUNDARY (EXISTING)
- CONTRA COSTA COUNTY LAND USE BOUNDARY (PROPOSED)

GENERAL PLAN LAND USE DESIGNATIONS

- CITY LIMIT – TOWN OF MORAGA
- URBAN LIMIT LINE (CONTRA COSTA COUNTY DESIGNATION)
- SUBJECT PROPERTY

COUNTY DESIGNATION

WS	WATERSHED
AL	AGRICULTURAL LANDS
SL	SINGLE FAMILY LOW

TOWN OF MORAGA DESIGNATION

OS	OPEN SPACE
1-DUA	1 DWELLING UNIT PER ACRE (MORAGA GENERAL PLAN)
2-DUA	2 DWELLING UNITS PER ACRE (MORAGA GENERAL PLAN)
3-DUA	3 DWELLING UNITS PER ACRE (MORAGA GENERAL PLAN)
PP	PUBLIC PARKS
CF	COMMUNITY FACILITIES

400' 0' 200' 400' 800'

1 INCH = 400 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

REGIONAL CONTEXT AERIAL MAP

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CGC-2 GP AMEND REGIONAL CONTEXT-1360.DWG

GENERAL PLAN AMENDMENT

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN AMENDMENT



LEGEND

- CITY LIMIT – TOWN OF MORAGA
- URBAN LIMIT LINE (CONTRA COSTA COUNTY DESIGNATION)
- LAND USE BOUNDARY
- BOUNDARY OF SUBJECT PROPERTY

LAND USE DESIGNATION

WS	WATERSHED
AL	AGRICULTURAL LANDS
SL	SINGLE FAMILY LOW (R–15 ZONING)

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

GENERAL PLAN AMENDMENT EXHIBIT

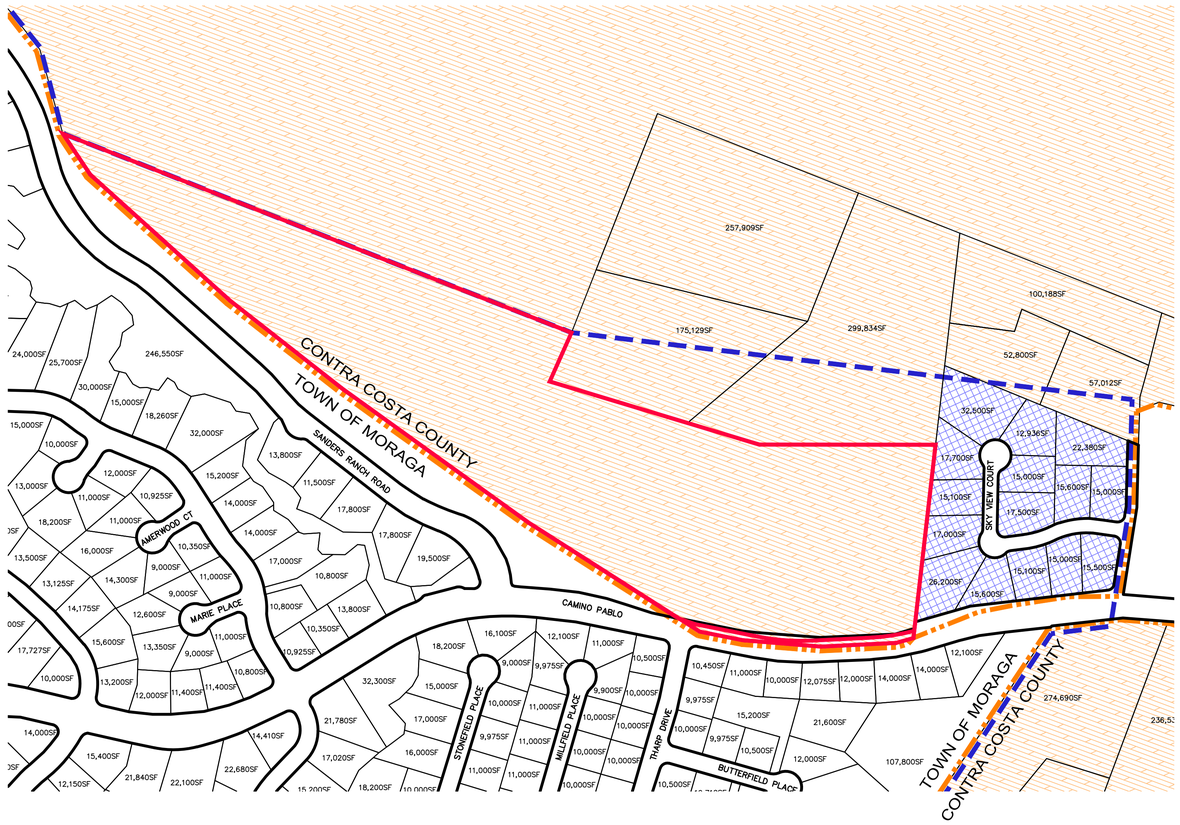
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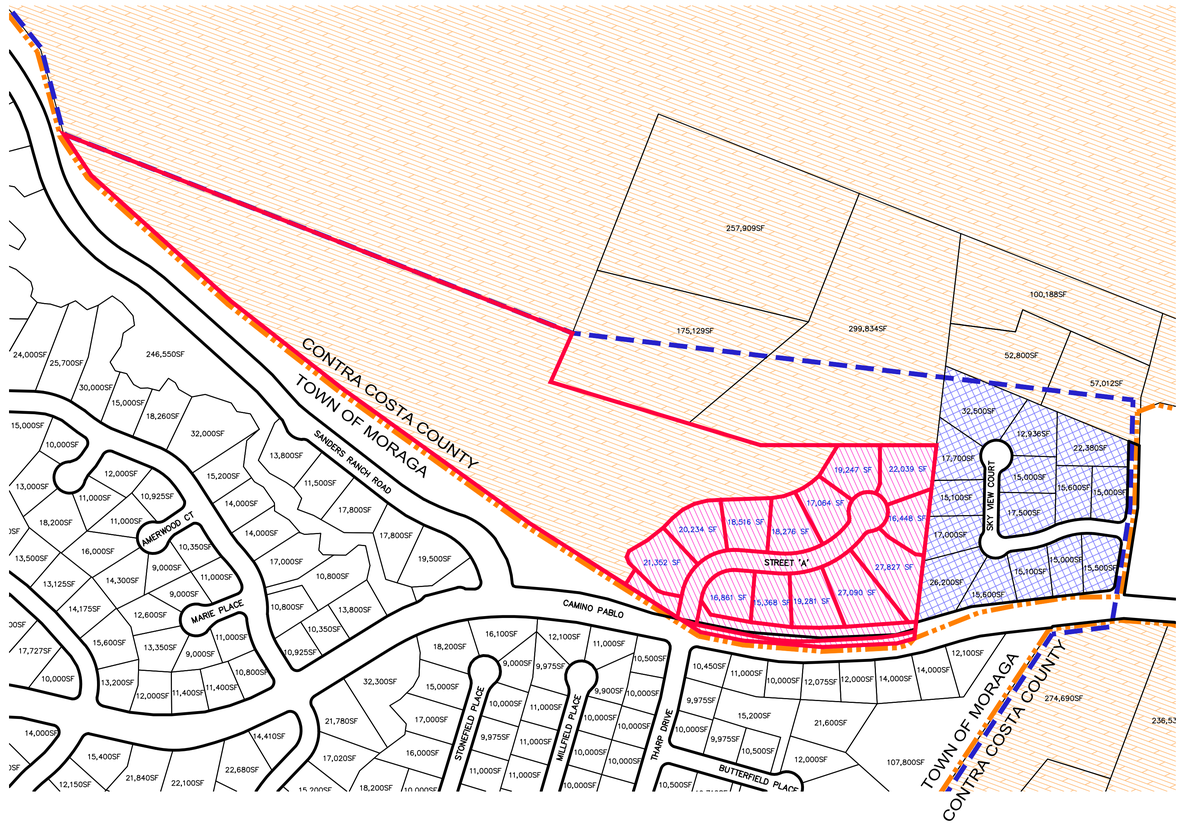
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REZONING

EXISTING ZONING



PROPOSED ZONING



LEGEND

- SUBDIVISION BOUNDARY/PARCEL LINES
- EXISTING PARCEL LINE
- RIGHT OF WAY
- 18,200SF — SURROUNDING LOT SQUARE FOOTAGE
- 18,200SF — PROPOSED PROJECT LOT SQUARE FOOTAGE
- TOWN OF MORAGA LIMIT LINE
- URBAN LIMIT LINE, CONTRA COSTA CO. DESIGNATION
- COUNTY ZONING P–1
- COUNTY ZONING R–15
- COUNTY ZONING A–2 (1 DWELLING UNIT PER 5 ACRES)

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

REZONING EXHIBIT

OWNER RESERVES THE RIGHT
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PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-4 REZONING-1360.DWG

PROJECT SITE

CONTRA COSTA COUNTY
TOWN OF MORAGA

TOWN OF MORAGA
CONTRA COSTA COUNTY

LARCH AVENUE
TIA PLACE
SANDERS RANCH ROAD
AMERWOOD CT
SHUEY DR
MARIE PLACE
CAMINO PABLO
WALFORD DRIVE
THARP DRIVE
SHUEY DRIVE
MAYFIELD PLACE
LARCH AVENUE
RIMER DRIVE
DEERFIELD DRIVE
STONEFIELD PLACE
MILLFIELD PLACE
THARP DRIVE
BUTTERFIELD PLACE
REDFIELD PLACE
SPRINGFIELD PLACE
STREET 'A'
SKY VIEW COURT
QUAIL CROSSING

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

LEGEND

SUBDIVISION BOUNDARY/PARCEL LINES	
EXISTING PARCEL LINE	
RIGHT OF WAY	
SURROUNDING LOT SQUARE FOOTAGE	18,200SF
PROPOSED PROJECT LOT SQUARE FOOTAGE	18,200SF
TOWN OF MORAGA LIMIT LINE	
URBAN LIMIT LINE, CONTRA COSTA CO. DESIGNATION	
COUNTY ZONING R-15	
COUNTY ZONING P-1	
COUNTY ZONING A-2 (1 DWELLING UNIT PER 5 ACRES)	

150' 0' 75' 150' 300'
1 INCH = 150 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

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1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

SURROUNDING LOT SIZE EXHIBIT

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-5 REZONING-NEIGH LOTS-1360.DWG

dk JOB# 13-1060-12



LEGEND

DESCRIPTION	PROPOSED
SUBDIVISION BOUNDARY	
PARCEL LINE	
RIGHT OF WAY	
EXISTING BICYCLE ROUTE/PEDESTRIAN WALK	
PROPOSED BICYCLE ROUTE/PEDESTRIAN WALK	
EXISTING PEDESTRIAN ACCESS	
PROPOSED PEDESTRIAN ACCESS	

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

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1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PEDESTRIAN & BICYCLE CIRCULATION PLAN

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-6 CIRCULATION-1360.DWG

CARR
2017-34756

HOOVER TRUST
2017-34755

RIGHT TO ENTER, PERMISSION TO GRADE REQUIRED

DAYLIGHT

PCL A

15' DEBRIS BENCH W/ SWALE. SEE DETAIL ON SHEET 14

1 21,352 S.F.
2 20,234 S.F.
3 18,516 S.F.
4 18,276 S.F.
5 17,064 S.F.
6 19,247 S.F.
7 22,039 S.F.
8 16,448 S.F.
9 27,827 S.F.
10 27,090 S.F.
11 19,281 S.F.
12 15,368 S.F.
13 16,861 S.F.

8
TRINGALE
-RIES

7
ZHANG-CUI

6
XU-LI

5
ROTEM

STREET 'A'

18" SD
8" WATER
8" SEWER
10' SDE
12" SD

TC 606.40
CL 605.00
CL 559.05
CL 553.89
CL 553.36
CL 553.20

PCL B
SUBD. 6143
275 M 26
PCL G

PCL C

PCL D

CAMINO PABLO

BEGIN FRONTAGE IMPROVEMENTS CONFORM TO EX CURB TC 553.37

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

THARP DRIVE

EX. CL 552.87

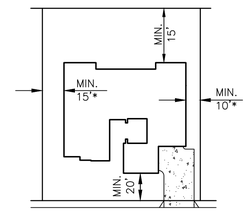
EX. 25' RIGHTS OF THE PUBLIC – ROAD PURPOSES, TO BE ABANDONED IN FAVOR OF PROPOSED R/W DEDICATION

GRADE BREAK

HP 605.1

LEGEND

- RETAINING WALL
- H — RETAINING WALL HEIGHT
- STORM DRAIN INLET
- FIRE HYDRANT
- LOT LINE
- STORM DRAIN AND INLET
- BUILDING SETBACK LINE
- 590 — 10' CONTOUR (EXISTING)
- CONTOUR (EXISTING)
- 590 — 10' CONTOUR (PROPOSED)
- 5' CONTOUR (PROPOSED)
- LIMIT OF GRADING
- SWALE
- 15,129 S.F. — LOT AREA IN SQUARE FEET
- 7 — LOT NUMBER
- P 600.0 — PAD ELEVATION
- PCL D — PARCEL TEXT
- 12.9% — SLOPE (PERCENT)
- 2:1 — SLOPE (RATIO, HORIZONTAL TO VERTICAL)
- FRONT DOOR
- CONCRETE SURFACE
- BUILDING PAD
- BIORETENTION FILTER



NOT TO SCALE
20' MIN. FRONT SETBACK
15' MIN. REAR SETBACK
10' MIN. SIDE SETBACK
*25' MIN. TOTAL SIDE SETBACK
MINIMUM LOT SIZE 15,000 SQ. FT.
NOTE: BUILDING HEIGHTS SHALL NOT EXCEED 35' AND/OR 2.5 STORIES

LOT SETBACKS
NOT TO SCALE

30' 0' 15' 30' 60'
1 INCH = 30 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

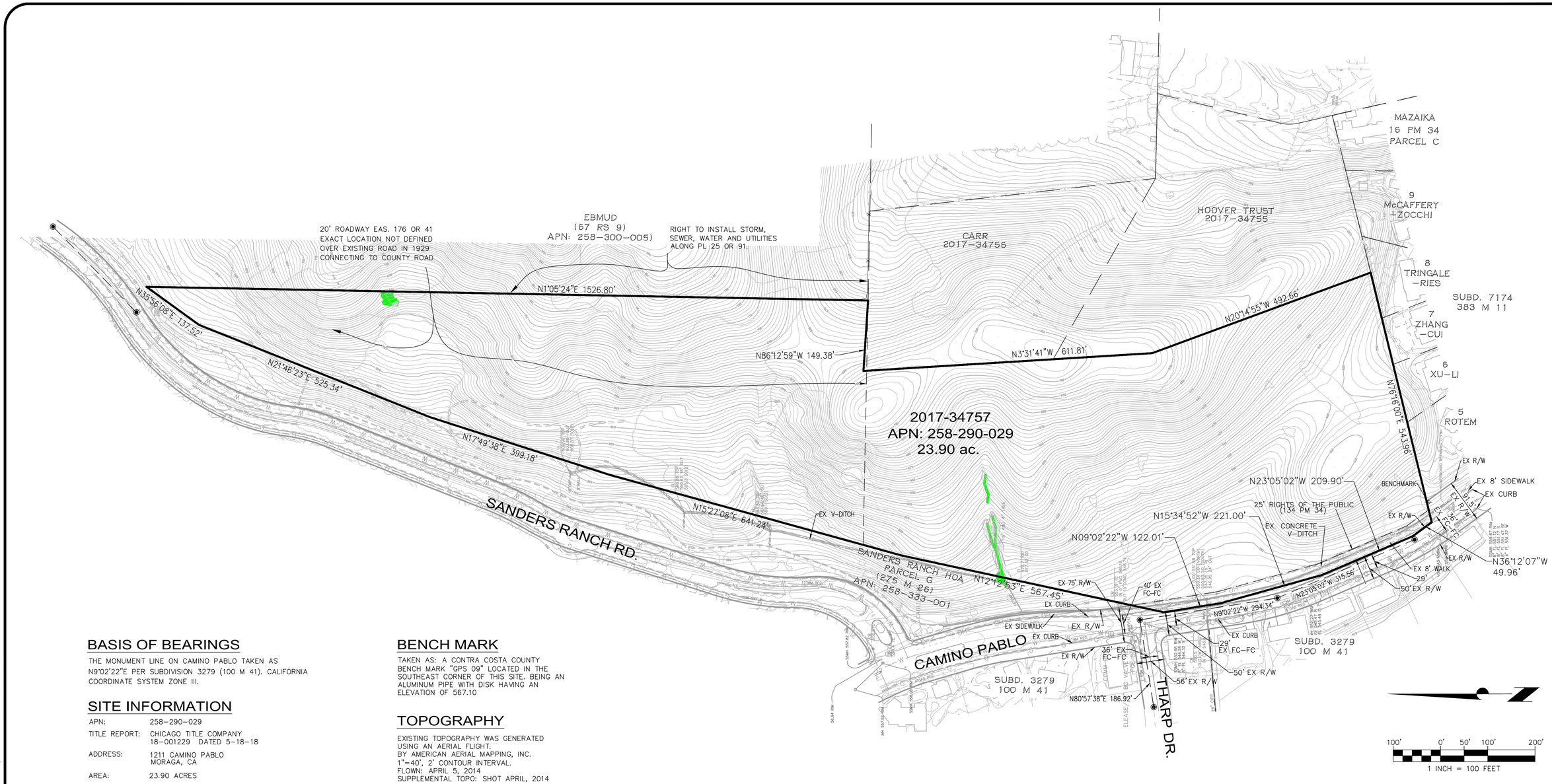
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

FINAL DEVELOPMENT PLAN

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-7 FINAL DEVELOPMENT-1360.DWG

dk JOB# 13-1060-12



BASIS OF BEARINGS

THE MONUMENT LINE ON CAMINO PABLO TAKEN AS N9°02'22"E PER SUBDIVISION 3279 (100 M 41). CALIFORNIA COORDINATE SYSTEM ZONE III.

SITE INFORMATION

APN:	258-290-029
TITLE REPORT:	CHICAGO TITLE COMPANY 18-001229 DATED 5-18-18
ADDRESS:	1211 CAMINO PABLO MORAGA, CA
AREA:	23.90 ACRES

FEMA

ENTIRE SITE IS WITHIN ZONE X PER MAPS 06013 C0440F/C0428F EFFECTIVE DATE 6-16-2009

EASEMENT NOTES

- PG&E TRANSMISSION EAS. 198 OR 88 EXACT LOCATION NOT DEFINED.
- SLOPE AND DRAINAGE EAS. 4984 OR 556 ALONG SANDERS RANCH RD. AND CAMINO PABLO EXACT WIDTH NOT DEFINED.
- RIGHT TO INSTALL STORM, SEWER, WATER AND UTILITIES ALONG CAMINO PABLO PL 25 OR 91.
- AN AGREEMENT FOR DEVELOPING AND WIDENING ROADWAY BY A. J. CARR, JR., ET UX AND PAUL I. READ RECORDED SEPTEMBER 30, 1965 IN BOOK 4963, PAGE 629, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

BENCH MARK

TAKEN AS: A CONTRA COSTA COUNTY BENCH MARK "GPS 09" LOCATED IN THE SOUTHEAST CORNER OF THIS SITE. BEING AN ALUMINUM PIPE WITH DISK HAVING AN ELEVATION OF 567.10

TOPOGRAPHY

EXISTING TOPOGRAPHY WAS GENERATED USING AN AERIAL FLIGHT.
BY AMERICAN AERIAL MAPPING, INC.
1"=40', 2' CONTOUR INTERVAL.
FLOWN: APRIL 5, 2014
SUPPLEMENTAL TOPO: SHOT APRIL, 2014

LEGEND

BOUNDARY	
EXISTING RIGHT OF WAY 'R/W'	
ADJACENT PROPERTY LINE	
MONUMENT LINE	
MONUMENT TO MONUMENT	M-M
VITRIFIED CLAY PIPE	VCP
CAST IRON PIPE	CIP
CORRUGATED METAL PIPE	CMP
EDGE OF PAVEMENT	EP
WATER MAIN WATER BOX/VAULT/METER	WM WB
OVERHANG	OH
TOP OF WALL / BOTTOM OF WALL	TW / BW
PROPERTY LINE	PL
RETAINING WALL	RW
SIGN	*S
FOUND STREET MONUMENT	◉

ELECTROLIER	☼
POWER POLE	
FIRE HYDRANT	
EX MANHOLE (AS NOTED)	
FENCE	
CONCRETE	
DENSE BUSHES / TREES	
FACE OF CURB 'FC'	
CONTOUR LINES	110
SANITARY SEWER LINE, & MANHOLE	EX SS
STORM DRAIN LINE, MANHOLE, & CATCH BASIN	
WATER LINE	W
WATER VALVE	WV
LOT LINE ADJUSTMENT	LLA
RIGHT OF WAY	R/W
JURISDICTIONAL AREA	

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-B BOUNDARY & TOPO-1360.DWG

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

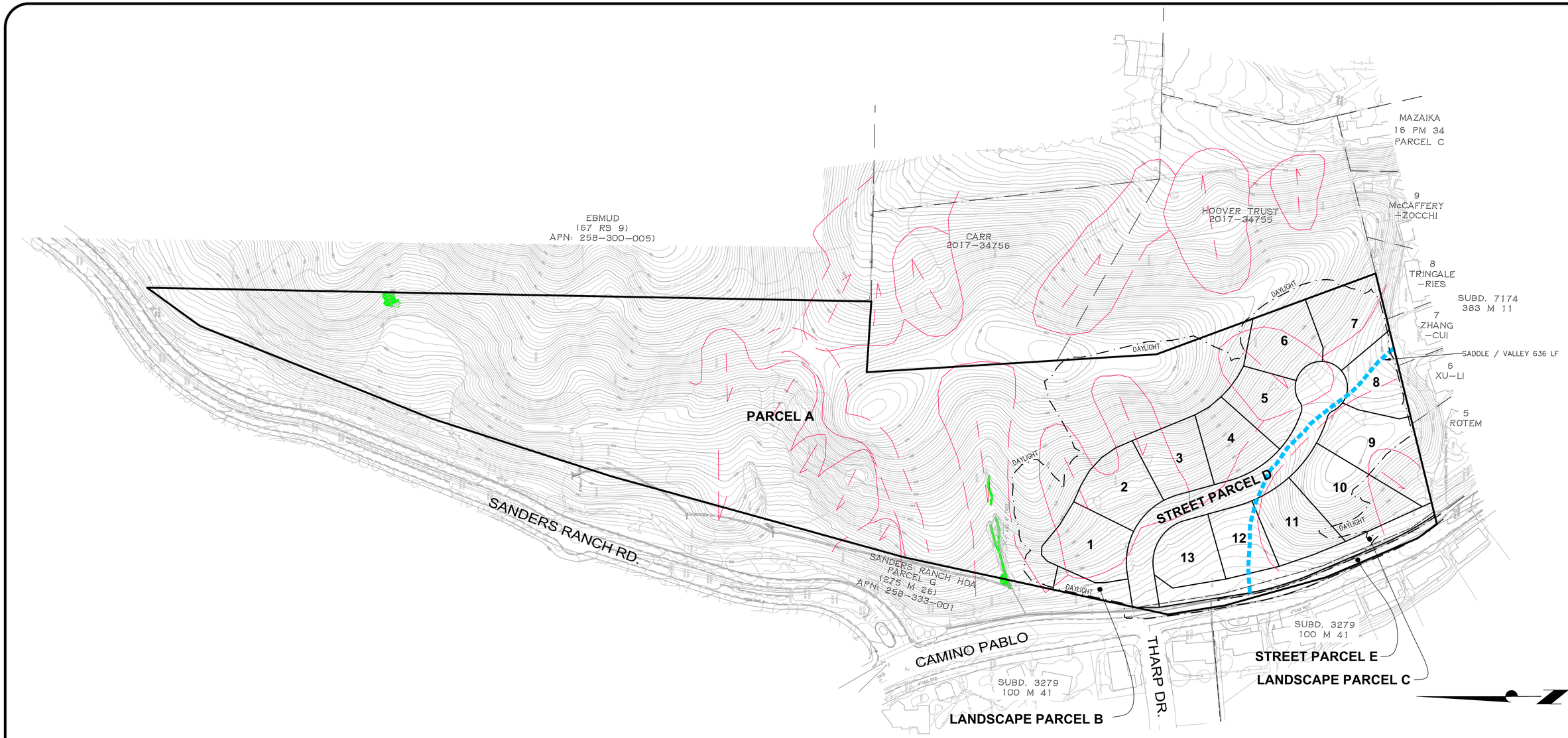
SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

BOUNDARY & TOPOGRAPHIC SURVEY MAP



100' 0' 50' 100' 200'

1 INCH = 100 FEET

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES		110
SADDLE/VALLEY LINE		
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX SS
STORM DRAIN LINE, MANHOLE, AND CATCH BASIN		
WATER LINE		W
EXISTING SLIDE AREA		
JURISDICTIONAL AREA		
PROPOSED RIGHT OF WAY DEDICATION		

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

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CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
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JUNE, 2023

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1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

GEOTECHNICAL & BIOLOGICAL FEATURES MAP

OWNER RESERVES THE RIGHT
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dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-9 GEO & BIO-1360.DWG

VESTING TENTATIVE MAP



SEE SHEET 14 OF 14 FOR LEGEND

LAND USE SUMMARY

PARCEL A (OPEN SPACE)	16.00	ACRES
PARCEL D (STREET DEDICATION)	1.02	ACRES
LOTS	5.95	ACRES
PARCELS B & C (LANDSCAPE)	0.69	ACRES
PARCEL E (STREET DEDICATION)	0.24	ACRES
TOTAL GROSS AREA	23.90	ACRES

NOTE:
PARCEL 'D' (STREET 'A') WILL BE OFFERED FOR DEDICATION TO CONTRA COSTA COUNTY. STREET WILL BE COUNTY–MAINTAINED.

PROJECT TEAM

OWNER / APPLICANT:	DOBBINS PROPERTIES, LLC 1520 W. KETTLEMAN LANE, SUITE 1–A LODI, CA 95242 (209) 339–4700 CONTACT: MATT DOBBINS
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932–6868 CONTACT: BENOIT McVEIGH
SOILS ENGINEER:	ENGEO 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866–9000 CONTACT: JACOB WHITE (PROJECT NO. 10741.000, DATED 1–21–2014 AND 10–26–2015)
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LANDSCAPE ARCHITECT:	CAMP & CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941–6490 CONTACT: TERRY CAMP
AERIAL TOPOGRAPHY:	AMERICAN AERIAL MAPPING, INC. 6151 FREEPORT BLVD., SUITE 170 SACRAMENTO, CA 95822 (916) 392–8676

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. McVEIGH
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

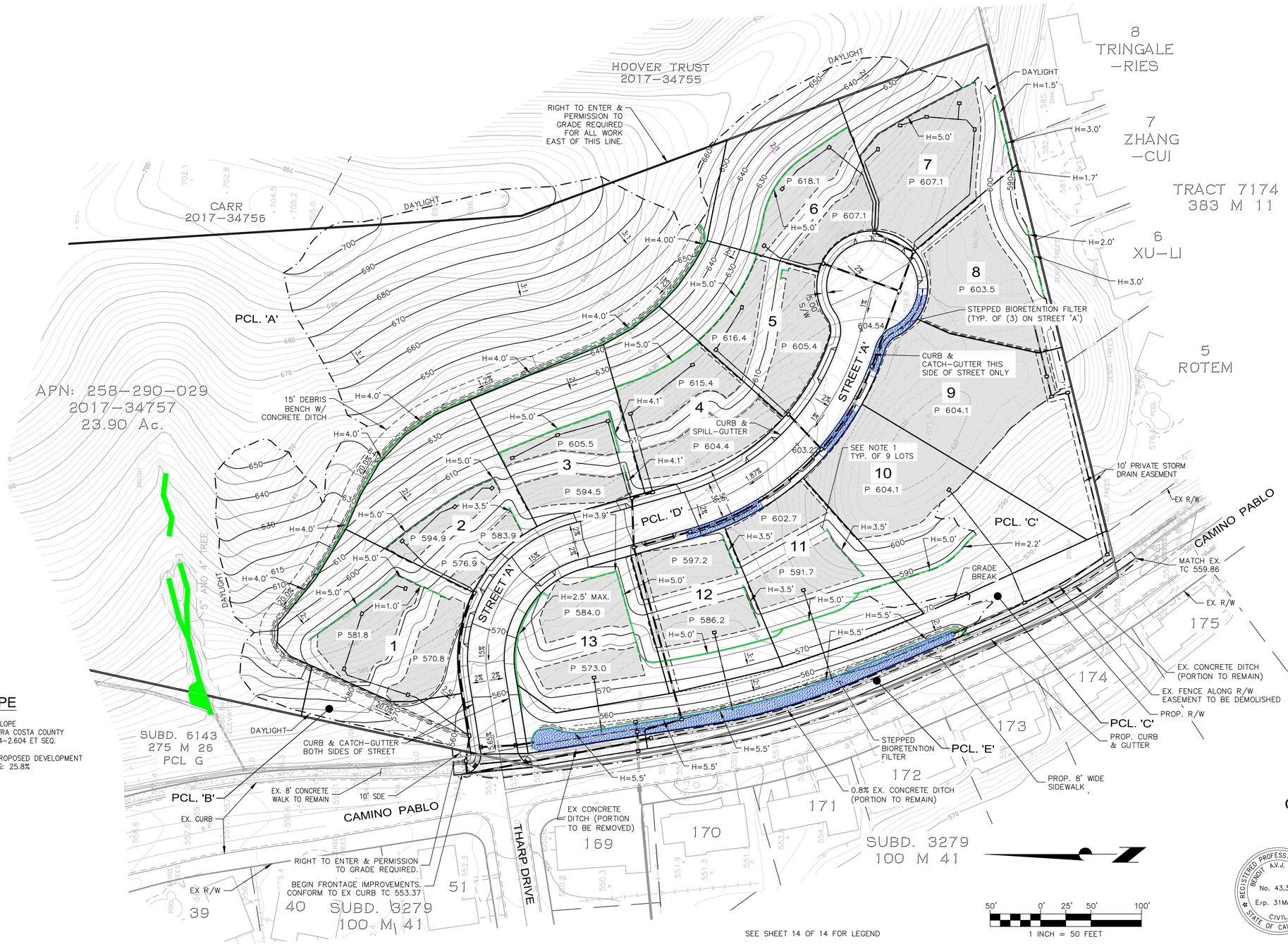
VESTING TENTATIVE MAP - LOTTING

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13–1060–12

PATH: F:\PROJECTS\2013\13–1060–CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC–10 – 12 VTM–1360.DWG

VESTING TENTATIVE MAP



NOTE 1:
NINE HOUSES WILL REQUIRE STEEP BANKS INTERNALLY BETWEEN THE UPPER AND LOWER FLOORS TO ACCOMMODATE THE CONCRETE FORMS. THESE ARE SHOWN AS 2:1 BANKS, BUT THE ACTUAL LOCATION AND CONFIGURATION WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND THE CONCRETE CONTRACTOR.

EARTHWORK QUANTITY:
CUT = FILL = 59,600 Cu. Yds.
DOES NOT INCLUDE REMEDIAL EARTHWORK QUANTITY

SEE SHEET 14 OF 14 FOR LEGEND

SITE SLOPE

AVERAGE PERCENT SLOPE
BASED ON THE CONTRA COSTA COUNTY
ORDINANCE CODE 814-2.604 ET SEQ.

AREA WITHIN THE PROPOSED DEVELOPMENT
EXISTING CONDITIONS: 25.8%

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-13601.DWG

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. MOREIGN
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - GRADING 1

VESTING TENTATIVE MAP

CARR
2017-34756

HOOVER TRUST
2017-34755

PCL. 'A'

PCL. 'B'

PCL. 'C'

PCL. 'D'

PCL. 'E'

RIGHT TO ENTER & PERMISSION TO GRADE REQUIRED FOR ALL WORK EAST OF THIS LINE.

DAYLIGHT

15' DEBRIS BENCH W/ CONCRETE DITCH

TW 612.10
BW 607.1
H=5.0'

TW 623.10
BW 618.1
H=5.0'

TW 651.50
BW 647.5
H=4.00'

TW 644.50
BW 640.50
H=4.0'

TW 648.00
BW 644.0
H=4.0'

TW 621.40
BW 616.4
H=5.0'

TW 620.40
BW 615.4
H=5.0'

TW 640.00
BW 636.00
H=4.0'

TW 643.00
BW 639.0
H=4.0'

TW 610.50
BW 605.5
H=5.0'

TW 625.00
BW 621.00
H=4.0'

TW 599.90
BW 594.90
H=5.0'

TW 610.0
BW 606.00
H=4.0'

TW 609.60
BW 605.5
H=4.1'

TW 605.50
BW 605.5
H=0'

TW 587.40
BW 583.9
H=3.5'

TW 598.60
BW 594.5
H=4.1'

TW 586.80
BW 581.80
H=5.0'

TW 582.84
BW 581.8
H=1.0'

TW 587.89
BW 584.0
H=3.9'

TW 589.00
BW 584.0
H=5.0'

TW 600.70
BW 597.2
H=3.5'

TW 595.20
BW 591.7
H=3.5'

TW 589.70
BW 586.2
H=3.5'

TW 581.67
BW 576.7
H=5.0'

TW 598.00
BW 596.5
H=1.5'

TW 595.00
BW 592.0
H=3.0'

TW 590.00
BW 588.3
H=1.7'

TW 590.00
BW 588.0
H=2.0'

TW 593.50
BW 590.5
H=3.0'

TW 588.70
BW 584.4
H=4.3'

TW 588.70
BW 586.5
H=2.2'

TW 583.47
BW 578.5
H=5.0'

TW 556.78
BW 551.3
H=5.5'

TW 557.40
BW 551.9
H=5.5'

TW 556.34
BW 550.8
H=5.5'

TW 557.37
BW 551.9
H=5.5'

TW 559.51
BW 554.0
H=5.5'

P 618.1
P 607.1
P 616.4
P 615.4
P 605.5
P 605.4
P 604.4
P 603.5
P 604.1
P 594.9
P 594.5
P 583.9
P 576.9
P 581.8
P 570.8
P 602.7
P 597.2
P 584.0
P 591.7
P 586.2
P 573.0

CL 605.00
TC 606.40
TC 605.23
CL 604.54 EC
TC 604.47
CL 603.22 GB
CL 601.87 EVC
CL 588.85 EC
CL 585.00 BVC
CL 562.87 BC
CL 559.05 EVC
CL 553.89 BVC
CL 599.59 BC

STREET 'A'

THARP DRIVE

CAMINO PABLO

1 2 3 4 5 6 7 8 9 10 11 12 13

SEE NOTE 1
TYP. OF 9 LOTS

H=2.5' MAX.

10' PRIVATE STORM DRAIN EASEMENT

566.4 GB
565.9 GB
566.8 GB
568.7 GB
567.0 GB

EX. 8' CONCRETE WALK TO REMAIN

10' SDE

RIGHT TO ENTER & PERMISSION TO GRADE REQUIRED.

BEGIN FRONTAGE IMPROVEMENTS. CONFORM TO EX CURB TC 553.37

TC 553.10

EX. CL 552.87

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

EX CONCRETE DITCH (PORTION TO BE REMOVED)

EDGE OF EX. CONCRETE DITCH 551.93

EDGE OF EX. CONCRETE DITCH 552.37

EDGE OF EX. CONCRETE DITCH 552.96

STEPPED BIORETENTION FILTER

EDGE OF EX. CONCRETE DITCH 553.82

EX. 2.5% DITCH

8' S/W

EX. FENCE ALONG R/W EASEMENT TO BE DEMOLISHED

EDGE OF EX. CONCRETE DITCH 558.10

TC 556.60

PROP. R/W

EDGE OF EX. CONCRETE DITCH 559.48

EX. CONCRETE DITCH (PORTION TO REMAIN)

GRADE BREAK

SITE SLOPES

AVERAGE PERCENT SLOPE
BASED ON THE CONTRA COSTA COUNTY ORDINANCE CODE 814-2.604 ET SEQ.

AREA WITHIN THE PROPOSED DEVELOPMENT EXISTING CONDITIONS: 25.8%

SEE SHEET 14 OF 14 FOR LEGEND

NOTE 1:
NINE HOUSES WILL REQUIRE STEEP BANKS INTERNALLY BETWEEN THE UPPER AND LOWER FLOORS TO ACCOMMODATE THE CONCRETE FORMS. THESE ARE SHOWN AS 2:1 BANKS, BUT THE ACTUAL LOCATION AND CONFIGURATION WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND THE CONCRETE CONTRACTOR.

30' 0' 15' 30' 60'
1 INCH = 30 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. MOREIGN
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

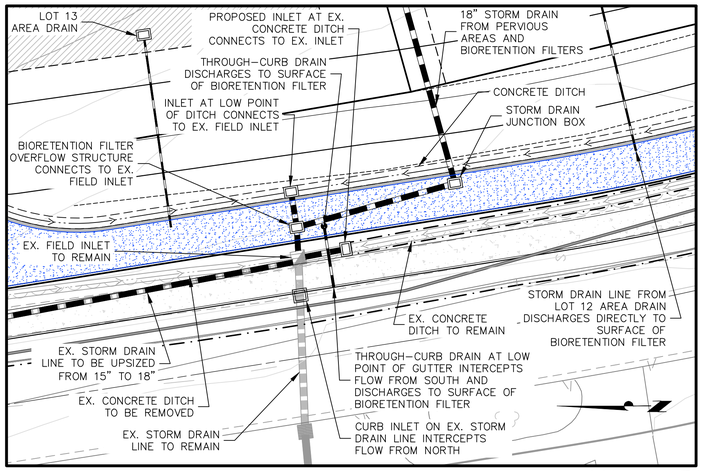
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - GRADING 2

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-1360.DWG

dk JOB# 13-1060-12

VESTING TENTATIVE MAP



DETAIL - STORM DRAINS
AT
BIORETENTION FILTER

HOOVER TRUST
2017-34755

CARR
2017-34756

8
TRINGALE
-RIES

7
ZHANG
-CUI

TRACT 7174
383 M 11

6
XU-LI

5
ROTEM

PCL. 'A'

APN: 258-290-029
2017-34757
23.90 Ac.

AREA DRAINS AT LOTS 1-7 DISCHARGE TO STORM DRAIN WHICH BYPASSES BIORETENTION FILTER

15' DEBRIS BENCH W/ CONCRETE DITCH

SSMH

FH

AREA DRAIN SYSTEM ON EACH LOT

STEPPED BIORETENTION FILTER TYP. OF (3) ON STREET 'A'.

BIORETENTION FILTER OVERFLOW STRUCTURE. TYP. OF (3) ON STREET 'A'.

4" SEWER LATERALS. TYP. OF 13

438 LF ~ 12" STORM DRAIN

10' PRIVATE STORM DRAIN EASEMENT

EX R/W

PCL. 'D'

AREA DRAINS AT LOTS 11-13 DISCHARGE DIRECTLY TO BIORETENTION FILTER

10' PRIVATE STORM DRAIN EASEMENT

LOTS 11 & 12 REQUIRE SEWER PUMPS FOR LOWER FLOORS

CONCRETE DITCH ABOVE WALL

EX. 2.5% DITCH

EX. CONCRETE DITCH (PORTION TO REMAIN)

PROP. R/W

PCL. 'B'

PCL. 'C'

PCL. 'E'

SUBD. 6143
275 M 26
PCL G

DITCH DISCHARGES TO FIELD INLET W/ SIDE OPENING

10' SDE

FIELD INLET

EX. CONCRETE DITCH TO REMAIN

CAMINO PABLO

BEGIN NEW SS LINE AT EX. SSMH RIM 552.68

EX. CURB INLET & STORM DRAIN TO REMAIN

BEGIN WATER LINE AT EXISTING LINE

THARP DRIVE

STEPPED BIORETENTION FILTER

12" OUTLET. AREA DRAINS AT LOTS 8-10 DISCHARGE TO BIORETENTION FILTER INV. 554.8

OVERHEAD LINES TO BE UNDERGROUNDED ALONG FRONTAGE

FOR STORM DRAIN INFORMATION AT BIORETENTION FILTER INLETS & OUTLET, SEE DETAIL AT TOP LEFT.

SUBD. 3279
100 M 41

SEE SHEET 14 OF 14 FOR LEGEND

50' 0' 25' 50' 100'
1 INCH = 50 FEET

LAND USE SUMMARY

PARCEL A (OPEN SPACE)	16.00	ACRES
PARCEL D (STREET DEDICATION)	1.02	ACRES
LOTS	5.95	ACRES
PARCELS B & C (LANDSCAPE)	0.69	ACRES
PARCEL E (STREET DEDICATION)	0.24	ACRES
TOTAL GROSS AREA	23.90	ACRES

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

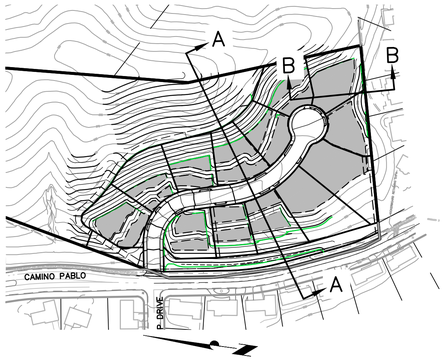
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. MOREIGN
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING
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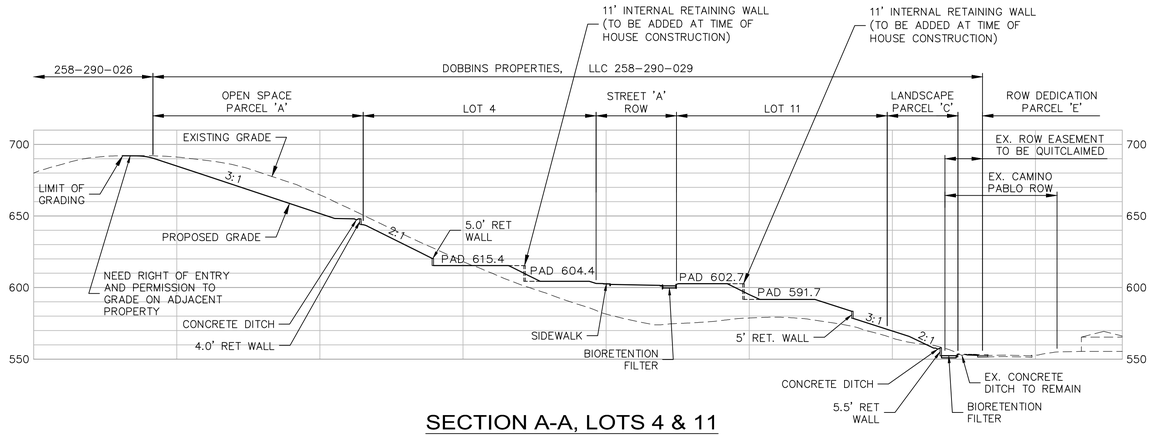
VESTING TENTATIVE MAP - UTILITIES

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-13BO.DWG
dk JOB# 13-1060-12



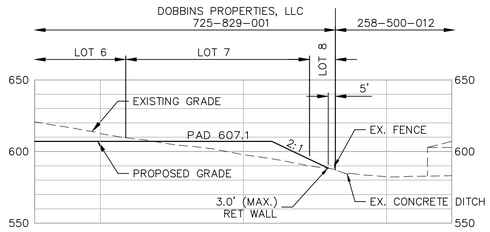
PLAN VIEW OF SECTIONS A-A AND B-B

SCALE 1"=200'



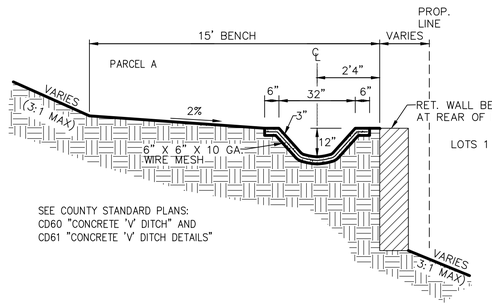
SECTION A-A, LOTS 4 & 11

SCALE 1"=50'



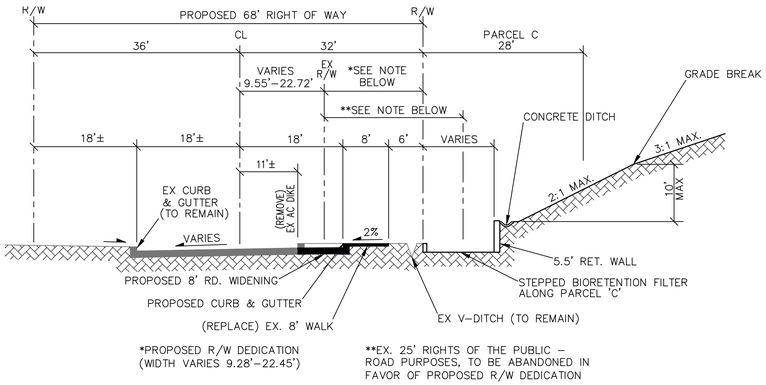
SECTION B-B, LOTS 7 & 8

SCALE 1"=50'



15' DEBRIS BENCH

NOT TO SCALE



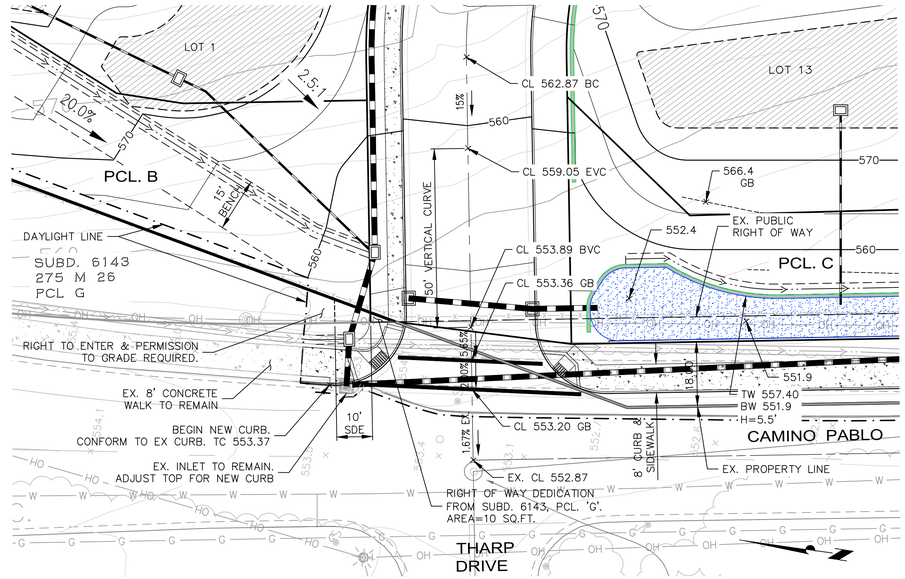
*PROPOSED R/W DEDICATION (WIDTH VARIES 9.28'–22.45')

**EX. 25' RIGHTS OF THE PUBLIC – ROAD PURPOSES, TO BE ABANDONED IN FAVOR OF PROPOSED R/W DEDICATION

NOTE: ROAD WIDENING FROM SOUTH OF THARP DRIVE TO END OF SOUTHERN PROJECT FRONTAGE. STREET DESIGNATION TO BE CHANGED FROM 'ARTERIAL' TO 'COLLECTOR'.

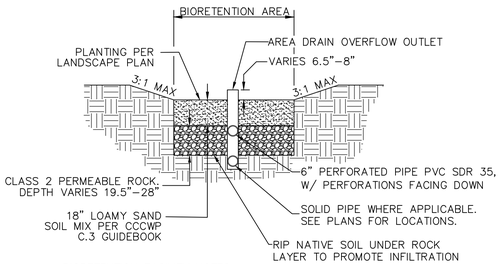
CAMINO PABLO (WITH BIKE ROUTE)

NOT TO SCALE



ENTRANCE DETAIL

SCALE 1"=20'

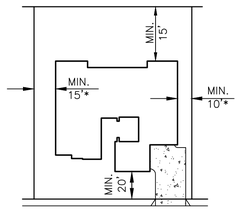


BIORETENTION FACILITY NOTES:

1. BIORETENTION FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 8TH EDITION.
2. LOAMY SAND SHALL HAVE A MINIMUM PERCOLATION RATE OF 5"/HOUR.
3. UNDERDRAIN SHALL HAVE CLEANOUTS CONSISTING OF RIGID, NON-PERFORATED PVC PIPE WITH A DIAMETER MATCHING THAT OF THE UNDERDRAIN, (4" MINIMUM) AND A WATERTIGHT CAP.

BIORETENTION FACILITY DETAILS

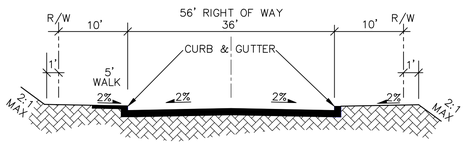
NOT TO SCALE



NOT TO SCALE
20' MIN. FRONT SETBACK
15' MIN. REAR SETBACK
10' MIN. SIDE SETBACK
*25' MIN. TOTAL SIDE SETBACK
MINIMUM LOT SIZE 15,000 SQ. FT.
NOTE: BUILDING HEIGHTS SHALL NOT EXCEED 35' AND/OR 2.5 STORIES

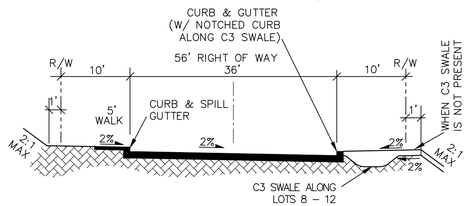
LOT SETBACKS

NOT TO SCALE



NORTHWEST PARCEL D (STREET 'A')

NOT TO SCALE



SOUTHEAST PARCEL D (STREET 'A')

NOT TO SCALE

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES	10 5	110
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX.SS
STORM DRAIN LINE AND CATCH BASINS		
WATER LINE		W
SETBACK LINE		

	PROPOSED
RETAINING WALL	
PAD ELEVATION	P 125.5
SPOT ELEVATION	x 125.5
SLOPE (PERCENTAGE)	2.5%
SLOPE (HORIZ. TO VERT.)	2:1
SWALE	
C3 TREATMENT AREA	
JURISDICTIONAL AREA	
FIRE HYDRANT	FH
RELINQUISHMENT OF ABUTTER'S RIGHTS	

L	LENGTH
PCL.	PARCEL
R	RADIUS
S.D.E	STORM DRAIN EASEMENT
S.F.	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TW/BW	TOP OF WALL/BOTTOM OF WALL

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BRADLEY A.V.J. MICHELSON
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - DETAILS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\CPA REZONING & VTM\CCC-10 - 12 VTM-1360.DWG



CAMINO PABLO

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

ARCHITECTURAL COVERSHEET

CS

SCALE: N.T.S.
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:25:41 PM, 23-0629_DR Resubmittal



6/29/2023 5:26:03 PM, 23-0629_DR Resubmittal

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OVERALL ARCHITECTURAL SITE PLAN

SP1.1

SCALE: 1" = 30'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 1

(PLAN 1)

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

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LOT 1 (PLAN 1) COVER SHEET

A1.0.0

SCALE: 1/8"=1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00

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6/29/2023 5:26:15 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 1 (PLAN 1) SITE PLAN

A1.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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MAIN FLOOR

LOT 1 (PLAN 1)

MAIN LIVING:	3703 SQ. FT.
LOWER LIVING:	264 SQ. FT.
TOTAL:	3967 SQ. FT.
ADU:	1117 SQ. FT.
TOTAL LIVING:	5084 SQ. FT.
GARAGE:	1040 SQ. FT.
PORCH:	389 SQ. FT.
ADU PORCH:	48 SQ. FT.

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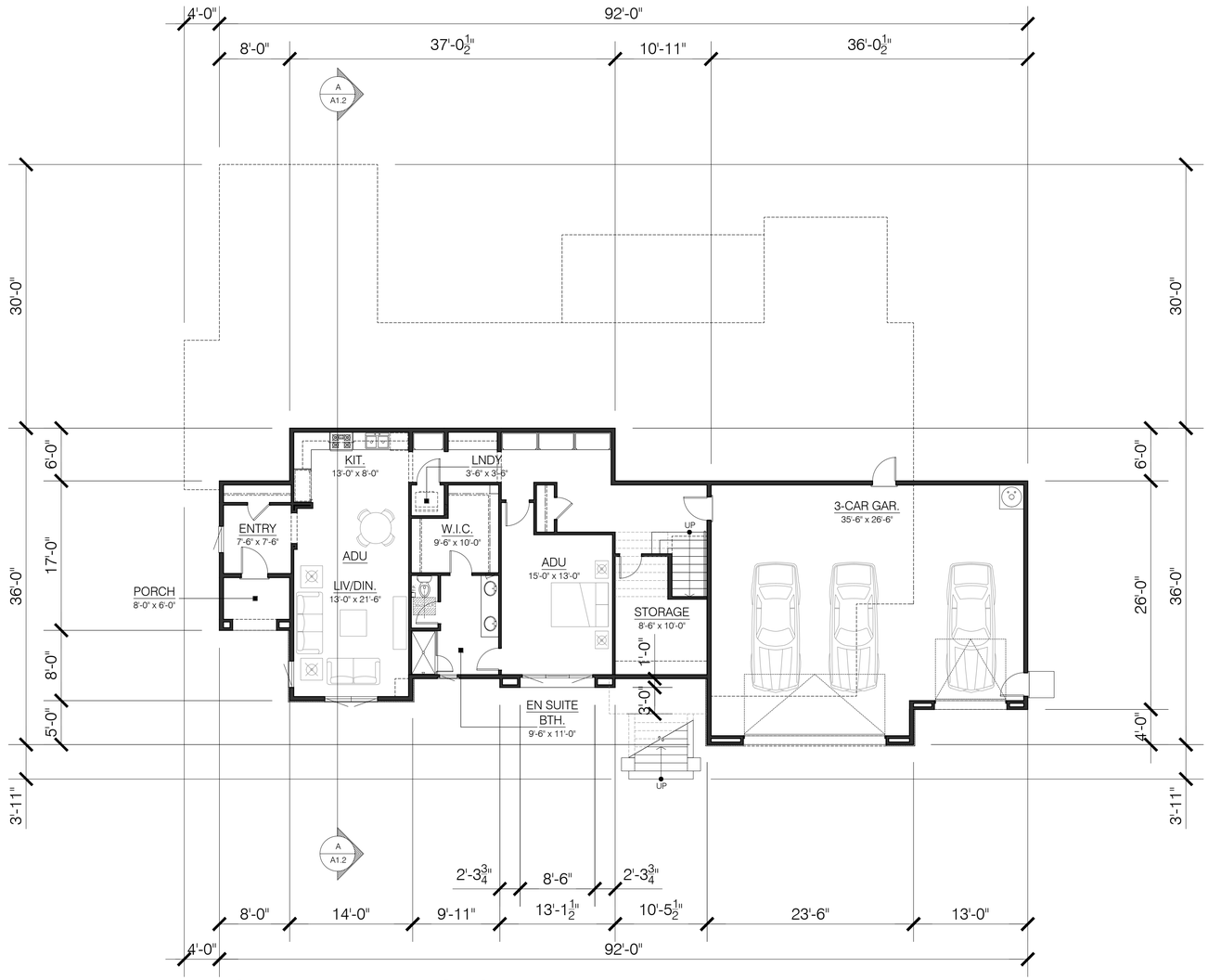
LOT 1 (PLAN 1) MAIN FLOOR PLAN

A1.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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LOWER FLOOR

LOT 1 (PLAN 1)

6/29/2023 5:26:40 PM, 23-0629_DR Resubmittal

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MORAGA, CA

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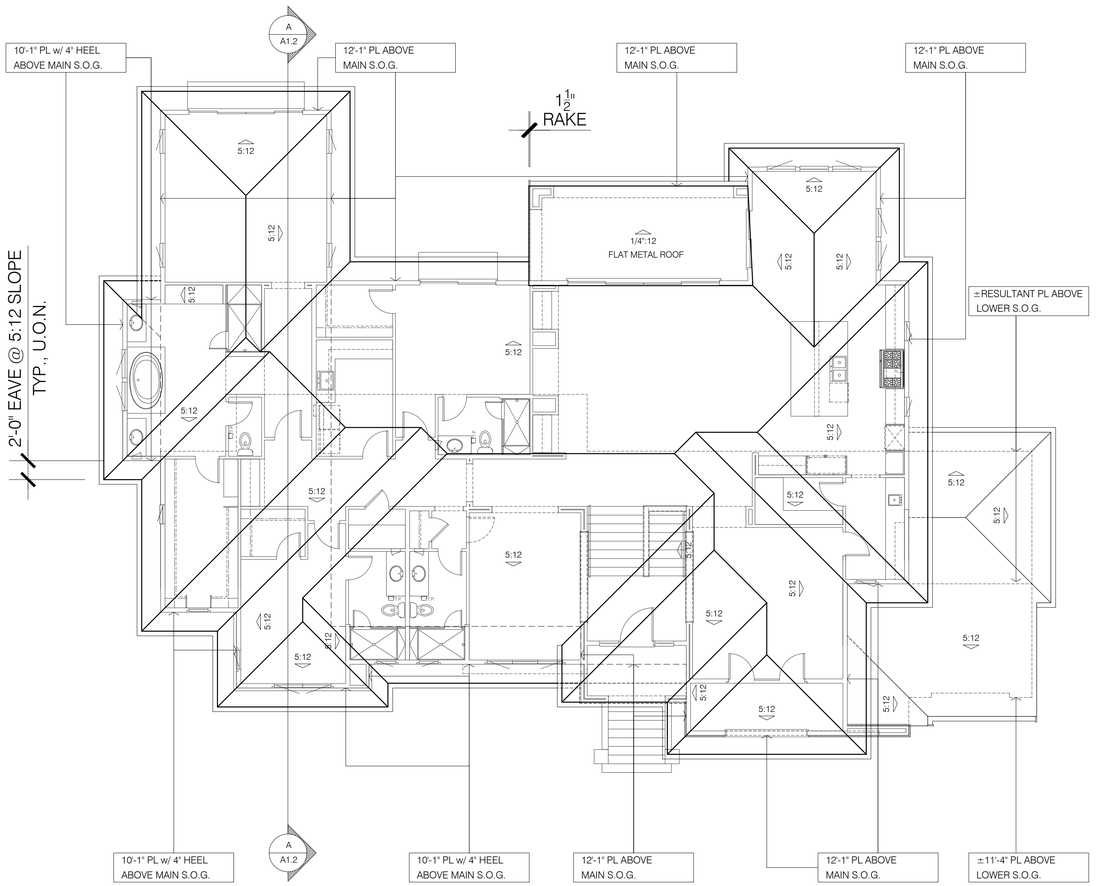
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f. 415-288-0288

LOT 1 (PLAN 1) LOWER FLOOR PLAN

A1.1.2

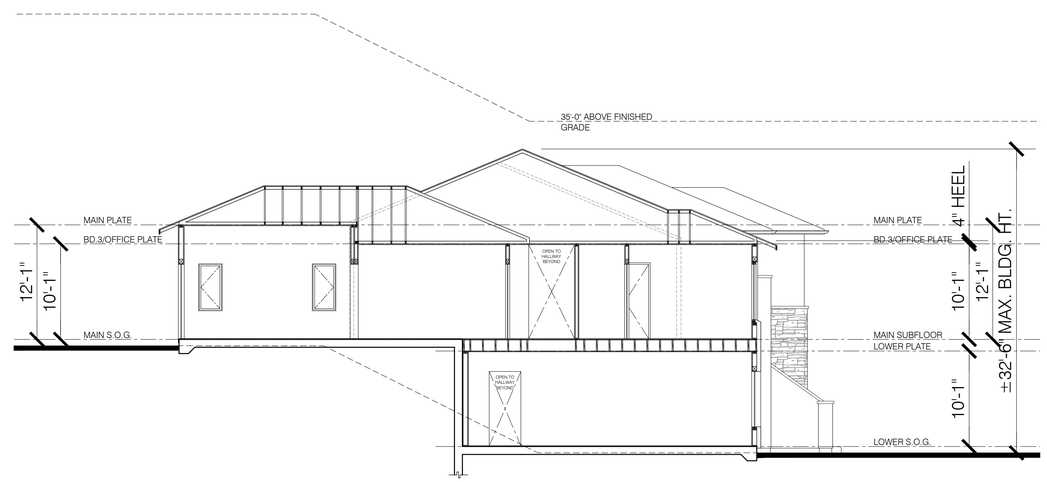
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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ROOF PLAN

LOT 1 (PLAN 1)



SECTION A-A

LOT 1 (PLAN 1)

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CAMINO PABLO
MORAGA, CA

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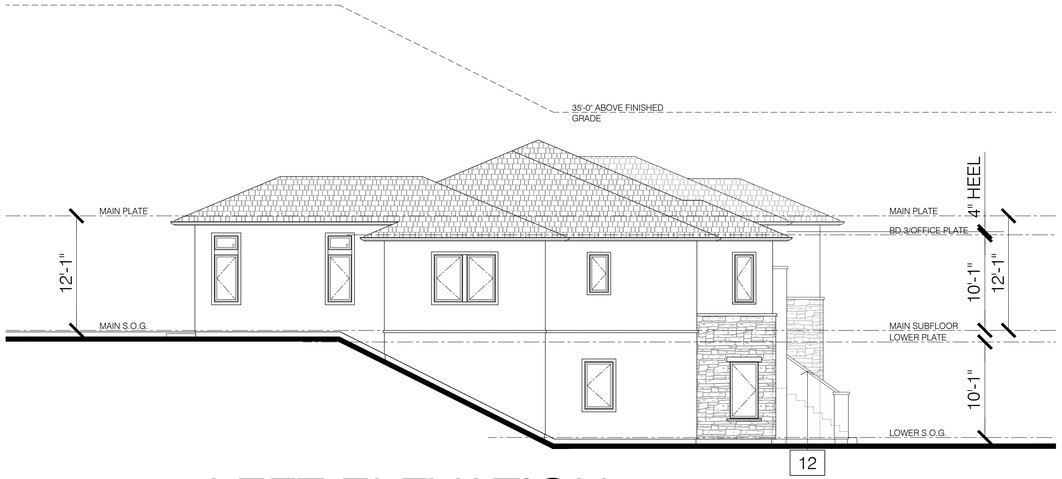
t. 415-512-1300
f. 415-288-0288

LOT 1 (PLAN 1) ROOF PLAN & BLDG. SECTIONS

A1.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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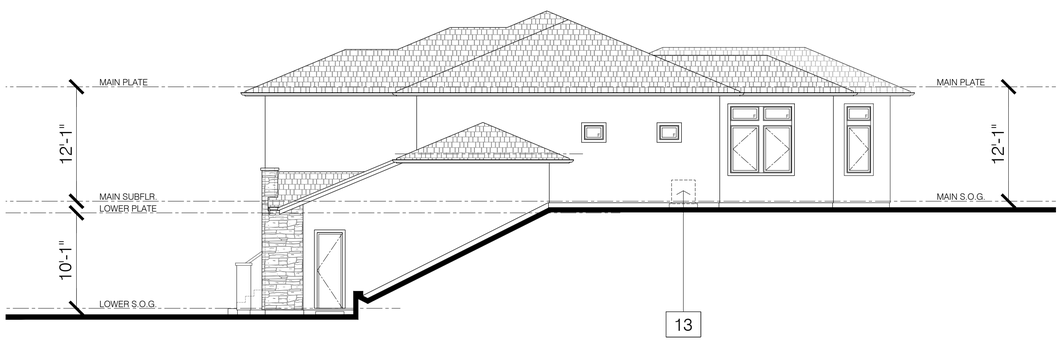
LEFT ELEVATION

LOT 1 (PLAN 1)



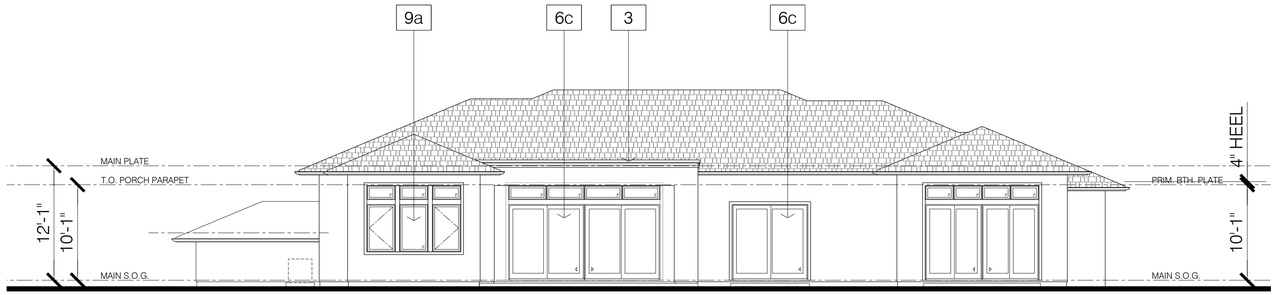
FRONT ELEVATION

LOT 1 (PLAN 1)



RIGHT ELEVATION

LOT 1 (PLAN 1)



REAR ELEVATION

LOT 1 (PLAN 1)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER STUCCO SHELF		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	PRECAST TRIM		12	CONCRETE RAILING
3	FLAT METAL ROOF		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR, OPT. GLASS DOOR		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 1 (PLAN 1) EXTERIOR ELEVATIONS

A1.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: WITCHING HOURS
2120-30



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

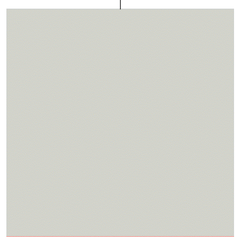


MASONRY:
MFR: EL DORADO STONE
SPEC: RIDGETOP 18
GRANITE SPIRE



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

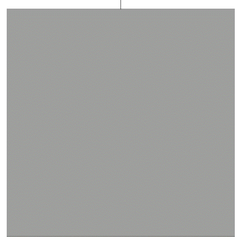




STUCCO:
MFR: BENJAMIN MOORE
COLOR: GRAY OWL
OC-52



PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE
CHISELED WAINSCOT



STUCCO ACCENT:
MFR: BENJAMIN MOORE
COLOR: STORM
AF-700



METAL GARAGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE

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LOT 1 (PLAN 1) COLORS & MATERIALS

A1.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 2

(PLAN 2)

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LOT 2 (PLAN 2) COVER SHEET

A2.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 2 (PLAN 2) SITE PLAN

A2.0.1

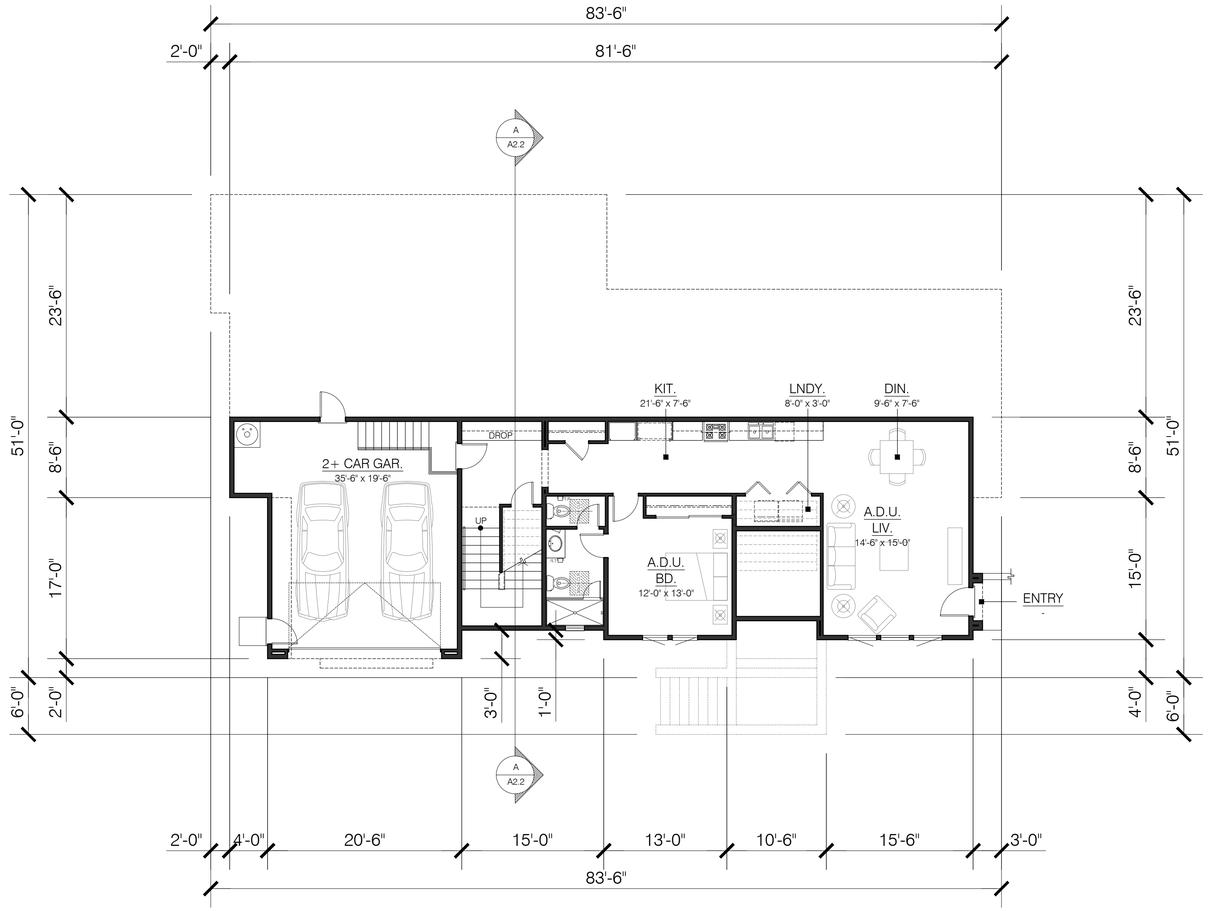
SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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MAIN FLOOR

LOT 2 (PLAN 2)



LOWER FLOOR

LOT 2 (PLAN 2)

MAIN LIVING:	3300 SQ. FT.
TOTAL:	3300 SQ. FT.
A.D.U.:	1050 SQ. FT.
TOTAL LIVING:	4350 SQ. FT.
GARAGE:	557 SQ. FT.
ENTRY PORCH:	59 SQ. FT.
A.D.U. PORCH:	6 SQ. FT.

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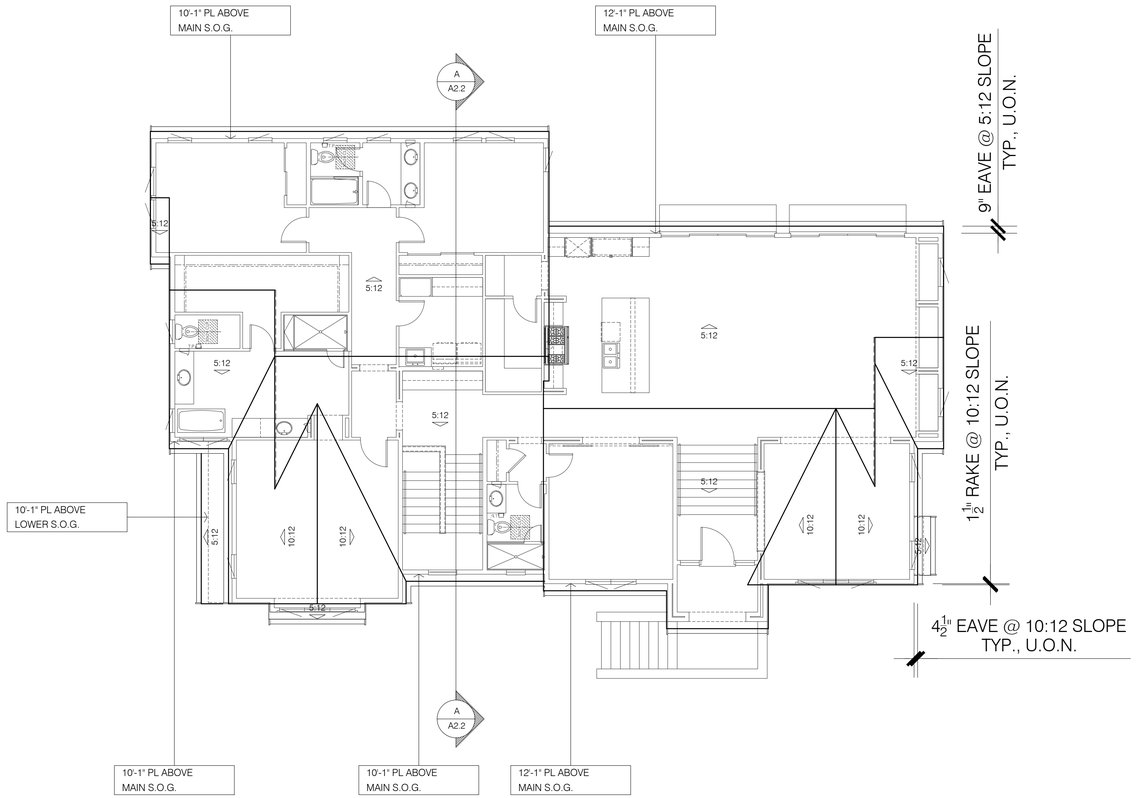
t. 415-512-1300
f. 415-288-0288

LOT 2 (PLAN 2) FLOOR PLANS

A2.1

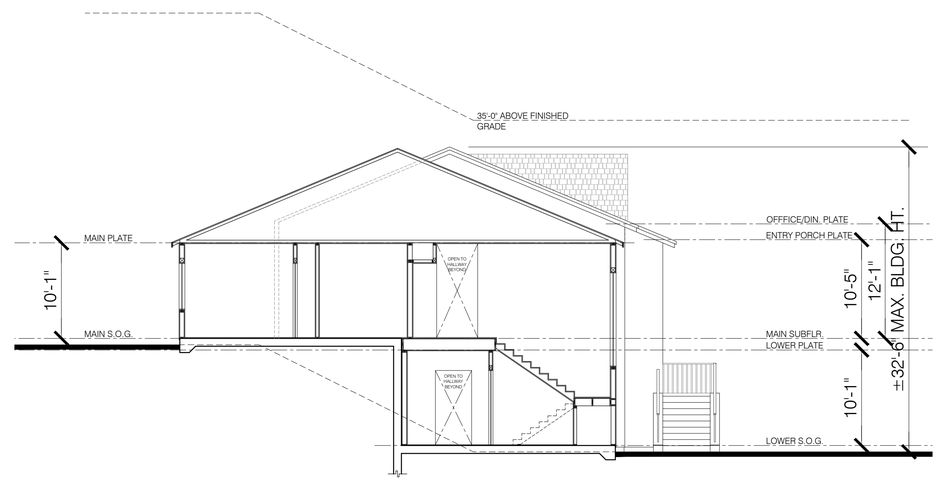
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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ROOF PLAN

LOT 2 (PLAN 2)



SECTION A-A

LOT 2 (PLAN 2)

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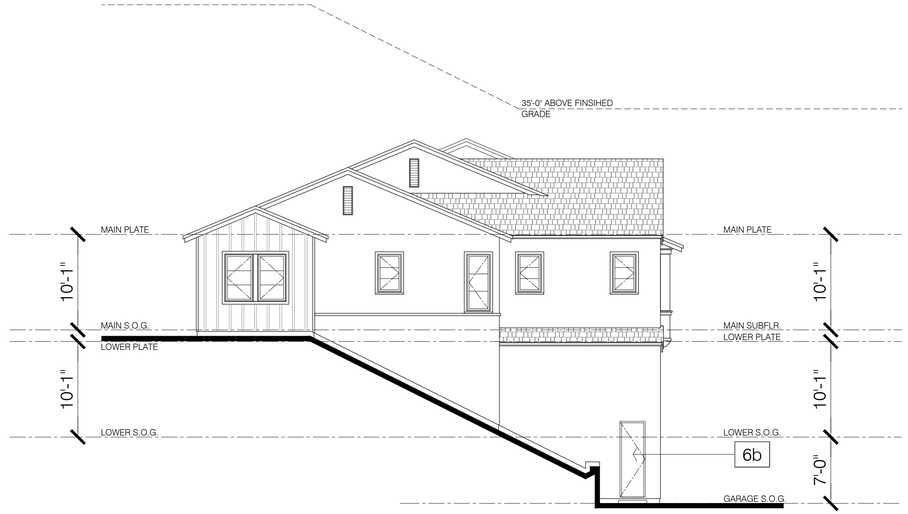
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LOT 2 (PLAN 2) ROOF PLAN & BLDG. SECTIONS

A2.2

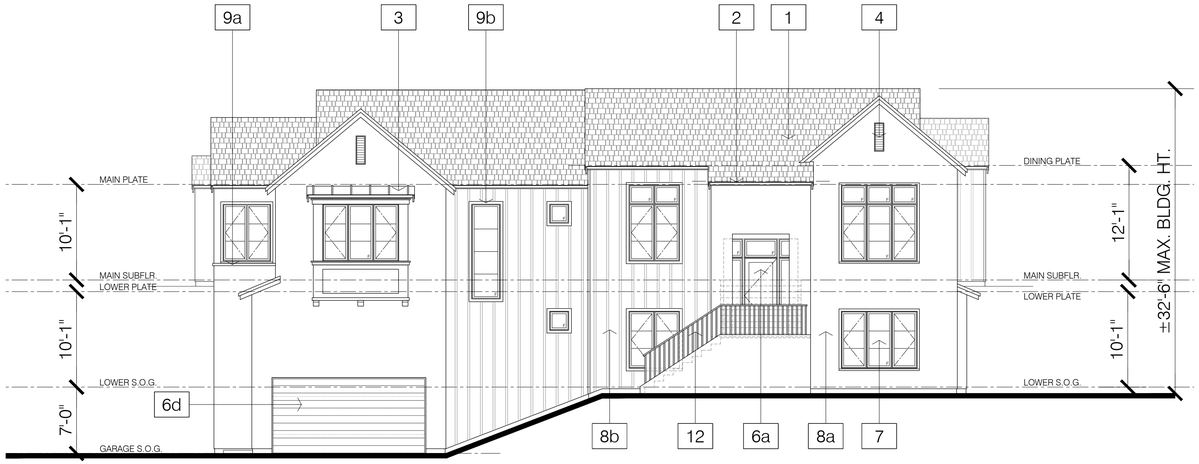
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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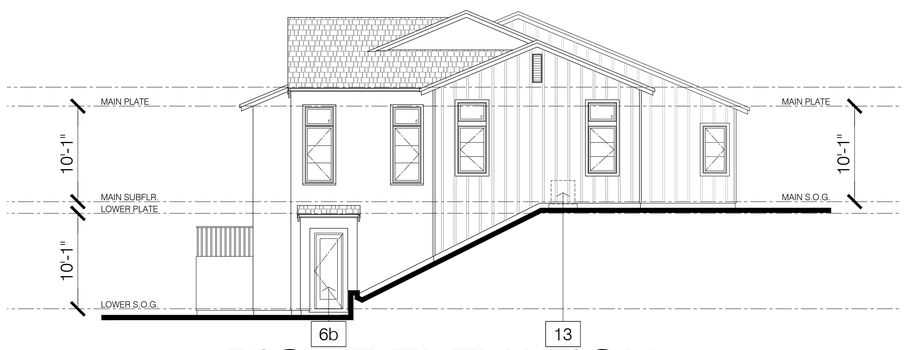
LEFT ELEVATION

LOT 2 (PLAN 2)



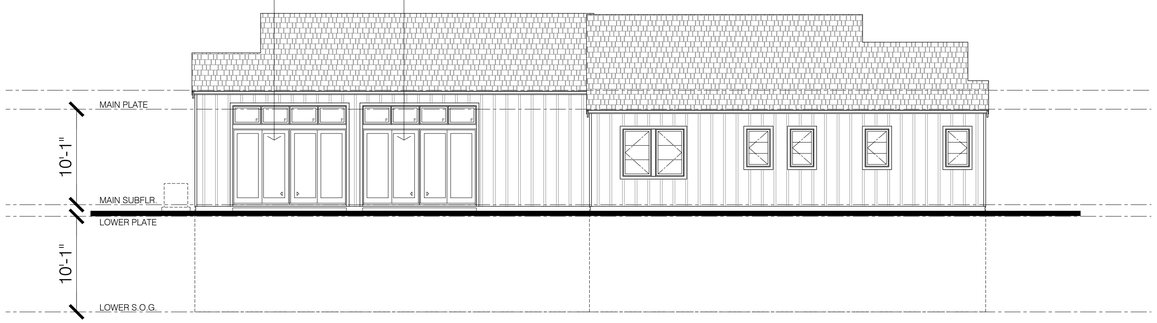
FRONT ELEVATION

LOT 2 (PLAN 2)



RIGHT ELEVATION

LOT 2 (PLAN 2)



REAR ELEVATION

LOT 2 (PLAN 2)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	HARDIE TRIM		12	METAL RAILING
3	METAL ROOF		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	VERTICAL SIDING		10	NOT USED		13	AC UNIT

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LOT 2 (PLAN 2) EXTERIOR ELEVATIONS

A2.3

SCALE: 1/8" = 1'-0"

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PROJECT: 456001.00

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TRIMS, GUTTERS,
EAVES, & WINDOW BOX:
MFR: BENJAMIN MOORE
COLOR: MIDSUMMER NIGHT
2134-20

Dark Bronze SRI-22

METAL ROOF:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: MIDSUMMER NIGHT
2134-20

VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: GLOUCESTER SAGE
HC-100

Dark Bronze SRI-22

METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

STUCCO:
MFR: BENJAMIN MOORE
COLOR: SAG HARBOR GRAY
HC-95

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LOT 2 (PLAN 2) COLORS & MATERIALS

A2.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 3

(PLAN 3)

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LOT 3 (PLAN 3) COVER SHEET

A3.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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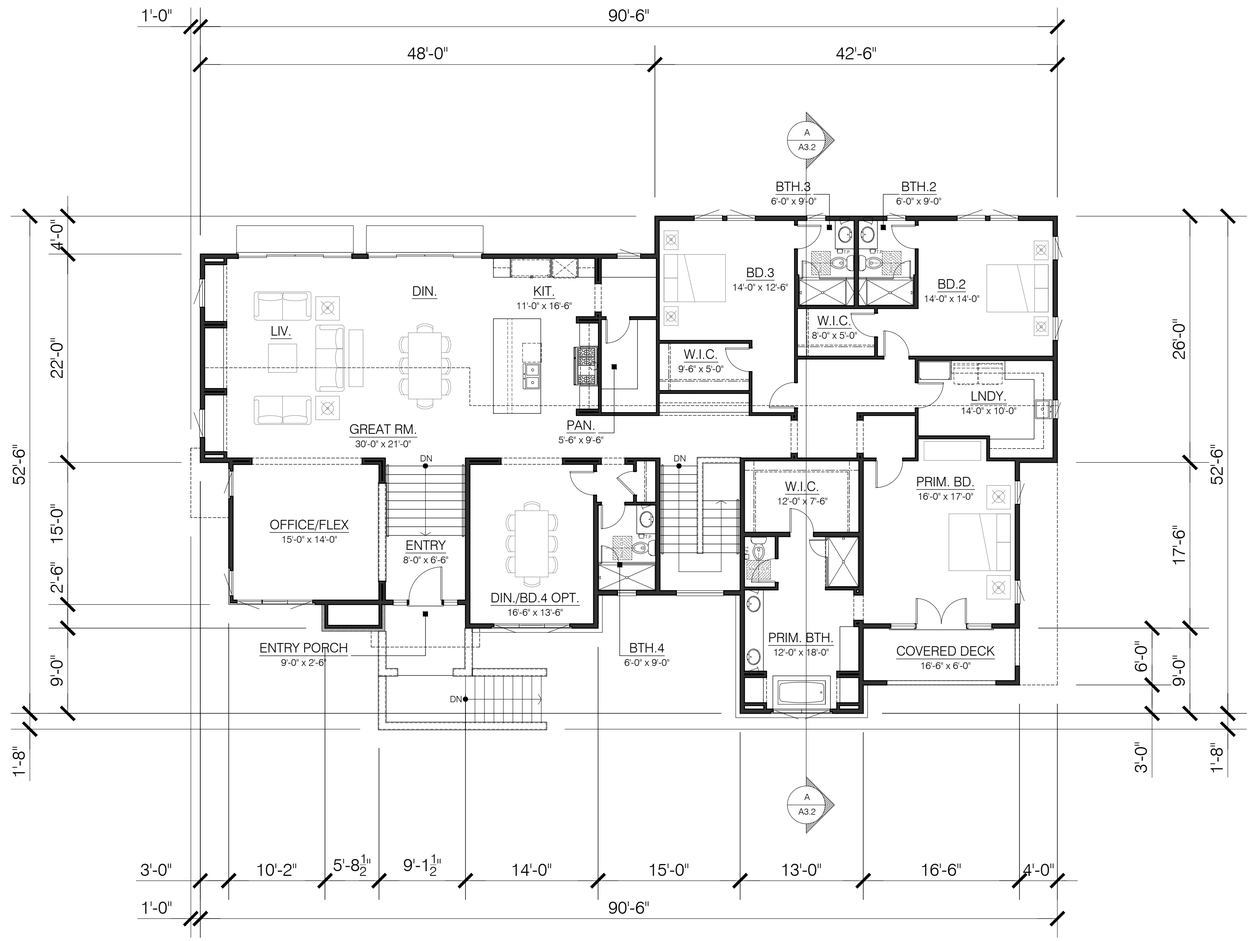
LOT 3 (PLAN 3) SITE PLAN

A3.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
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MAIN FLOOR

LOT 3 (PLAN 3)

MAIN LIVING:	3624 SQ. FT.
LOWER LIVING:	203 SQ. FT.
TOTAL:	3827 SQ. FT.
A.D.U.:	1117 SQ. FT.
TOTAL LIVING:	4944 SQ. FT.
GARAGE:	969 SQ. FT.
PORCHES:	146 SQ. FT.

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LOT 3 (PLAN 3) MAIN FLOOR PLAN

A3.1.1

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LOWER FLOOR

LOT 3 (PLAN 3)

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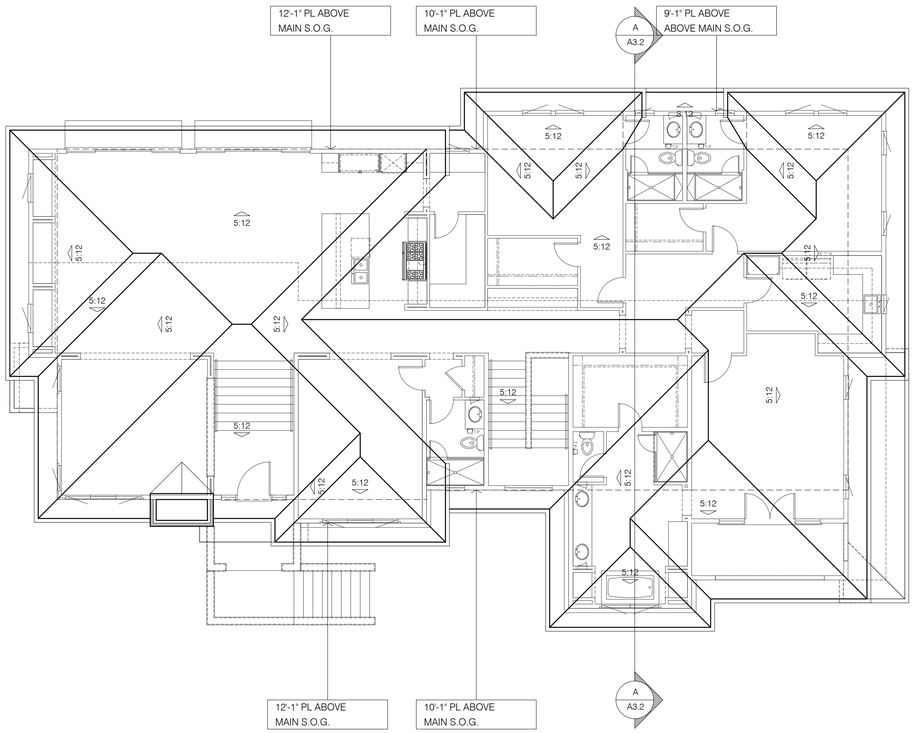
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LOT 3 (PLAN 3) LOWER FLOOR PLAN

A3.1.2

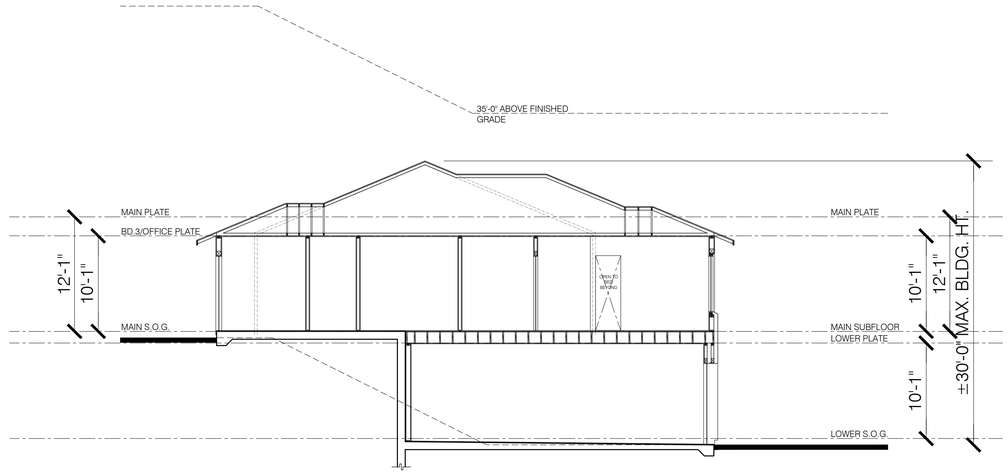
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DATE: 06.29.2023 DR
PROJECT: 456001.00

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ROOF PLAN

LOT 3 (PLAN 3)



SECTION A-A

LOT 3 (PLAN 3)

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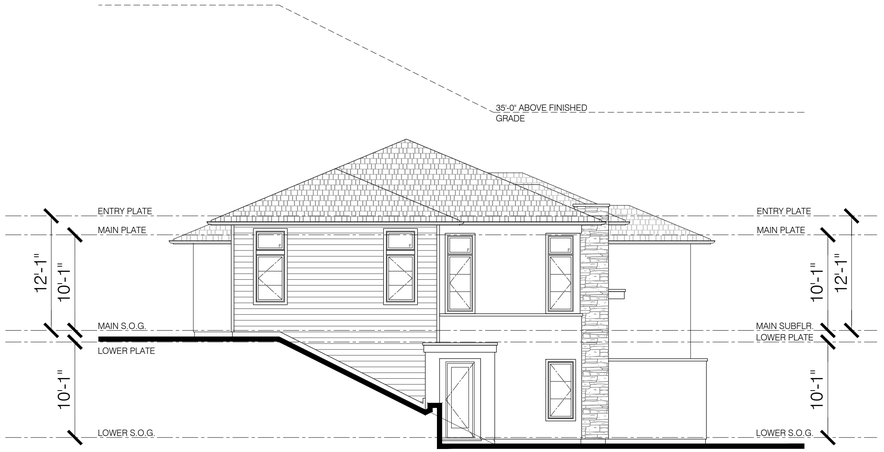
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LOT 3 (PLAN 3) ROOF PLAN & BLDG. SECTIONS

A3.2

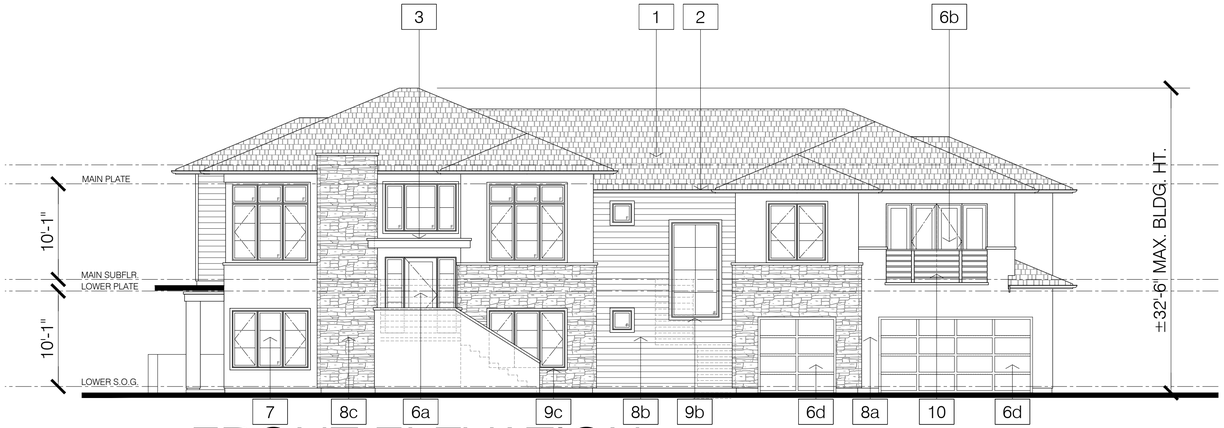
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DATE: 06.29.2023 DR
PROJECT: 456001.00

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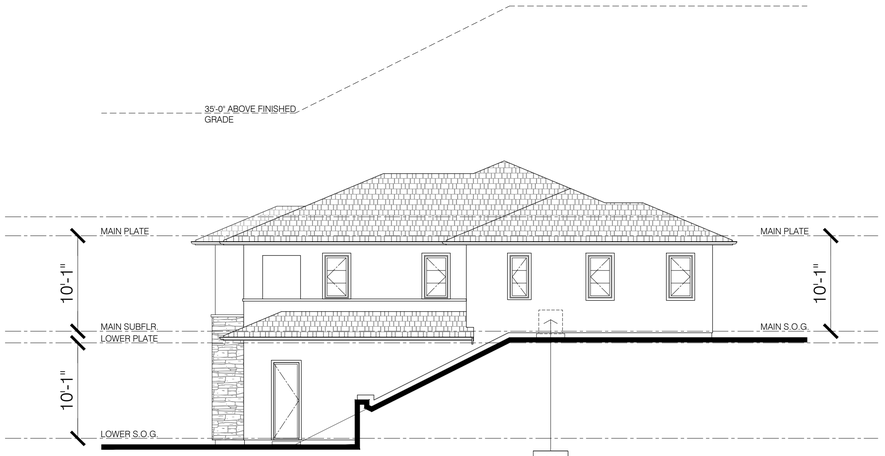
LEFT ELEVATION

LOT 3 (PLAN 3)



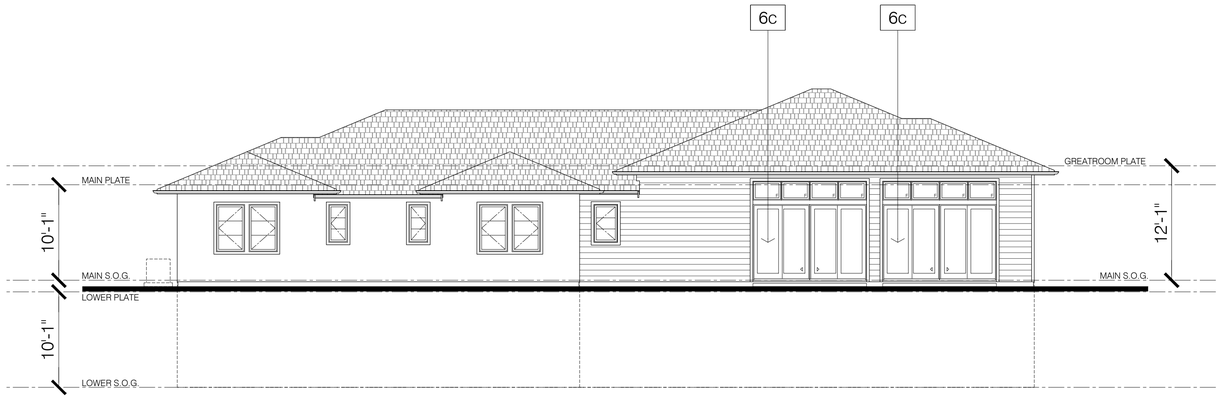
FRONT ELEVATION

LOT 3 (PLAN 3)



RIGHT ELEVATION

LOT 3 (PLAN 3)



REAR ELEVATION

LOT 3 (PLAN 3)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	PRECAST TRIM
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		10	WOOD RAILING
3	METAL CANOPY		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	LAP SIDING		9b	HARDIE TRIM		11	AC UNIT

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LOT 3 (PLAN 3) EXTERIOR ELEVATIONS

A3.3

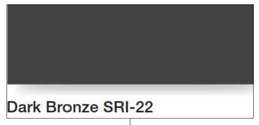
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DATE: 06.29.2023 DR
PROJECT: 456001.00

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WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

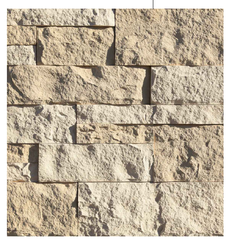


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70

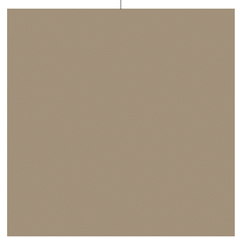


METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

STUCCO:
MFR: BENJAMIN MOORE
COLOR: MANCHESTER TAN
HC-81



MASONRY:
MFR: EL DORADO STONE
SPEC: CUT-COARSE
SEASHELL



HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: ALEXANDRIA BEIGE
HC-77



METAL GARAGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE

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LOT 3 (PLAN 3) COLORS & MATERIALS

A3.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 4

(PLAN 1)

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LOT 4 (PLAN 1) COVER SHEET

A4.0.0

SCALE: 1/8"=1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 4 (PLAN 1) SITE PLAN

A4.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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MAIN FLOOR

LOT 4 (PLAN 1)

MAIN LIVING:	3693 SQ. FT.
LOWER LIVING:	264 SQ. FT.
TOTAL:	3957 SQ. FT.
ADU:	1095 SQ. FT.
TOTAL LIVING:	5052 SQ. FT.
GARAGE:	1040 SQ. FT.
PORCH:	406 SQ. FT.
ADU PORCH:	60 SQ. FT.

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LOT 4 (PLAN 1) MAIN FLOOR PLAN

A4.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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LOWER FLOOR

LOT 4 (PLAN 1)

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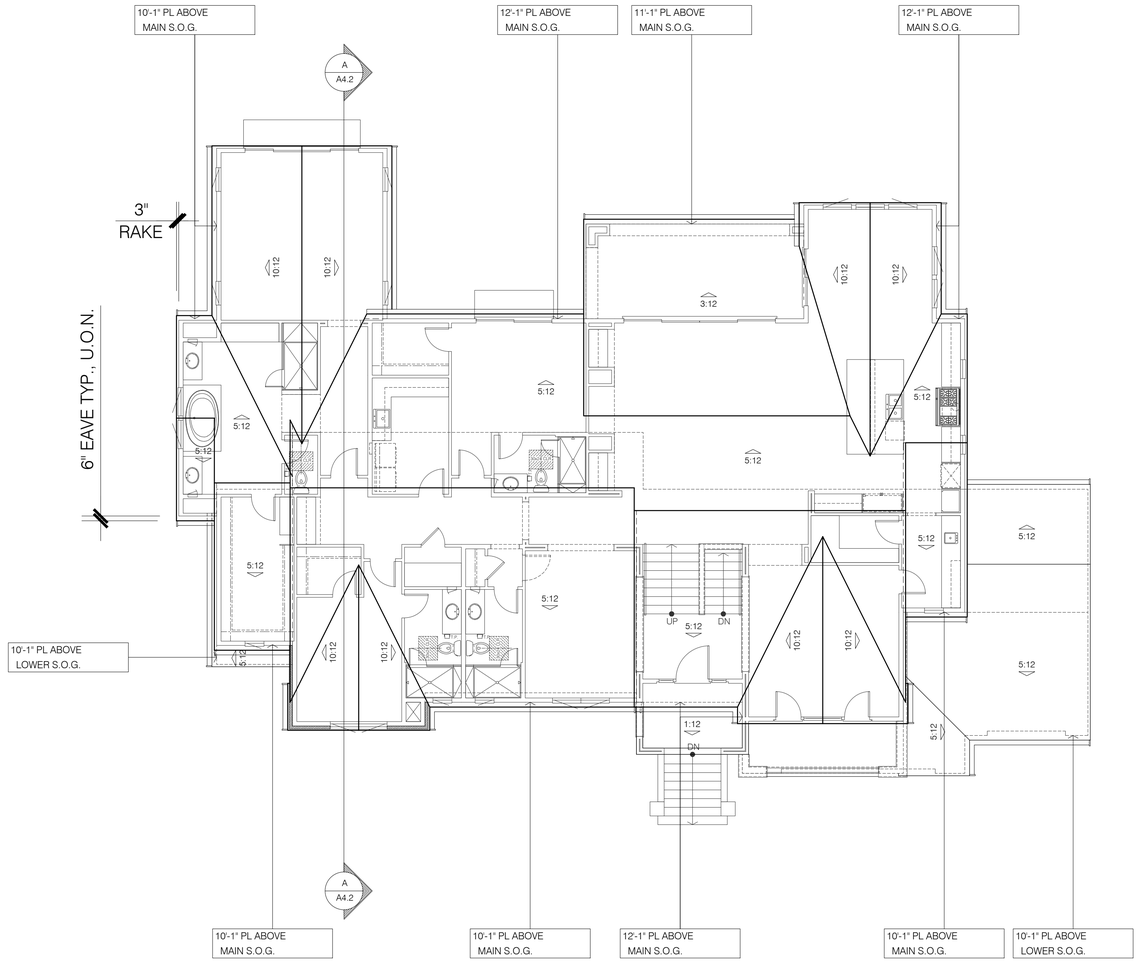
t. 415-512-1300
f. 415-288-0288

LOT 4 (PLAN 1) LOWER FLOOR PLAN

A4.1.2

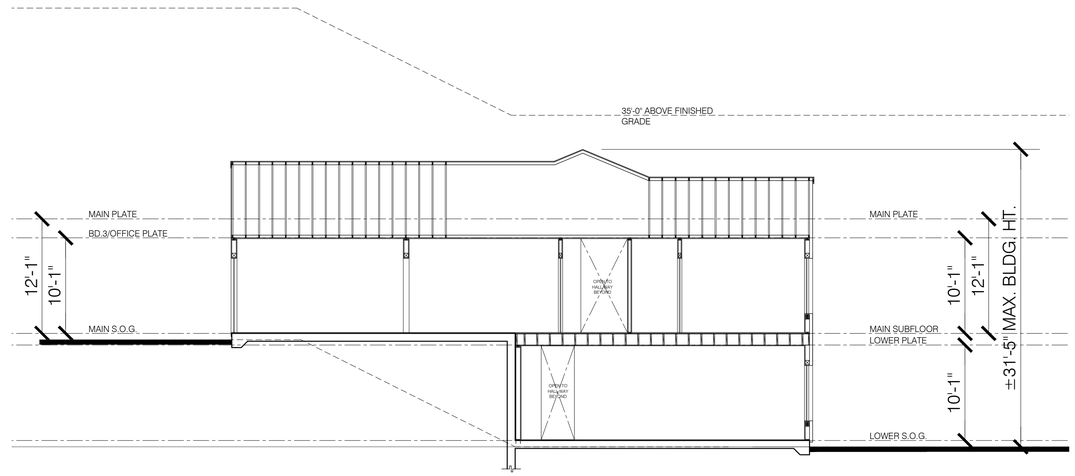
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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ROOF PLAN

LOT 4 (PLAN 1)



SECTION A-A

LOT 4 (PLAN 1)

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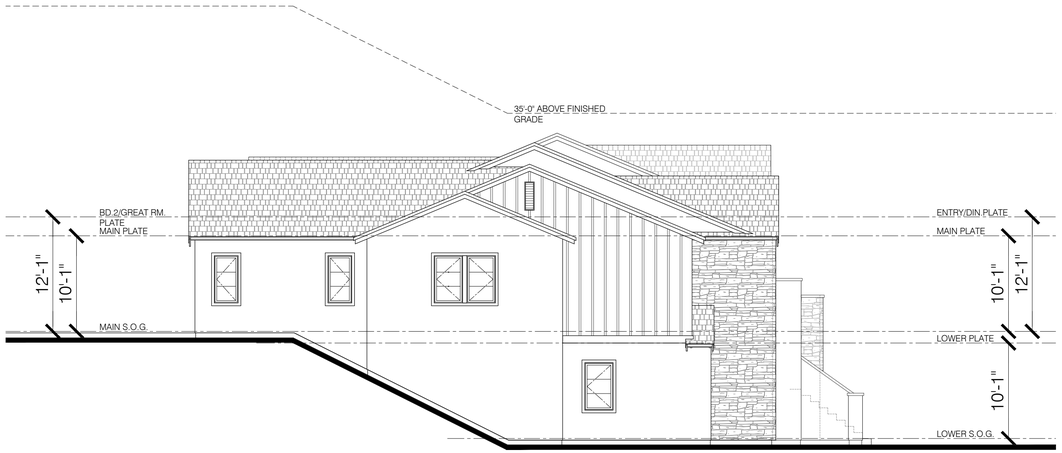
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LOT 4 (PLAN 1) ROOF PLAN & BLDG. SECTIONS

A4.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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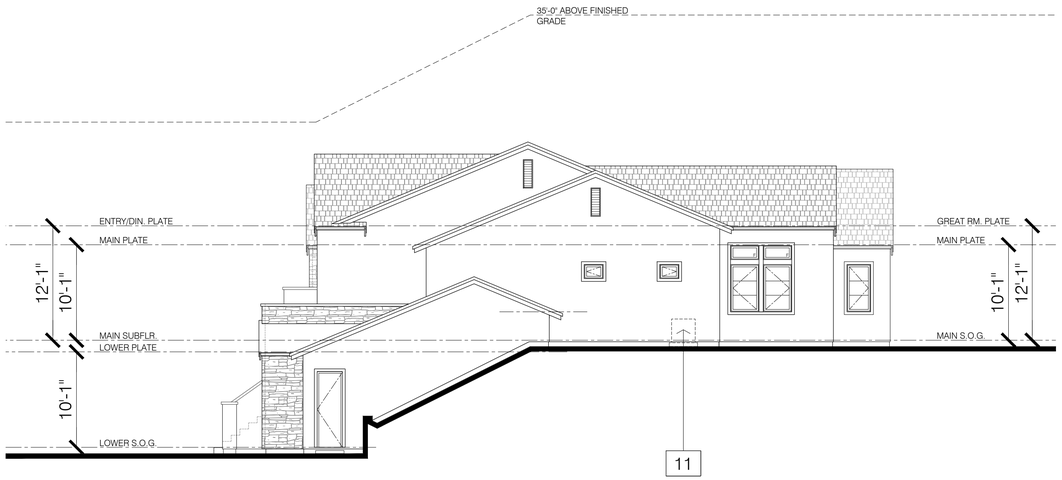
LEFT ELEVATION

LOT 4 (PLAN 1)



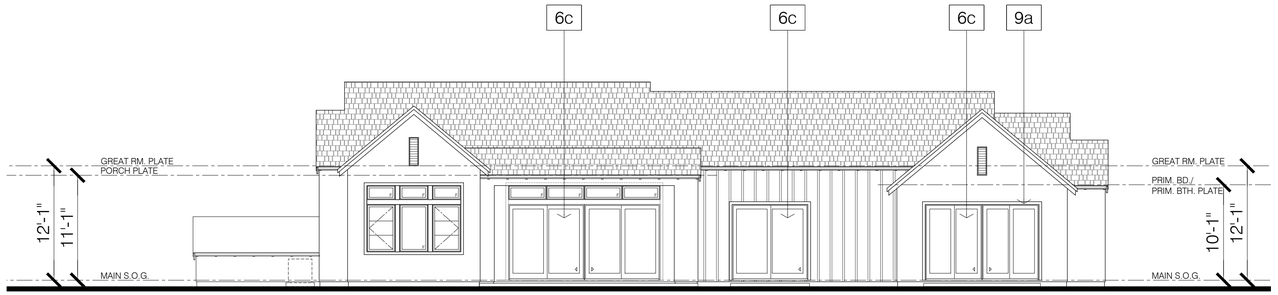
FRONT ELEVATION

LOT 4 (PLAN 1)



RIGHT ELEVATION

LOT 4 (PLAN 1)



REAR ELEVATION

LOT 4 (PLAN 1)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	PRECAST TRIM
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		10	WOOD RAILING
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WD. ROLL-UP GARAGE DOOR, OPT. GLASS DOOR		8b	VERTICAL SIDING		9b	HARDIE TRIM		11	AC UNIT

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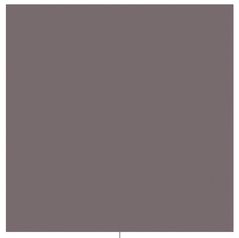
LOT 4 (PLAN 1) EXTERIOR ELEVATIONS

A4.3

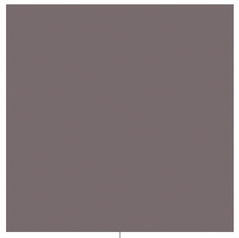
SCALE: 1/8" = 1'-0"
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TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640



VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD

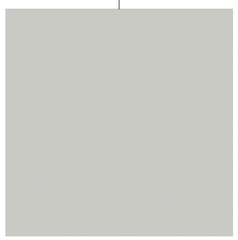


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

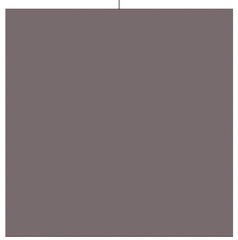




PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: SPLIT-EDGE WAINSCOT



STUCCO:
MFR: BENJAMIN MOORE
COLOR: STONINGTON GRAY
HC-170



GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640



MASONRY:
MFR: EL DORADO STONE
SPEC: VANTAGE 30
SOUTHERN PEAK

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LOT 4 (PLAN 1) COLORS & MATERIALS

A4.4

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CAMINO PABLO - LOT 5

(PLAN 3)

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LOT 5 (PLAN 3) COVER SHEET

A5.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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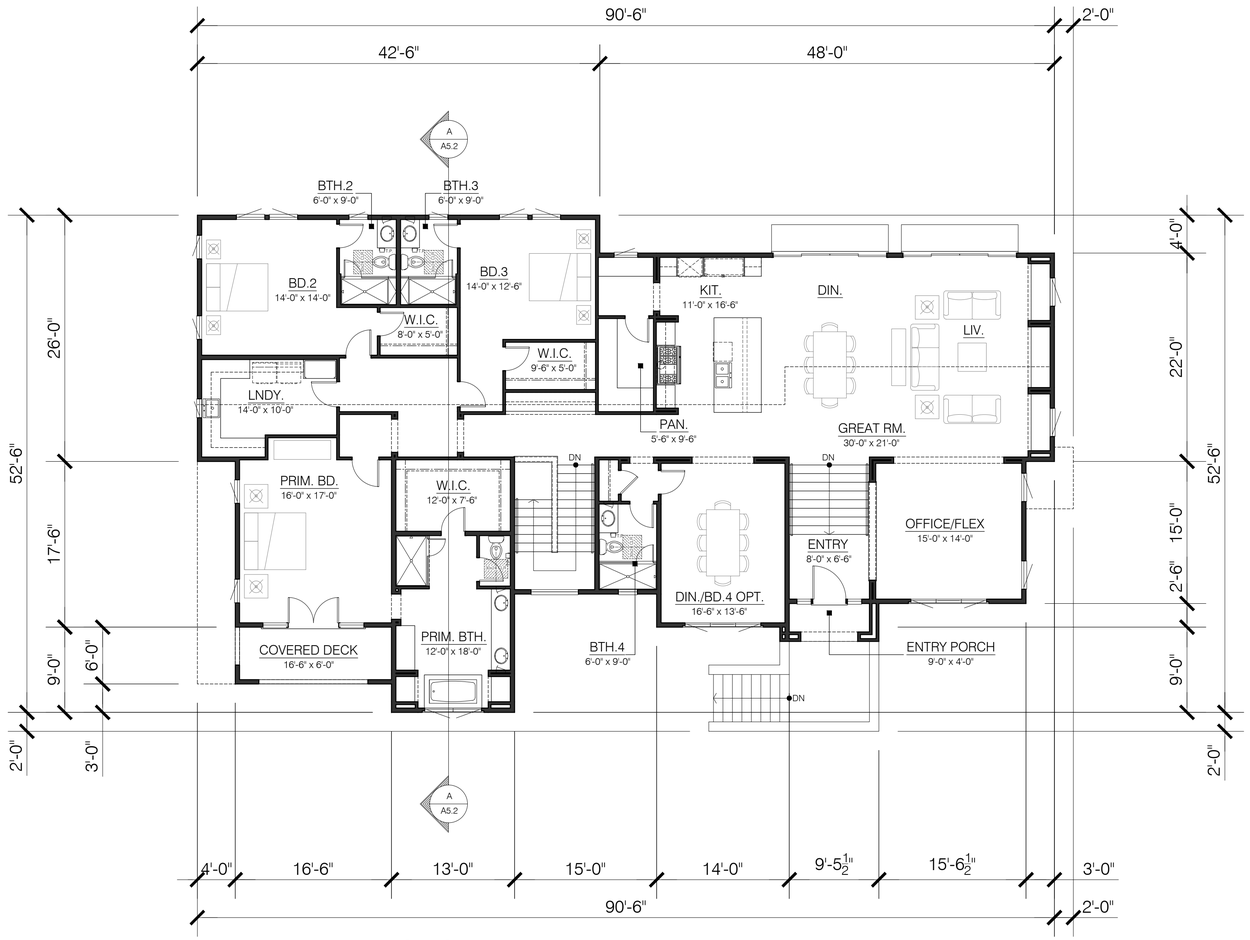
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LOT 5 (PLAN 3) SITE PLAN

A5.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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MAIN LIVING:	3624 SQ. FT.
LOWER LIVING:	203 SQ. FT.
TOTAL:	3827 SQ. FT.
A.D.U.:	1117 SQ. FT.
TOTAL LIVING:	4944 SQ. FT.
GARAGE:	969 SQ. FT.
PORCHES:	165 SQ. FT.

MAIN FLOOR

LOT 5 (PLAN 3)

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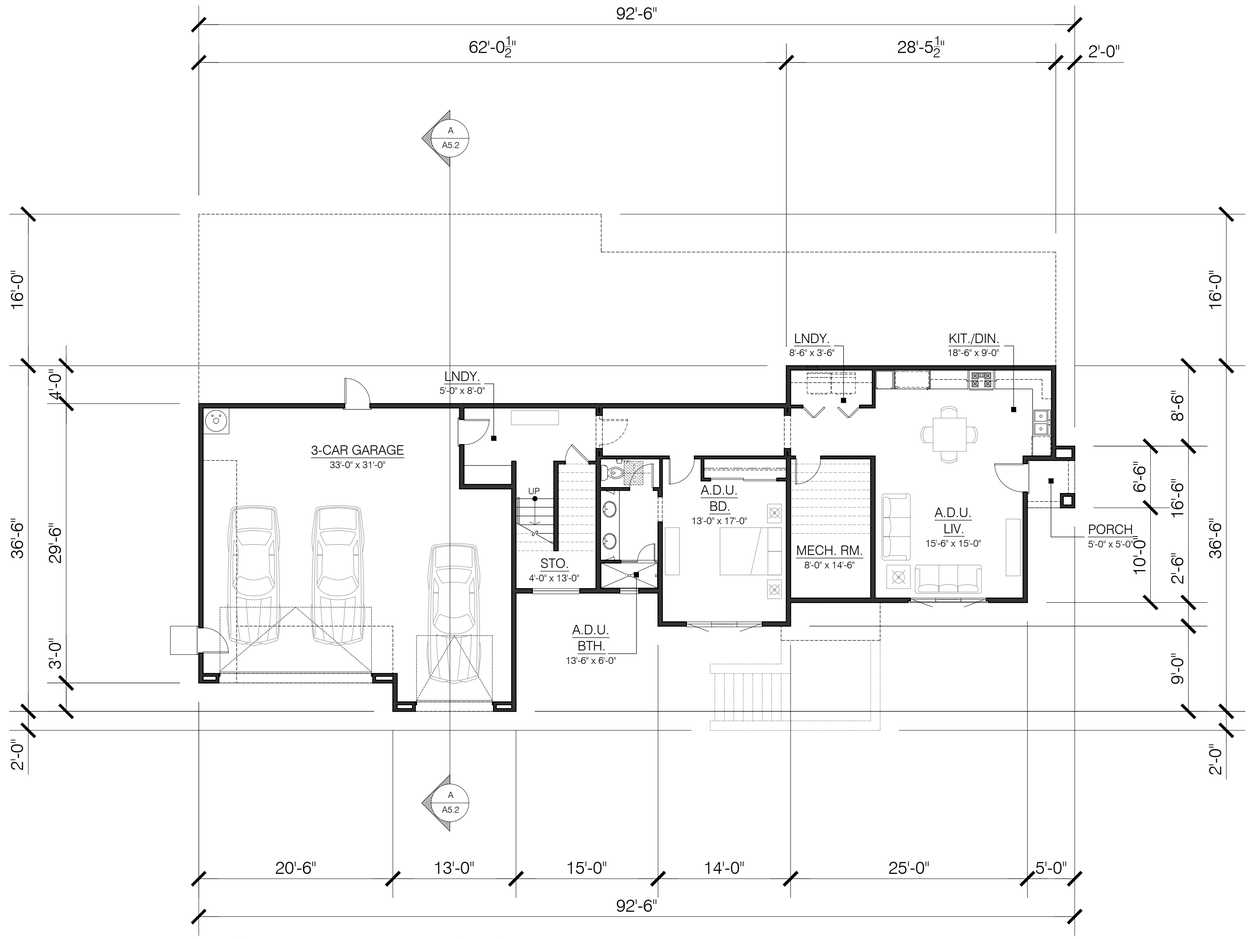
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LOT 5 (PLAN 3) MAIN FLOOR PLAN

A5.1.1

SCALE: 1/8" = 1'-0"
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LOWER FLOOR

LOT 5 (PLAN 3)

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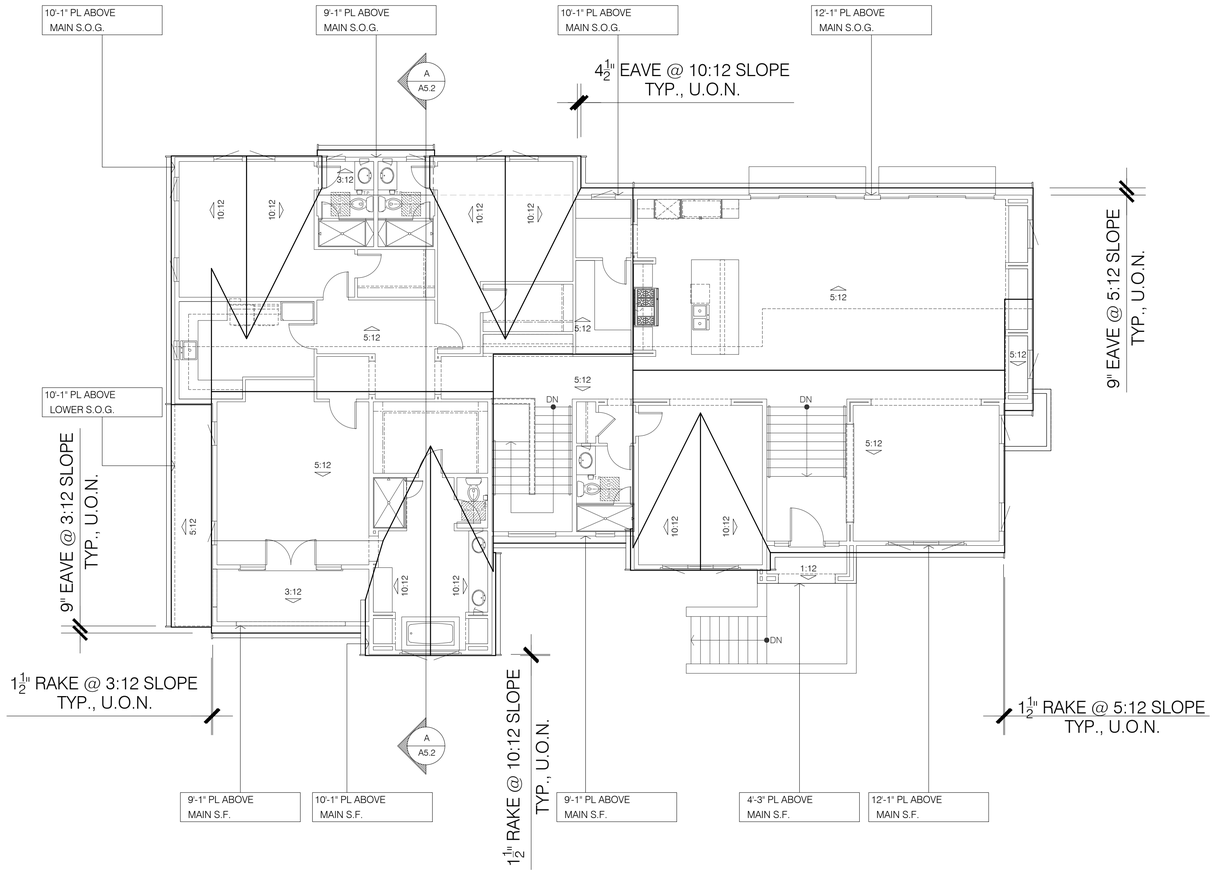
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LOT 5 (PLAN 3) LOWER FLOOR PLAN

A5.1.2

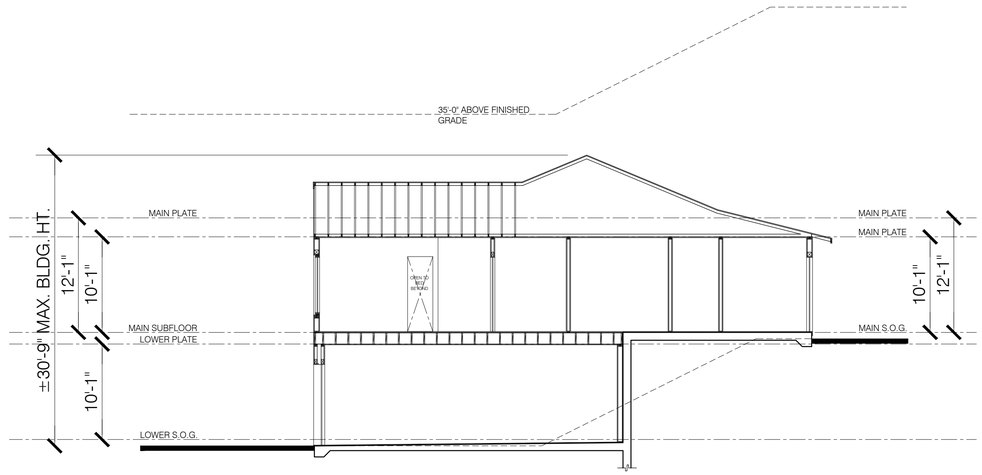
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ROOF PLAN

LOT 5 (PLAN 3)



SECTION A-A

LOT 5 (PLAN 3)

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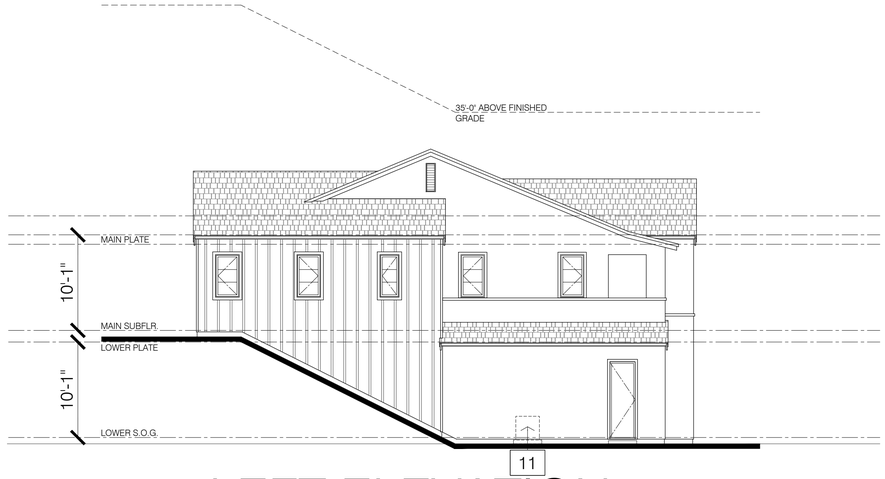
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LOT 5 (PLAN 3) ROOF PLAN & BLDG. SECTIONS

A5.2

SCALE: 1/8" = 1'-0"
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PROJECT: 456001.00

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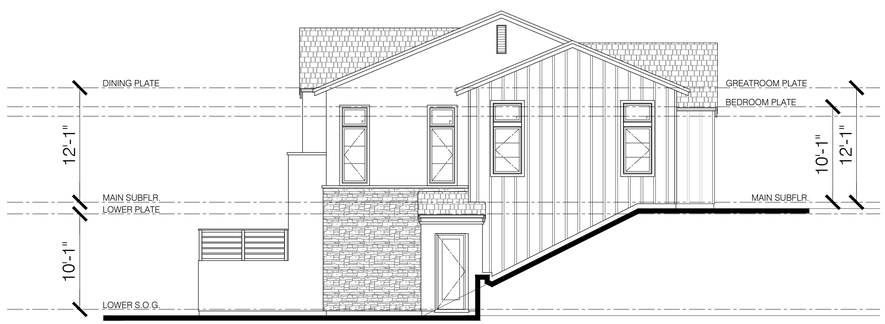
LEFT ELEVATION

LOT 5 (PLAN 3)



FRONT ELEVATION

LOT 5 (PLAN 3)



RIGHT ELEVATION

LOT 5 (PLAN 3)



REAR ELEVATION

LOT 5 (PLAN 3)

MATERIAL SPECIFICATIONS															
1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	BRICK TRIM
2	6" HALF-ROUND GUTTER		5	DOWNSPOUT		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		10	WOOD RAILING
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR		8b	VERTICAL SIDING		9b	HARDIE TRIM		11	AC UNIT

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LOT 5 (PLAN 3) EXTERIOR ELEVATIONS

A5.3

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WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

STUCCO:
MFR: BENJAMIN MOORE
COLOR: HORIZON
OC-53

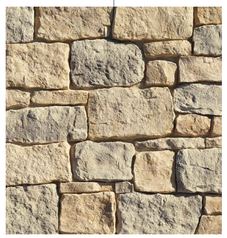
TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



MASONRY:
MFR: EL DORADO STONE
SPEC: TUNDAR BRICK
LATIGO

GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: GRAY CASHMERE
2138-60



MASONRY:
MFR: EL DORADO STONE
SPEC: ROUGH CUT
VINEYARD TRAIL

WOOD RAILING:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

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LOT 5 (PLAN 3) COLORS & MATERIALS

A5.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 6

(PLAN 2)

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LOT 6 (PLAN 2) COVER SHEET

A6.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 6 (PLAN 2) SITE PLAN

A6.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

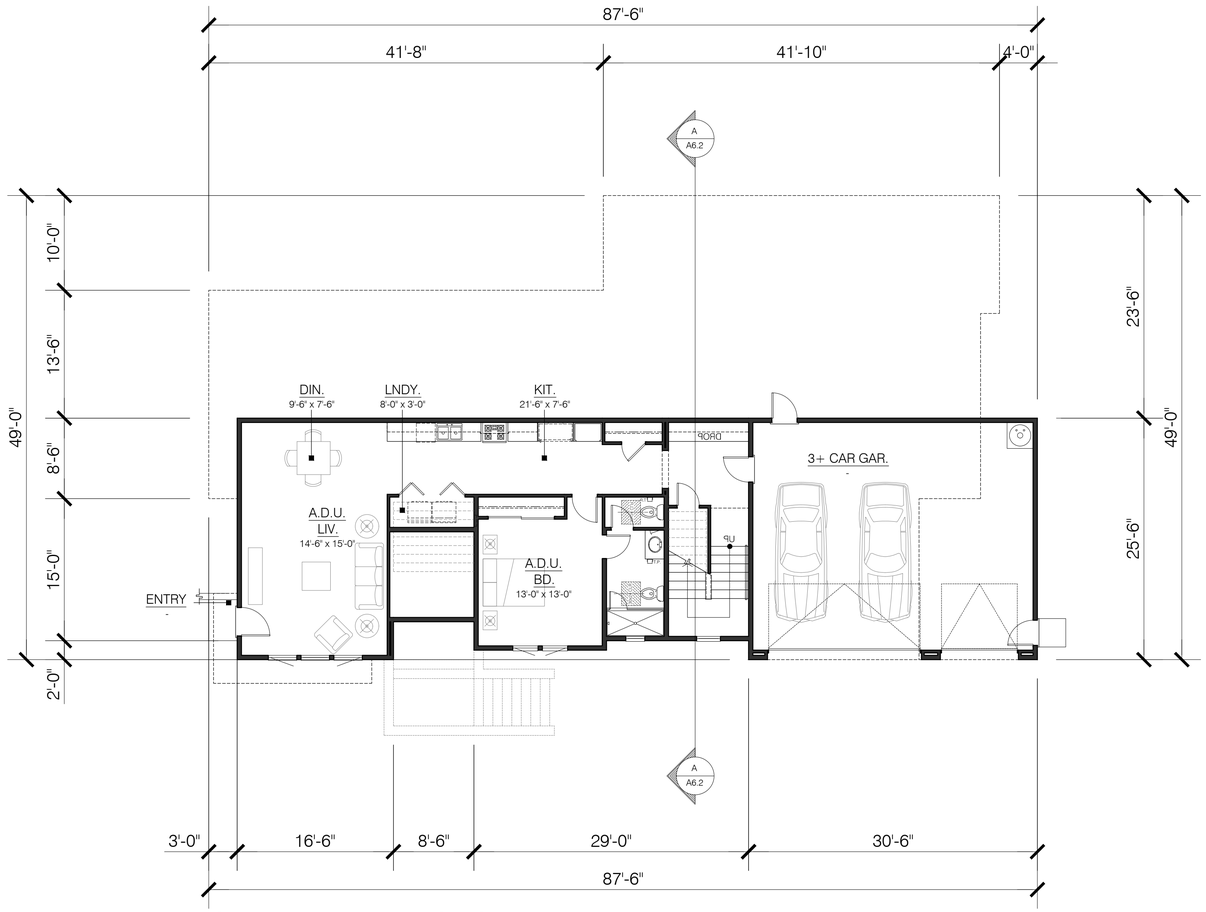
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MAIN FLOOR

LOT 6 - PLAN 2

MAIN LIVING:	3362 SQ. FT.
TOTAL:	3362 SQ. FT.
A.D.U.:	1110 SQ. FT.
TOTAL LIVING:	4472 SQ. FT.
GARAGE:	778 SQ. FT.



LOWER FLOOR

LOT 6 - PLAN 2

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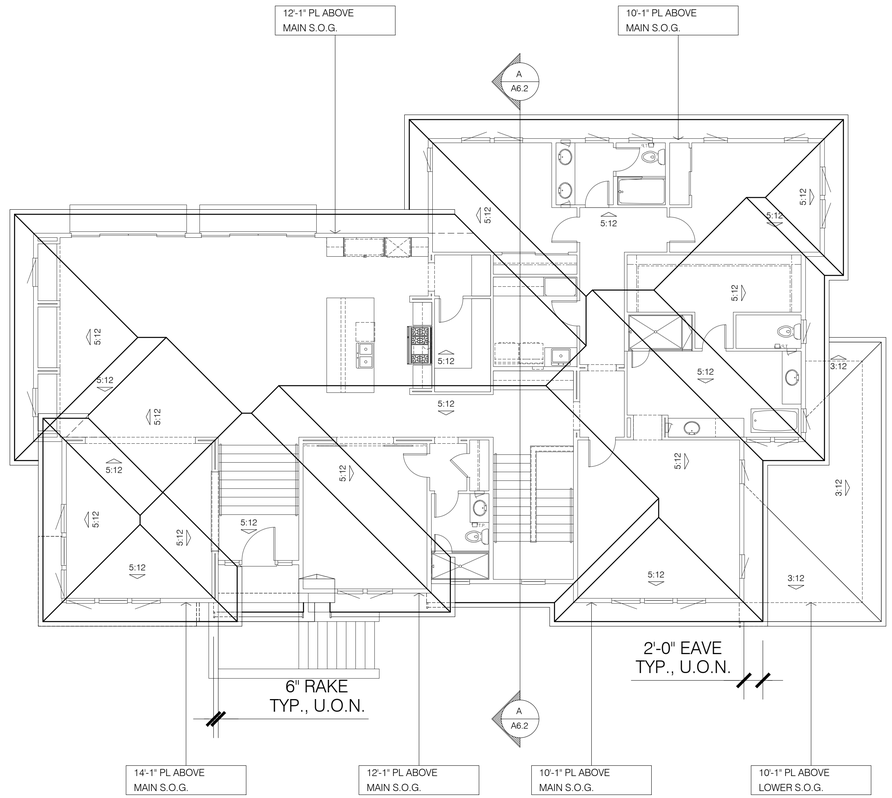
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LOT 6 (PLAN 2) FLOOR PLANS

A6.1

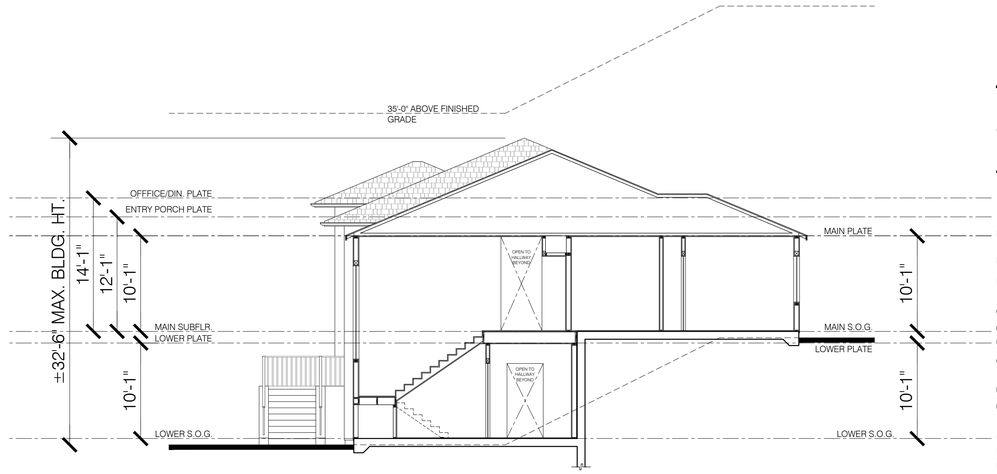
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DATE: 06.29.2023 DR
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ROOF PLAN

LOT 6 - PLAN 2



SECTION A-A

LOT 6 (PLAN 2)

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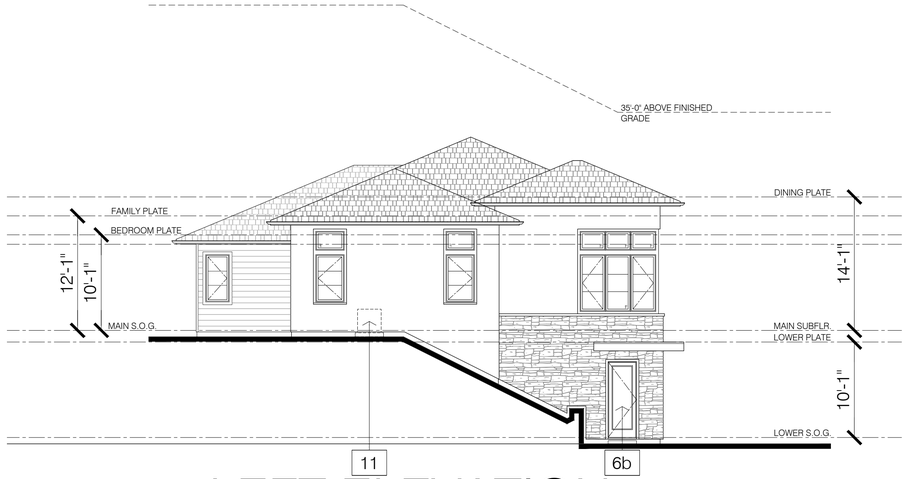
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LOT 6 (PLAN 2) ROOF PLAN & BLDG. SECTIONS

A6.2

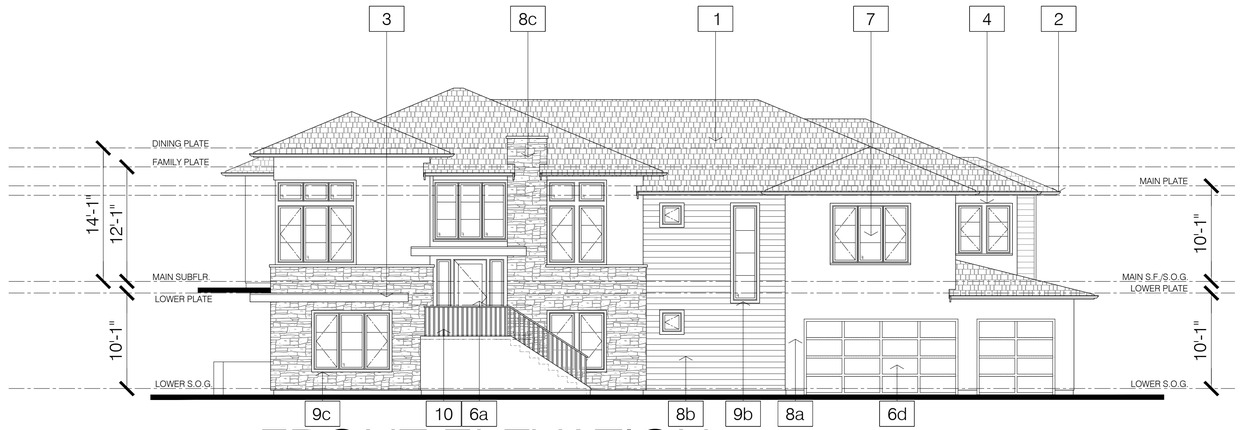
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PROJECT: 456001.00

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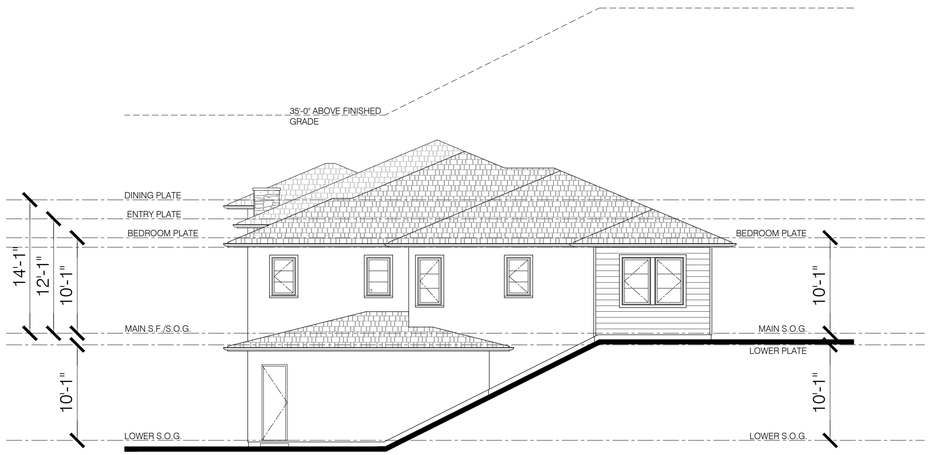
LEFT ELEVATION

LOT 6 (PLAN 2)



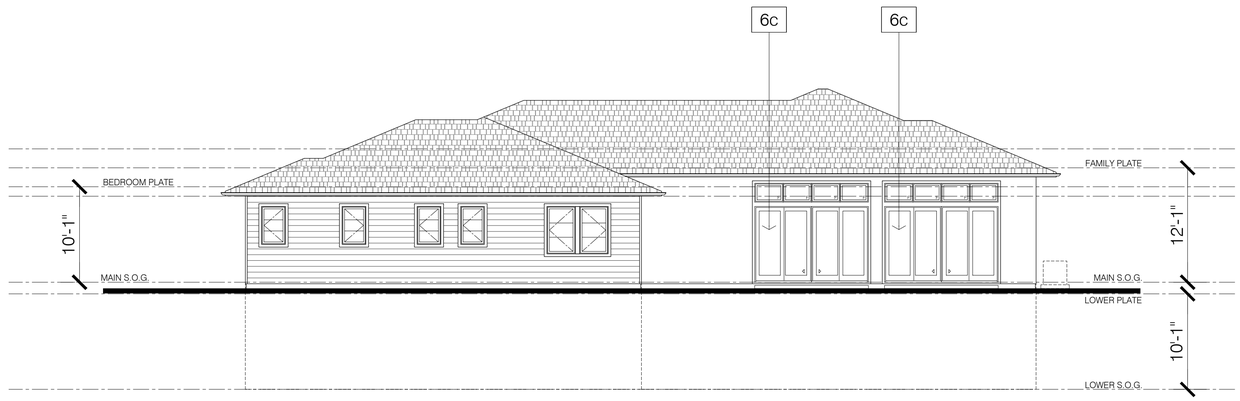
FRONT ELEVATION

LOT 6 (PLAN 2)



RIGHT ELEVATION

LOT 6 (PLAN 2)



REAR ELEVATION

LOT 6 (PLAN 2)

MATERIAL SPECIFICATIONS															
1	COMPOSITE SHINGLE ROOF		4	RECESSED WINDOW AT STUCCO CONDI.		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	PRECAST TRIM
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	NOT USED		10	METAL RAILING
3	METAL CANOPY		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	LAP SIDING		9b	HARDIE TRIM		11	AC UNIT

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LOT 6 (PLAN 2) EXTERIOR ELEVATIONS

A6.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



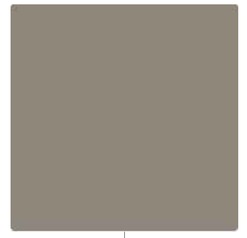
METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: TAOS TAUPE
2111-40

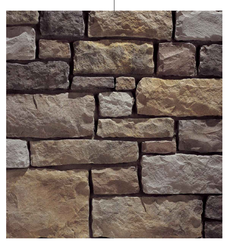


METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

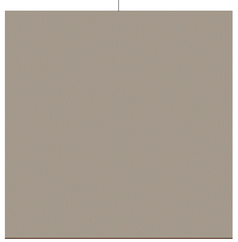




MASONRY:
MFR: EL DORADO STONE
SPEC: LIMESTONE YORK
w/ OVERGROUT



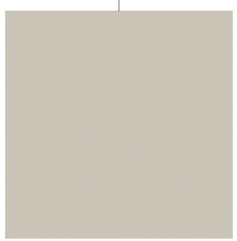
HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: ASHLEY GRAY
HC-87



METAL GARGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE



STUCCO:
MFR: BENJAMIN MOORE
COLOR: REVERE PEWTER
HC-172



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LOT 6 (PLAN 2) COLORS & MATERIALS

A6.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 7

(PLAN 6)

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LOT 7 (PLAN 6) COVER SHEET

A7.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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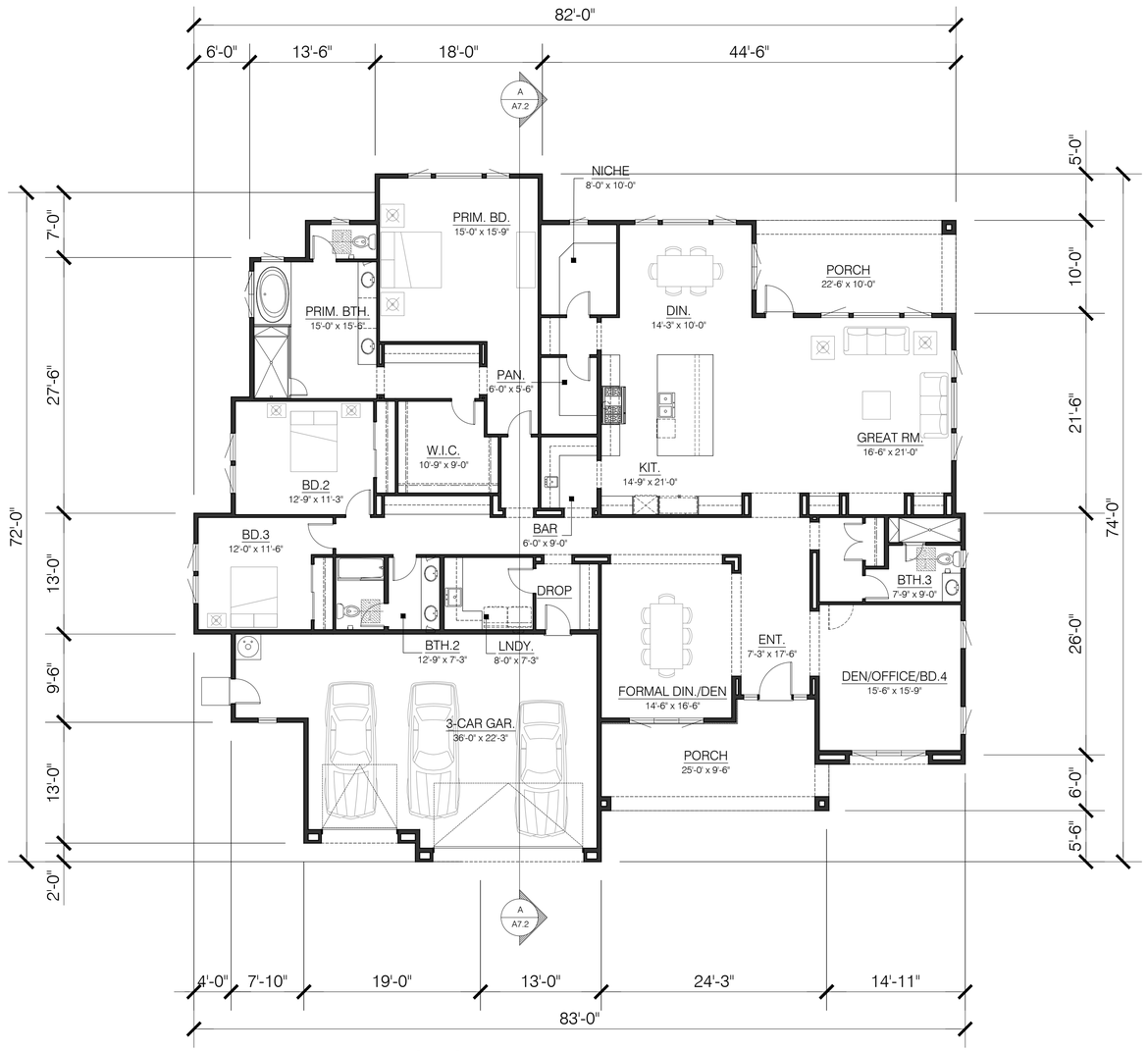
t. 415-512-1300
f. 415-288-0288

LOT 7 (PLAN 6) SITE PLAN

A7.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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MAIN FLOOR

LOT 7 (PLAN 6)

MAIN LIVING:	3761 SQ. FT.
TOTAL LIVING:	3761 SQ. FT.
GARAGE:	830 SQ. FT.
FRONT PORCH:	249 SQ. FT.
REAR PORCH:	215 SQ. FT.

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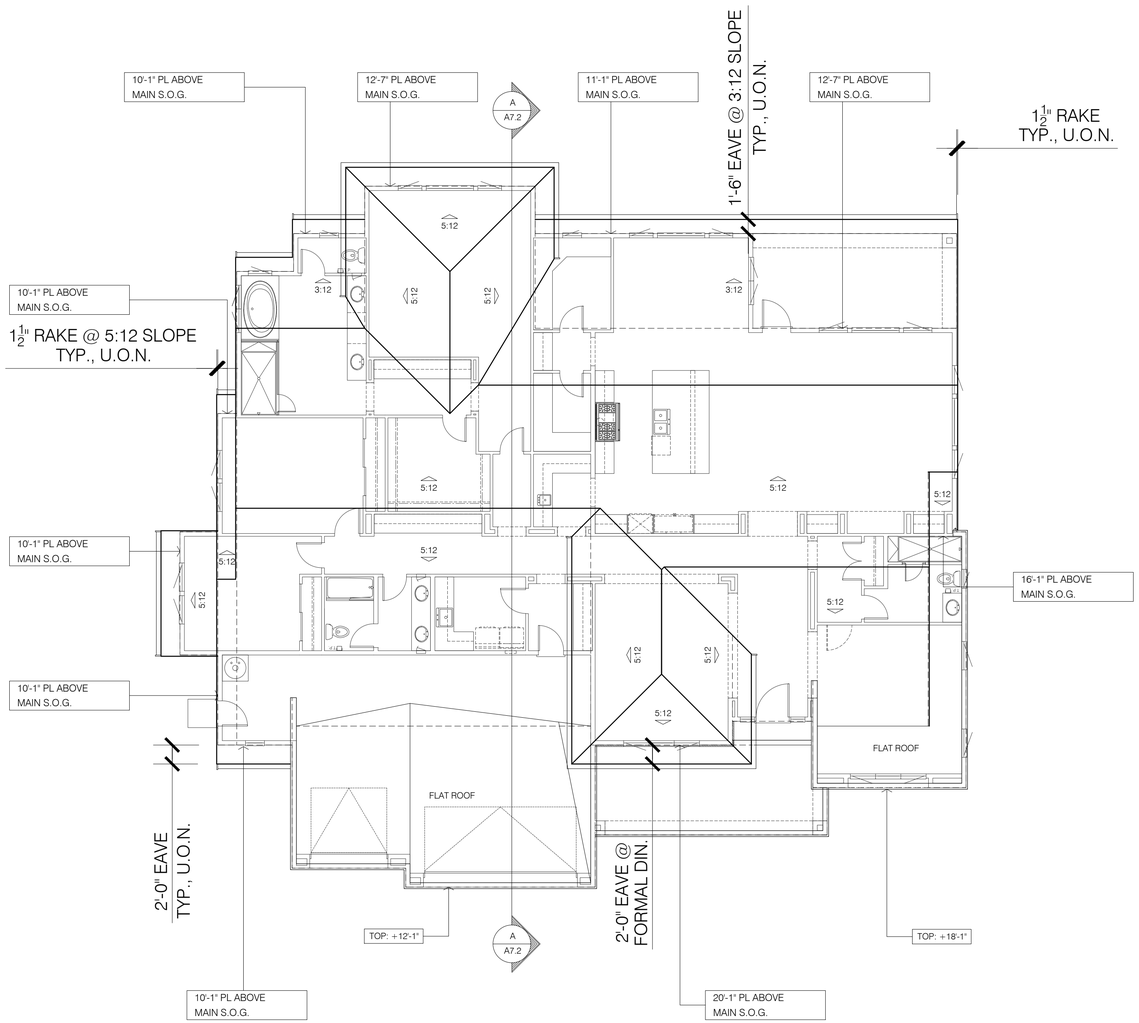
t. 415-512-1300
f. 415-288-0288

LOT 7 (PLAN 6) FLOOR PLAN

A7.1

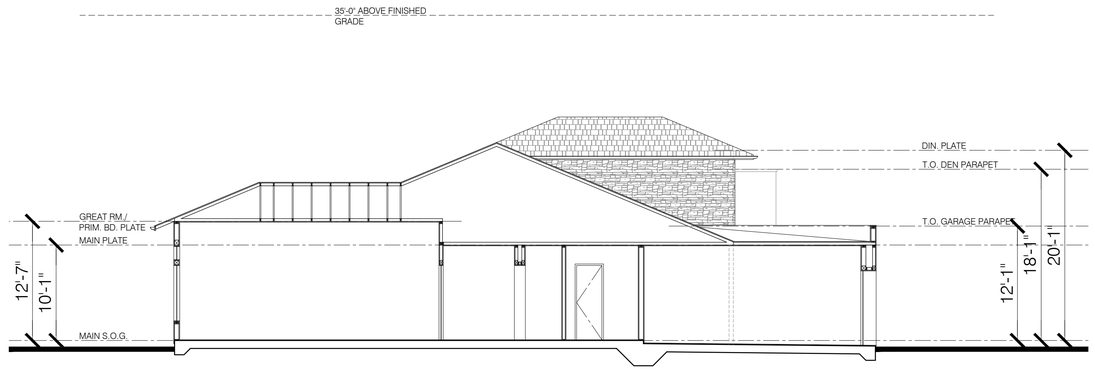
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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ROOF PLAN

LOT 7 (PLAN 6)



SECTION A-A

LOT 7 (PLAN 6)

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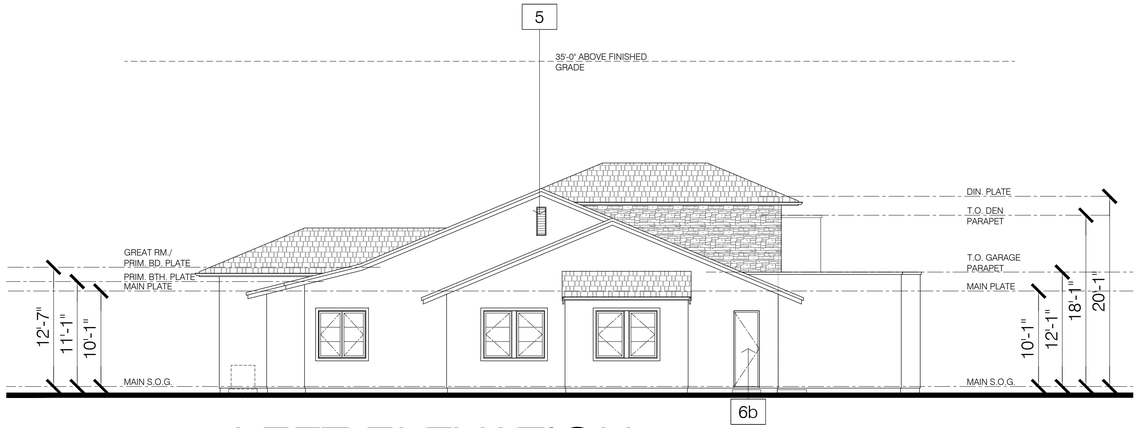
t. 415-512-1300
f. 415-288-0288

LOT 7 (PLAN 6) ROOF PLAN & BLDG. SECTIONS

A7.2

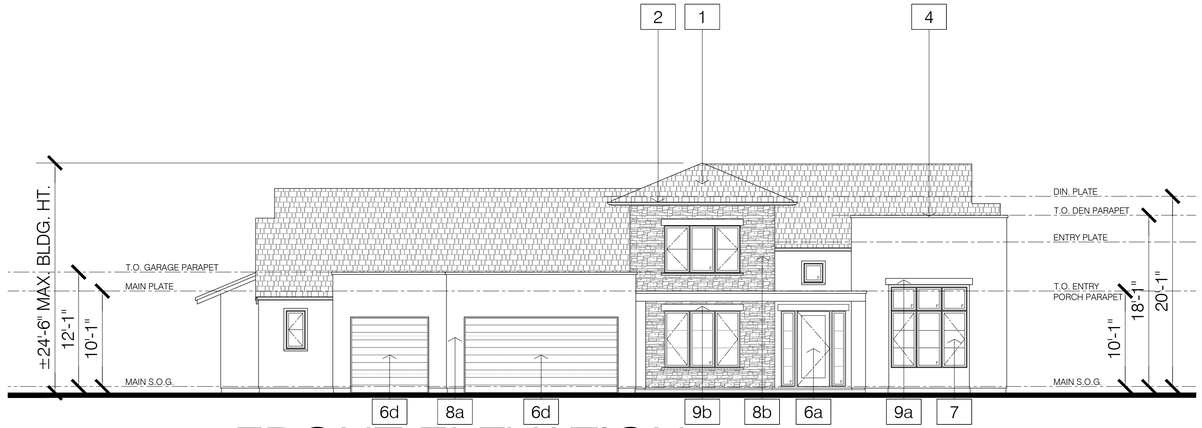
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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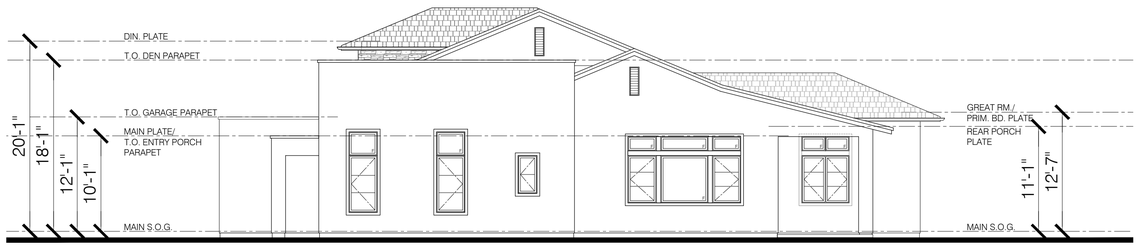
LEFT ELEVATION

LOT 7 (PLAN 6)



FRONT ELEVATION

LOT 7 (PLAN 6)



RIGHT ELEVATION

LOT 7 (PLAN 6)



REAR ELEVATION

LOT 7 (PLAN 6)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER PARAPET		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	GABLE VENTS		6c	FRENCH DOOR		8a	STUCCO		9b	PRECAST TRIM		12	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR, OPTIONAL GLASS DOOR		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 7 (PLAN 6) EXTERIOR ELEVATIONS

A7.3

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DATE: 06.29.2023 DR
PROJECT: 456001.00

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STUCCO:
MFR: BENJAMIN MOORE
COLOR: SILVER LAKE
1598



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: SPLIT-EDGE WAINSCOT

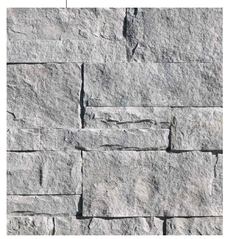
TRIMS, GUTTERS,
& EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

Dark Bronze SRI-22

METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



MASONRY:
MFR: EL DORADO STONE
SPEC: CUT COARSE STONE
CANNONADE



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

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LOT 7 (PLAN 6) COLORS & MATERIALS

A7.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 8

(PLAN 7)

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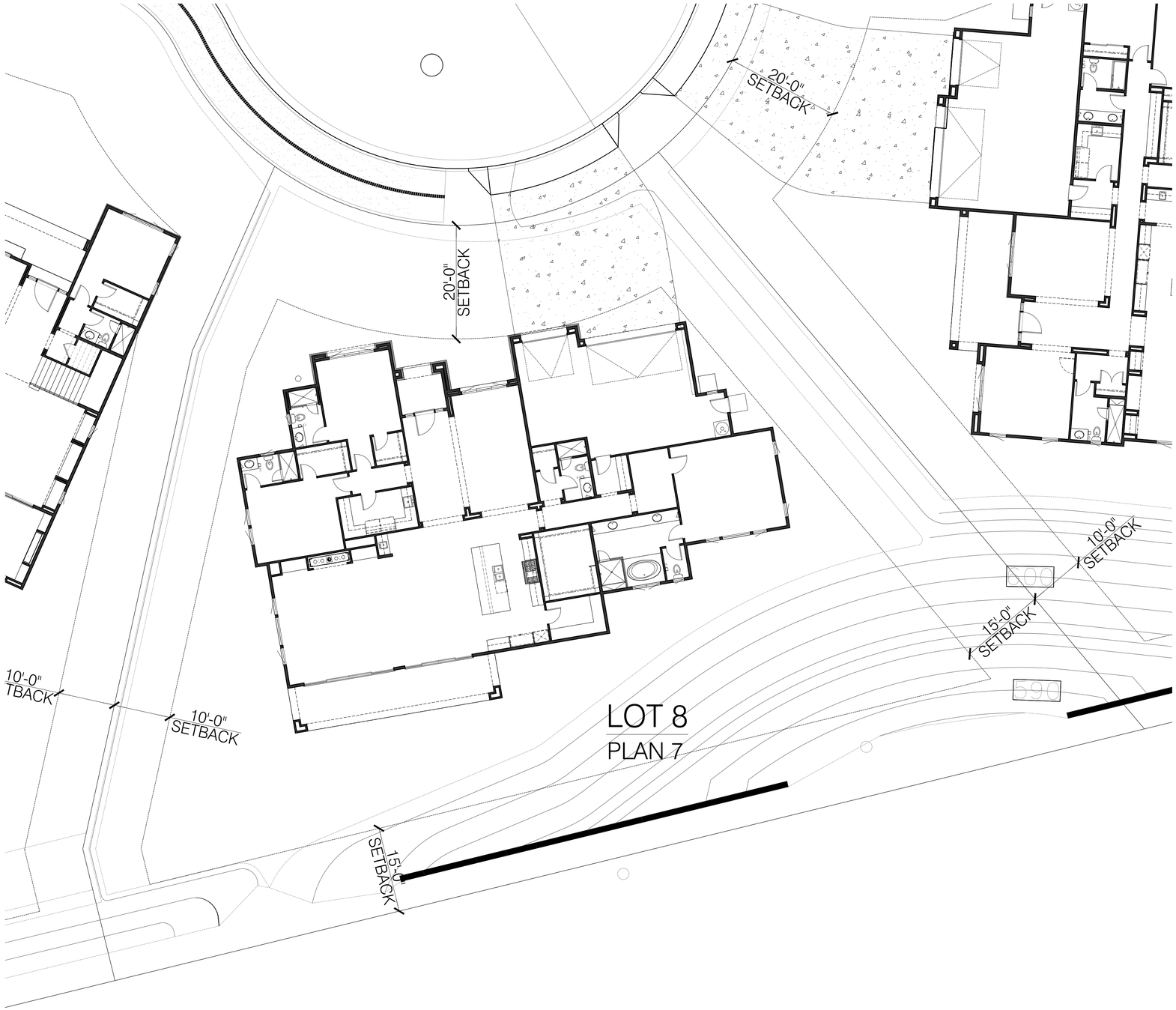
LOT 8 (PLAN 7) COVER SHEET

A8.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 8 (PLAN 7) SITE PLAN

A8.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
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MAIN LIVING:	3463 SQ. FT.
TOTAL LIVING:	3463 SQ. FT.
GARAGE:	679 SQ. FT.
FRONT PORCH:	71 SQ. FT.
REAR PORCH:	296 SQ. FT.

MAIN FLOOR

LOT 8 (PLAN 7)

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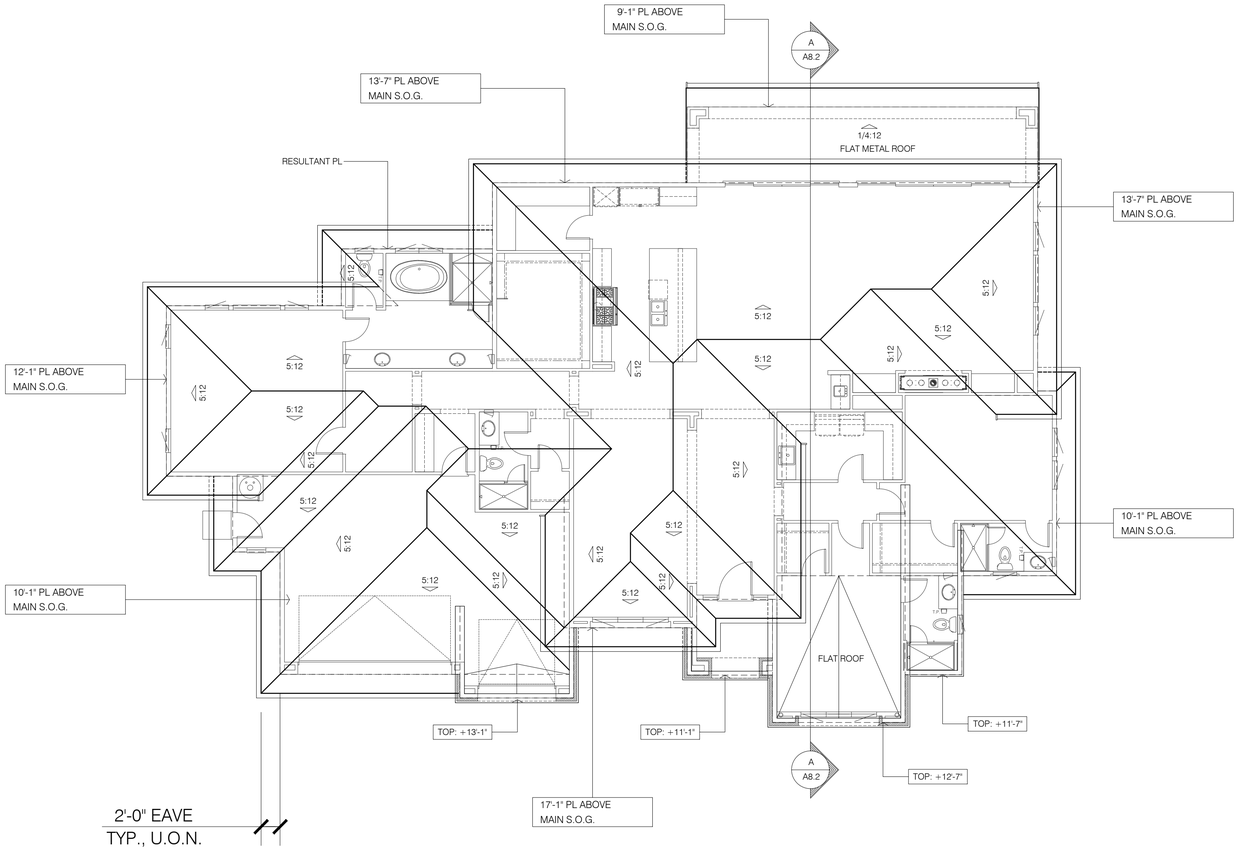
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LOT 8 (PLAN 7) FLOOR PLAN

A8.1

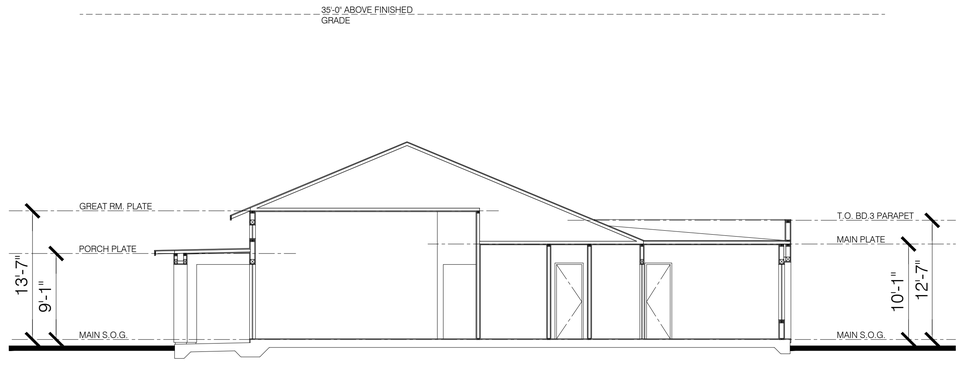
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DATE: 06.29.2023 DR
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ROOF PLAN

LOT 8 (PLAN 7)



SECTION A-A

LOT 8 (PLAN 7)

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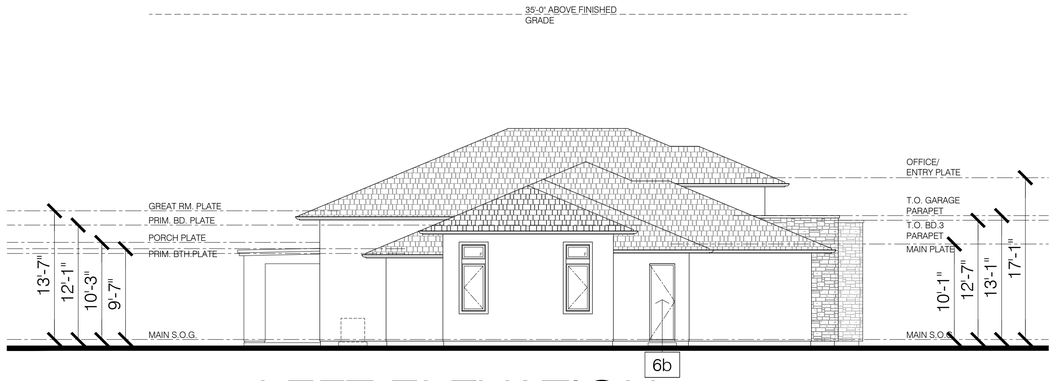
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LOT 8 (PLAN 7) ROOF PLAN & BLDG. SECTIONS

A8.2

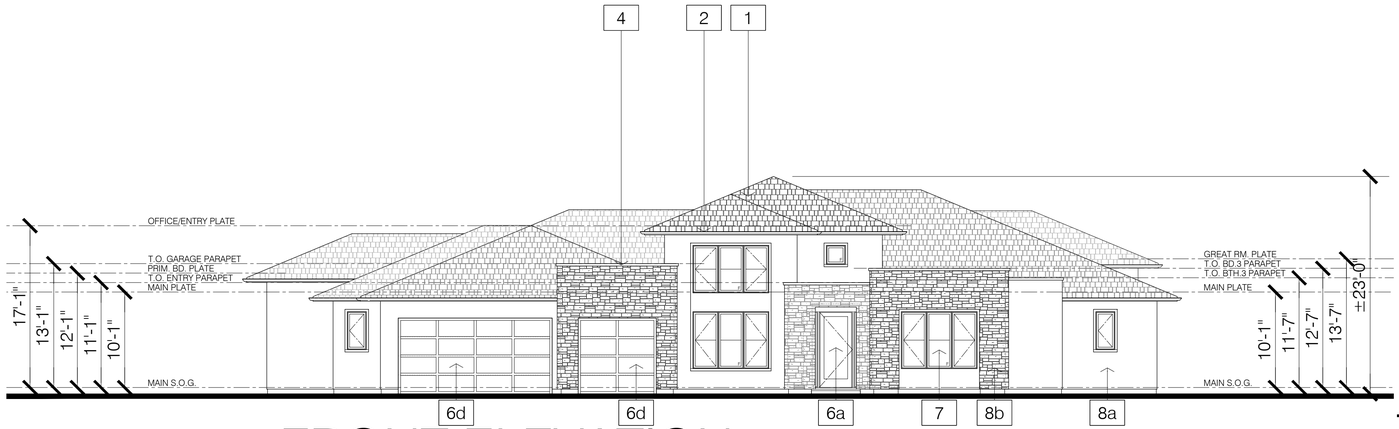
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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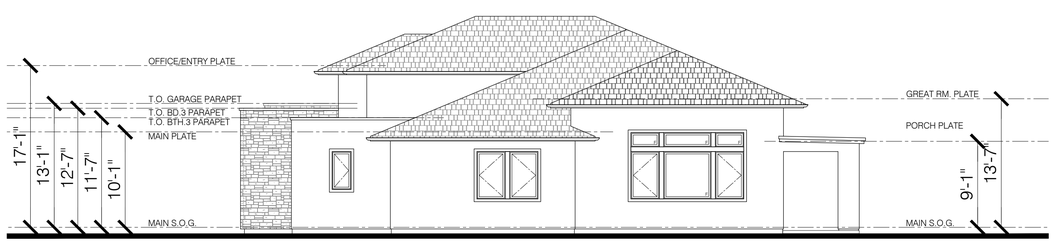
LEFT ELEVATION

LOT 8 (PLAN 7)



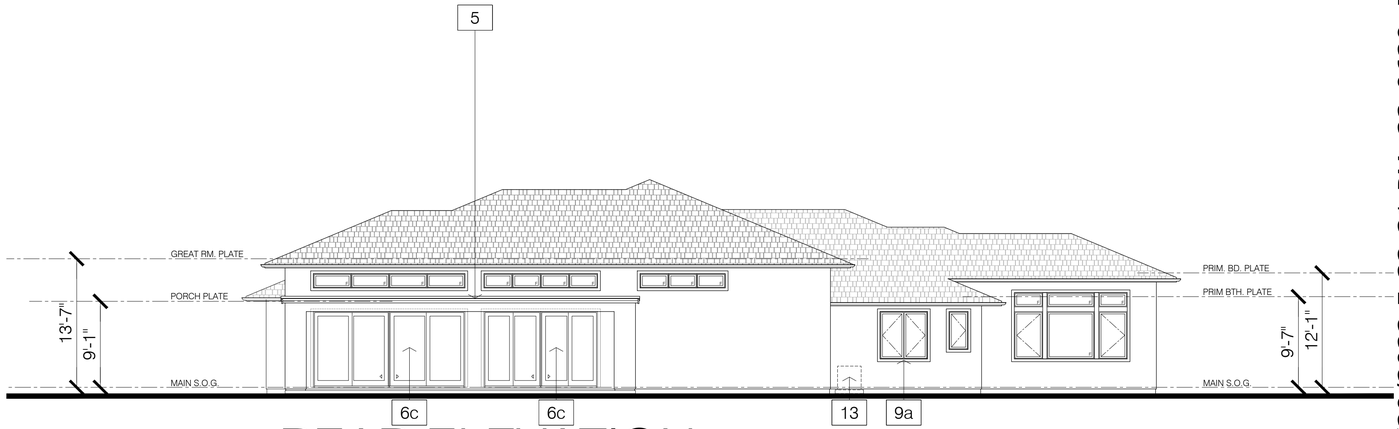
FRONT ELEVATION

LOT 8 (PLAN 7)



RIGHT ELEVATION

LOT 8 (PLAN 7)



REAR ELEVATION

LOT 8 (PLAN 7)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER PARAPET		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	FLAT METAL ROOF		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	NOT USED		12	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR, OPTIONAL GLASS DOOR		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 8 (PLAN 7) EXTERIOR ELEVATIONS

A8.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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METAL GARAGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE

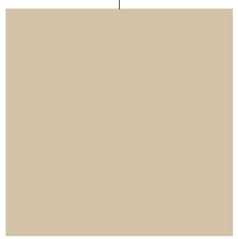


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

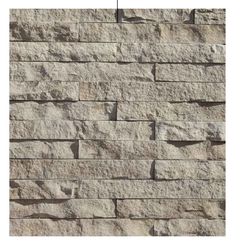




STUCCO:
MFR: BENJAMIN MOORE
COLOR: SHAKER BEIGE
HC-45



METAL DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE



MASONRY:
MFR: EL DORADO STONE
SPEC: LEDGECUT 33
BIRCH

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LOT 8 (PLAN 7) COLORS & MATERIALS

A8.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 9

(PLAN 5)

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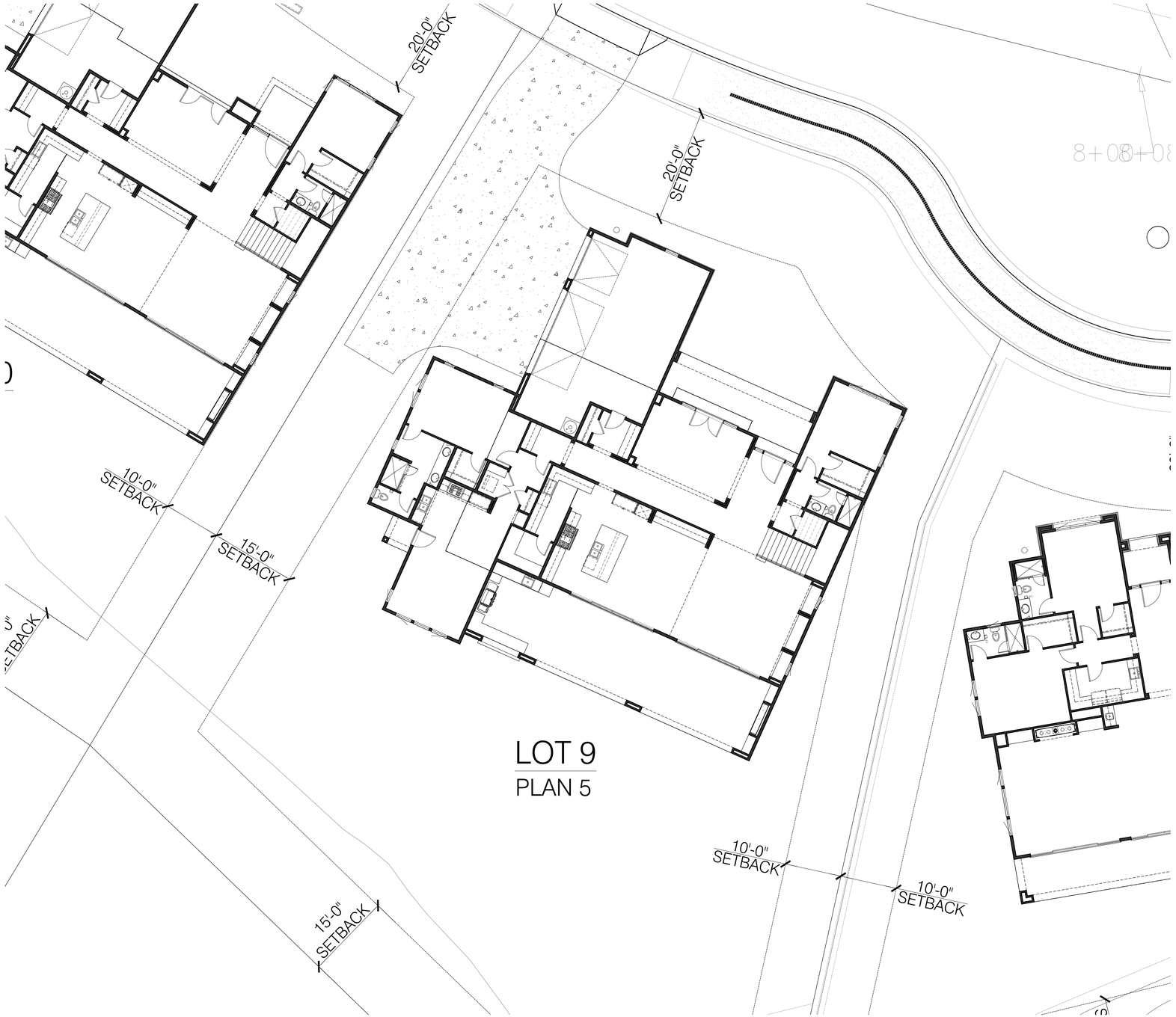
LOT 9 (PLAN 5) COVER SHEET

A9.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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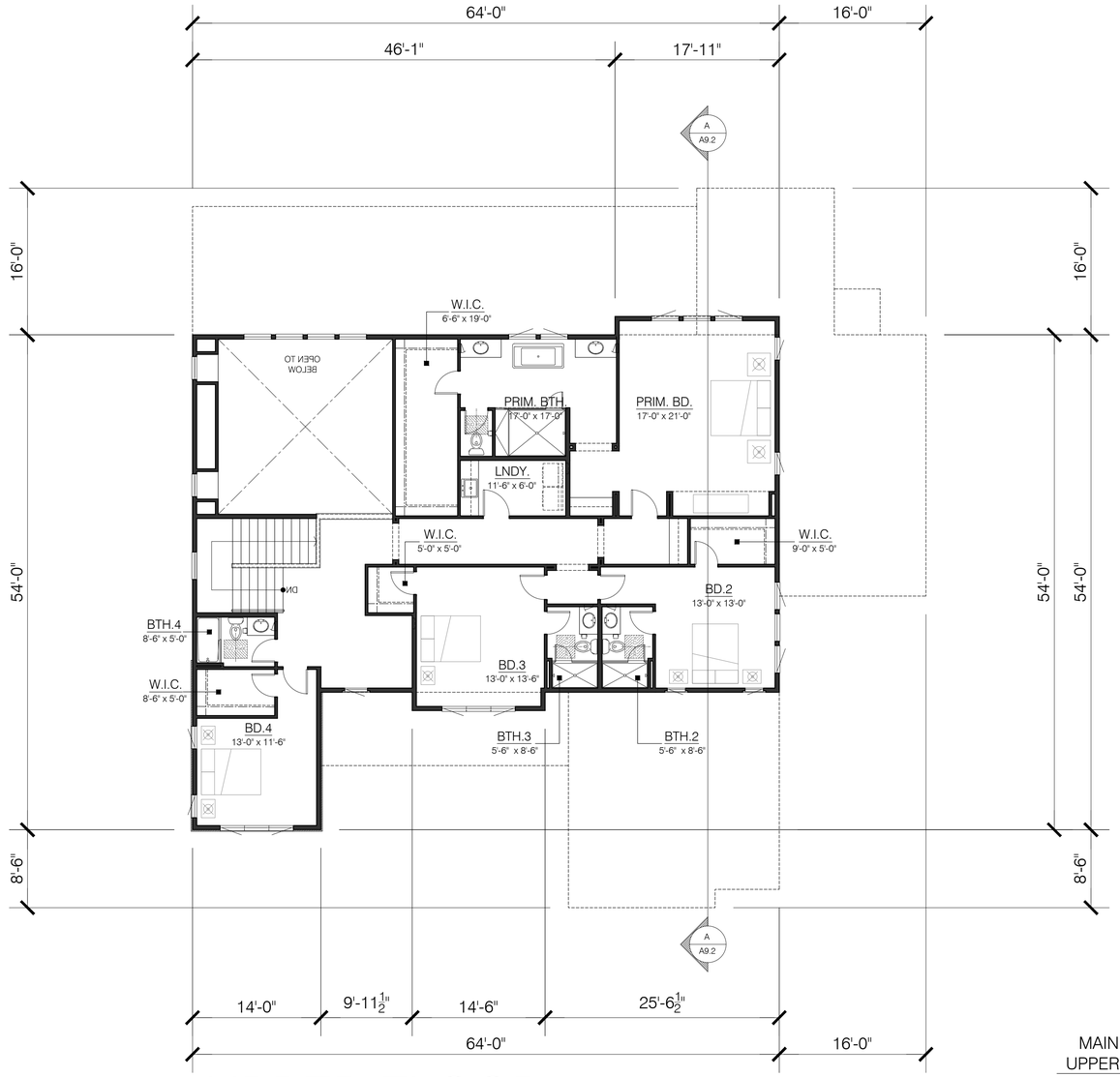
t. 415-512-1300
f. 415-288-0288

LOT 9 (PLAN 5) SITE PLAN

A9.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

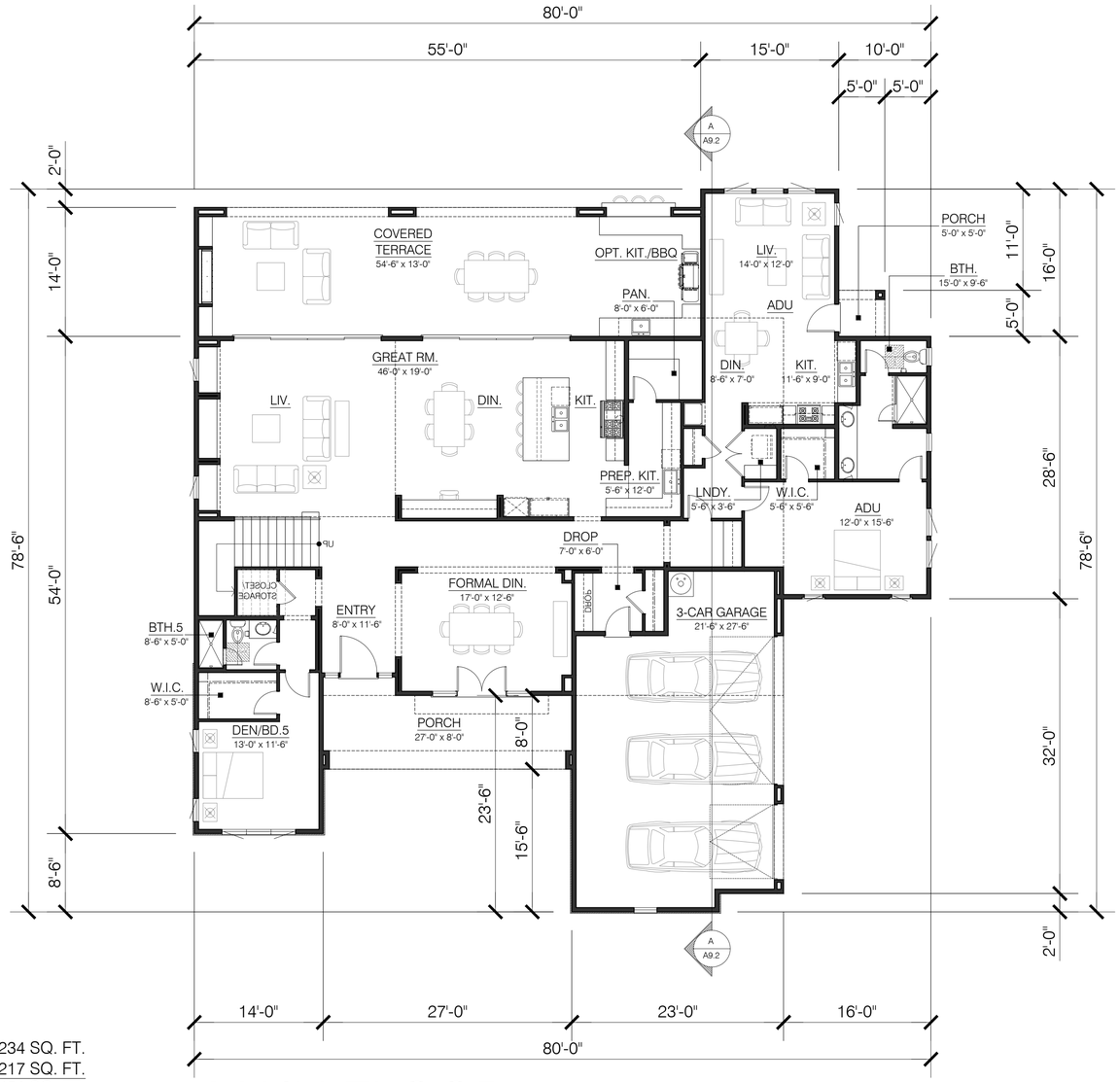
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UPPER FLOOR

LOT 9 (PLAN 5)

MAIN LIVING:	2234 SQ. FT.
UPPER LIVING:	2217 SQ. FT.
TOTAL:	4451 SQ. FT.
ADU:	920 SQ. FT.
TOTAL LIVING:	5371 SQ. FT.
GARAGE:	759 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
ENTRY PORCH:	232 SQ. FT.



MAIN FLOOR

LOT 9 (PLAN 5)

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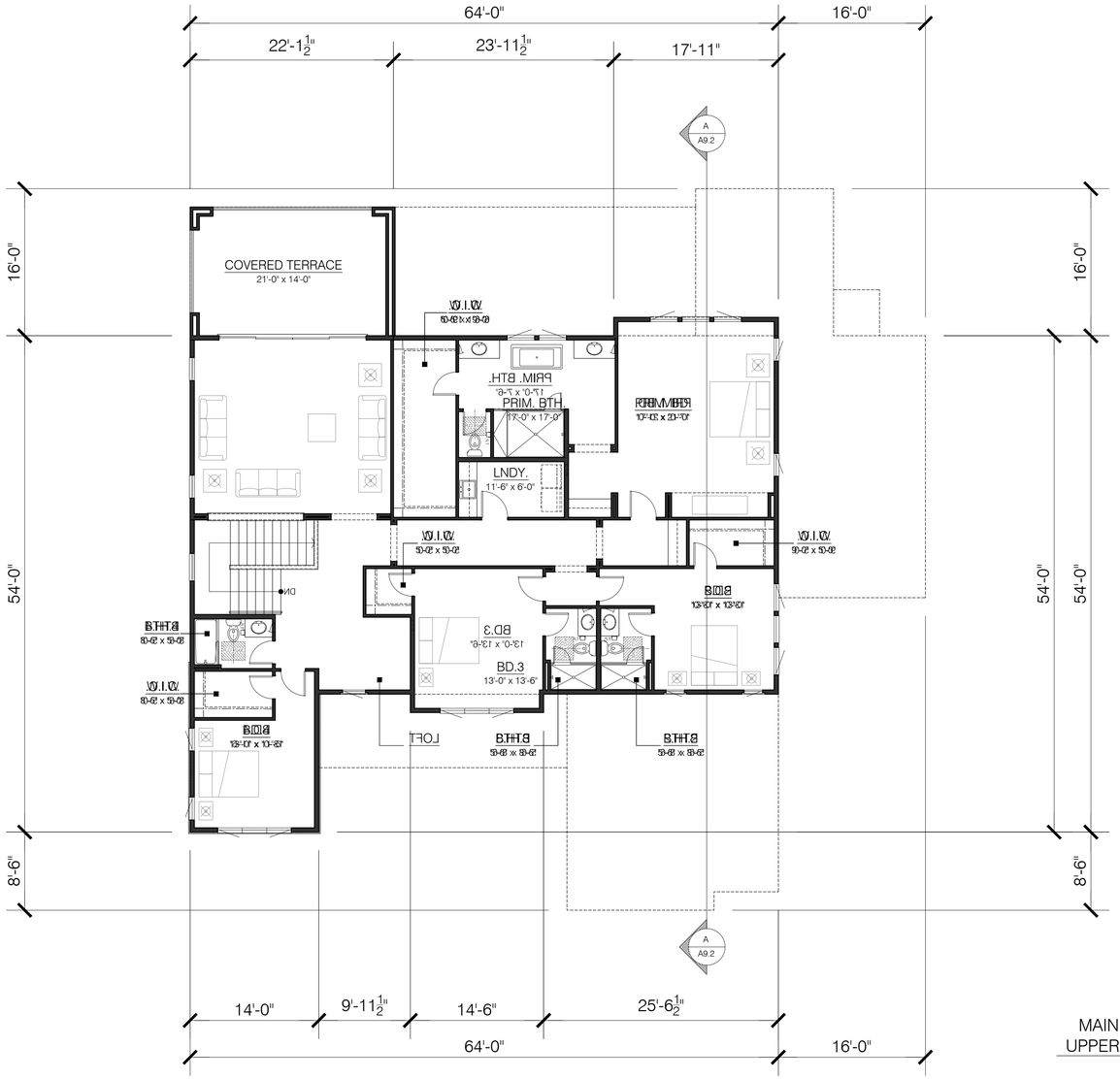
LOT 9 (PLAN 5) FLOOR PLANS

A9.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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UPPER FLOOR

LOT 9 (PLAN 5) - OPTIONAL COVERED TERRACE (LOT 10 SIM.)

MAIN LIVING:	2234 SQ. FT.
UPPER LIVING:	2651 SQ. FT.
TOTAL:	4885 SQ. FT.
ADU:	920 SQ. FT.
TOTAL LIVING:	5805 SQ. FT.
GARAGE:	759 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
UPPER COVERED TERRACE:	310 SQ. FT.
ENTRY PORCH:	232 SQ. FT.

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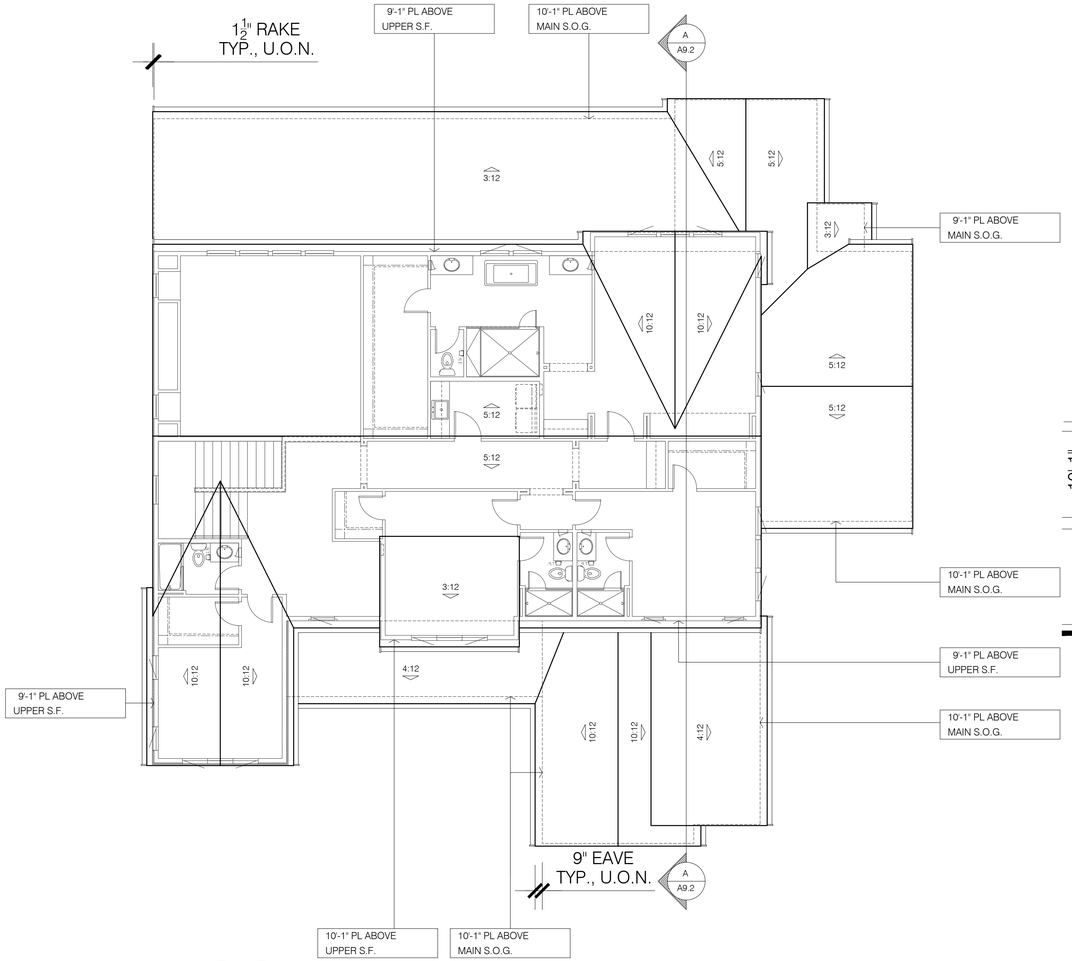
t. 415-512-1300
f. 415-288-0288

LOT 9 (PLAN 5) OPT. COVERED PATIO FLOOR PLAN

A9.1.2

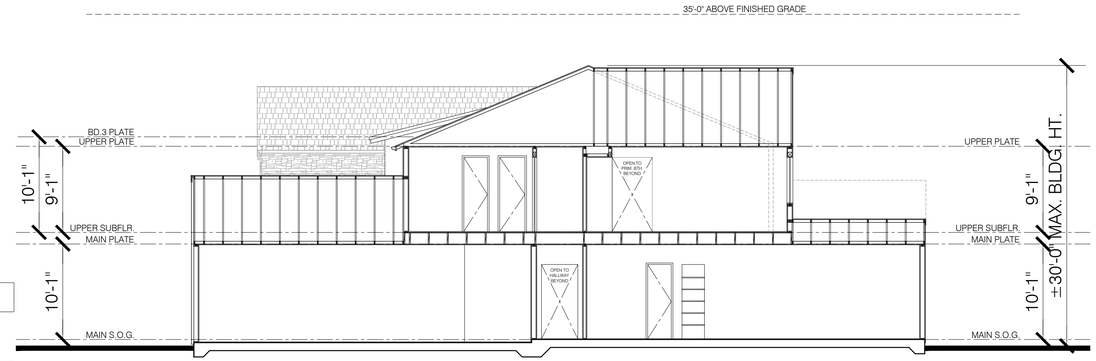
SCALE: 1/8" = 1'-0"
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ROOF PLAN

LOT 9 (PLAN 5)



SECTION A-A

LOT 9 (PLAN 5)

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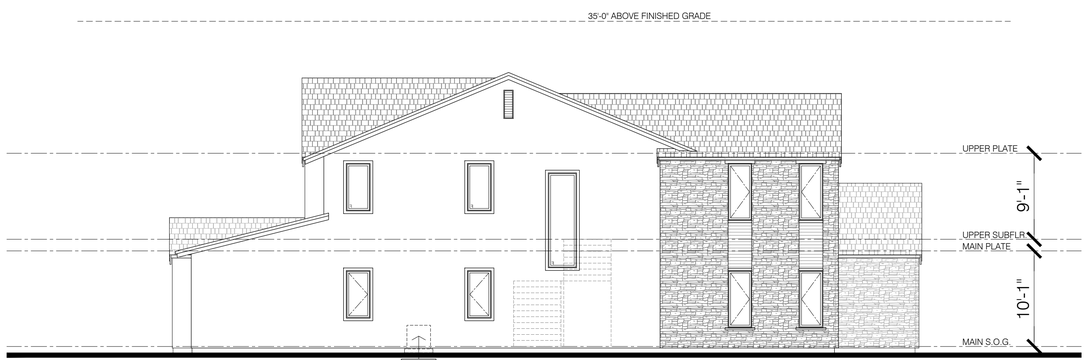
t. 415-512-1300
f. 415-288-0288

LOT 9 (PLAN 5) ROOF PLAN & BLDG. SECTIONS

A9.2

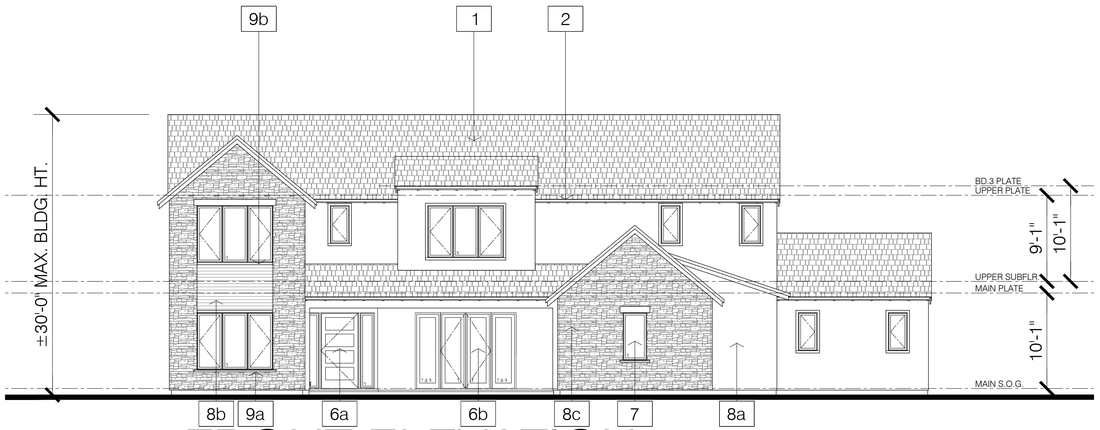
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DATE: 06.29.2023 DR
PROJECT: 456001.00

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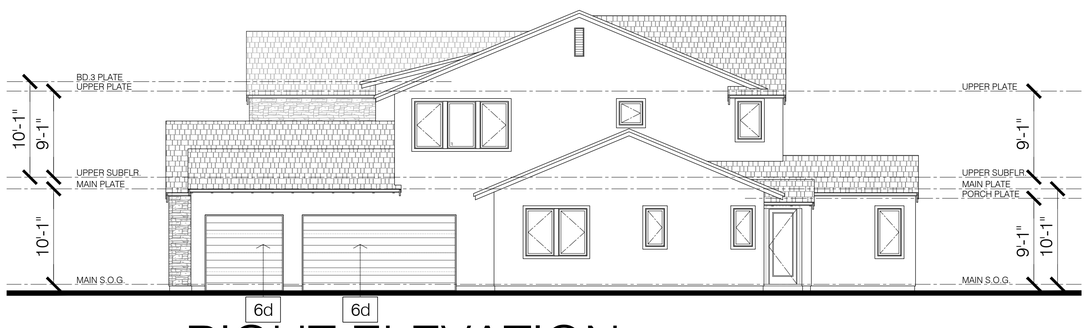
LEFT ELEVATION

LOT 9 (PLAN 5)



FRONT ELEVATION

LOT 9 (PLAN 5)



RIGHT ELEVATION

LOT 9 (PLAN 5)



REAR ELEVATION

LOT 9 (PLAN 5)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		10	METAL RAILING
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	PRECAST TRIM		11	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR WITH OPTIONAL GLASS DOOR		8b	LAP SIDING		9b	HARDIE TRIM		12	AC UNIT

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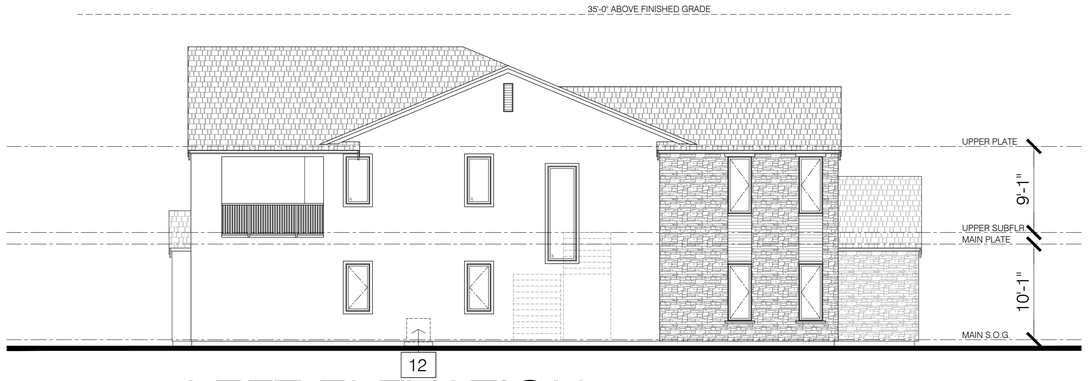
LOT 9 (PLAN 5) EXTERIOR ELEVATIONS

A9.3

SCALE: 1/8" = 1'-0"
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LEFT ELEVATION

LOT 9 (PLAN 5) - OPTIONAL COVERED TERRACE (LOT 10 SIM.)



REAR ELEVATION

LOT 9 (PLAN 5) - OPTIONAL COVERED TERRACE (LOT 10 SIM.)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		10	METAL RAILING
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	PRECAST TRIM		11	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR WITH OPTIONAL GLASS DOOR		8b	LAP SIDING		9b	HARDIE TRIM		12	AC UNIT

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LOT 9 (PLAN 5) EE OPT. COVERED PATIO

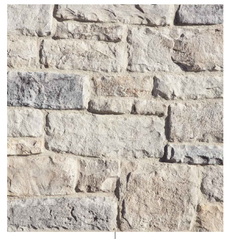
A9.4

SCALE: 1/8" = 1'-0"
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MASONRY:
MFR: EL DORADO STONE
SPEC: LIMESTONE GRAND BANKS
w/ OVERGROUT



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE





HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE CHISELED WAINSCOT



STUCCO:
MFR: BENJAMIN MOORE
COLOR: STORMY MONDAY
2112-50

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LOT 9 (PLAN 5) COLORS & MATERIALS

A9.5

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 10

(PLAN 5)

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LOT 10 (PLAN 5) COVER SHEET

A10.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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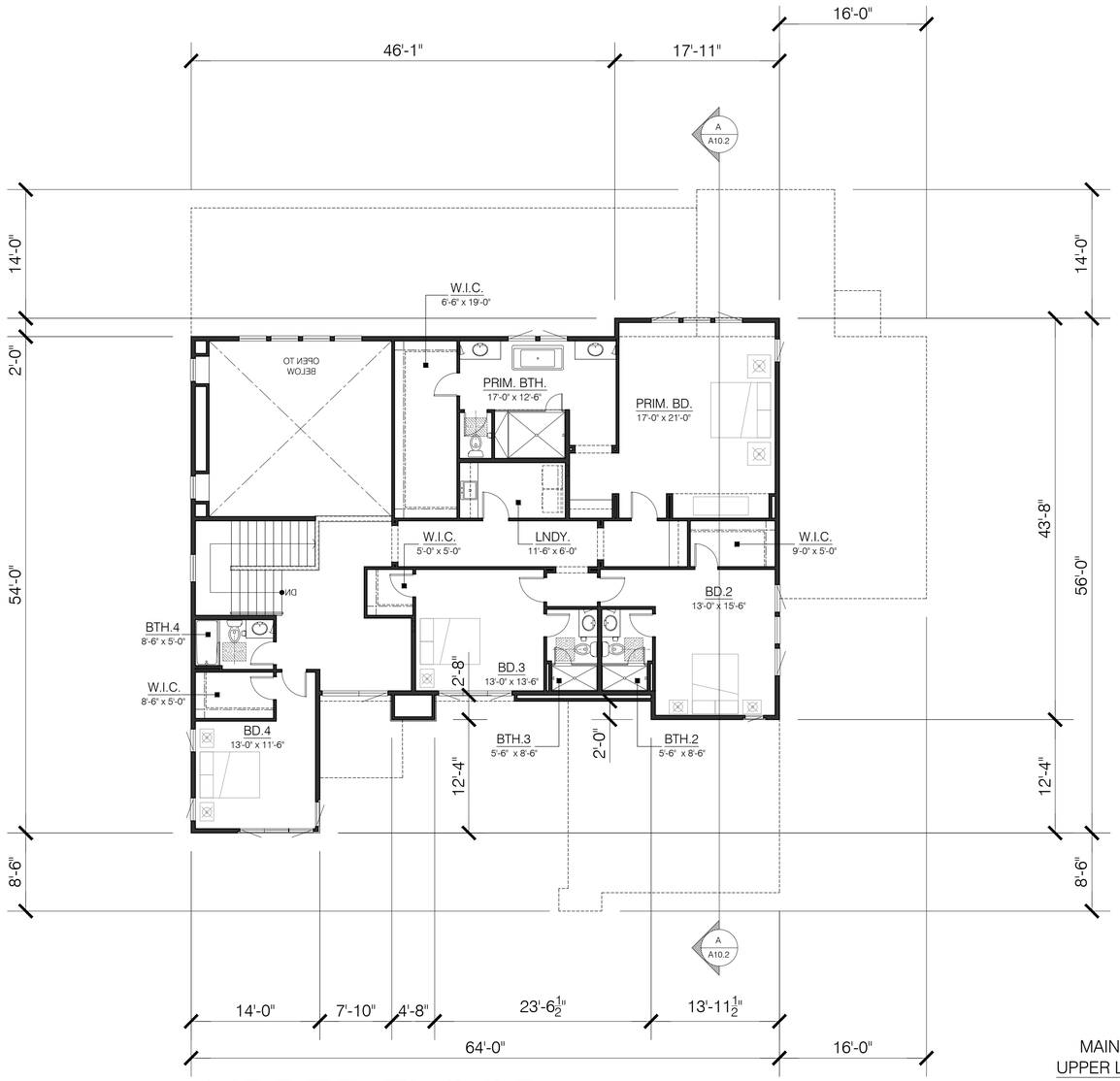
t. 415-512-1300
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LOT 10 (PLAN 5) SITE PLAN

A10.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

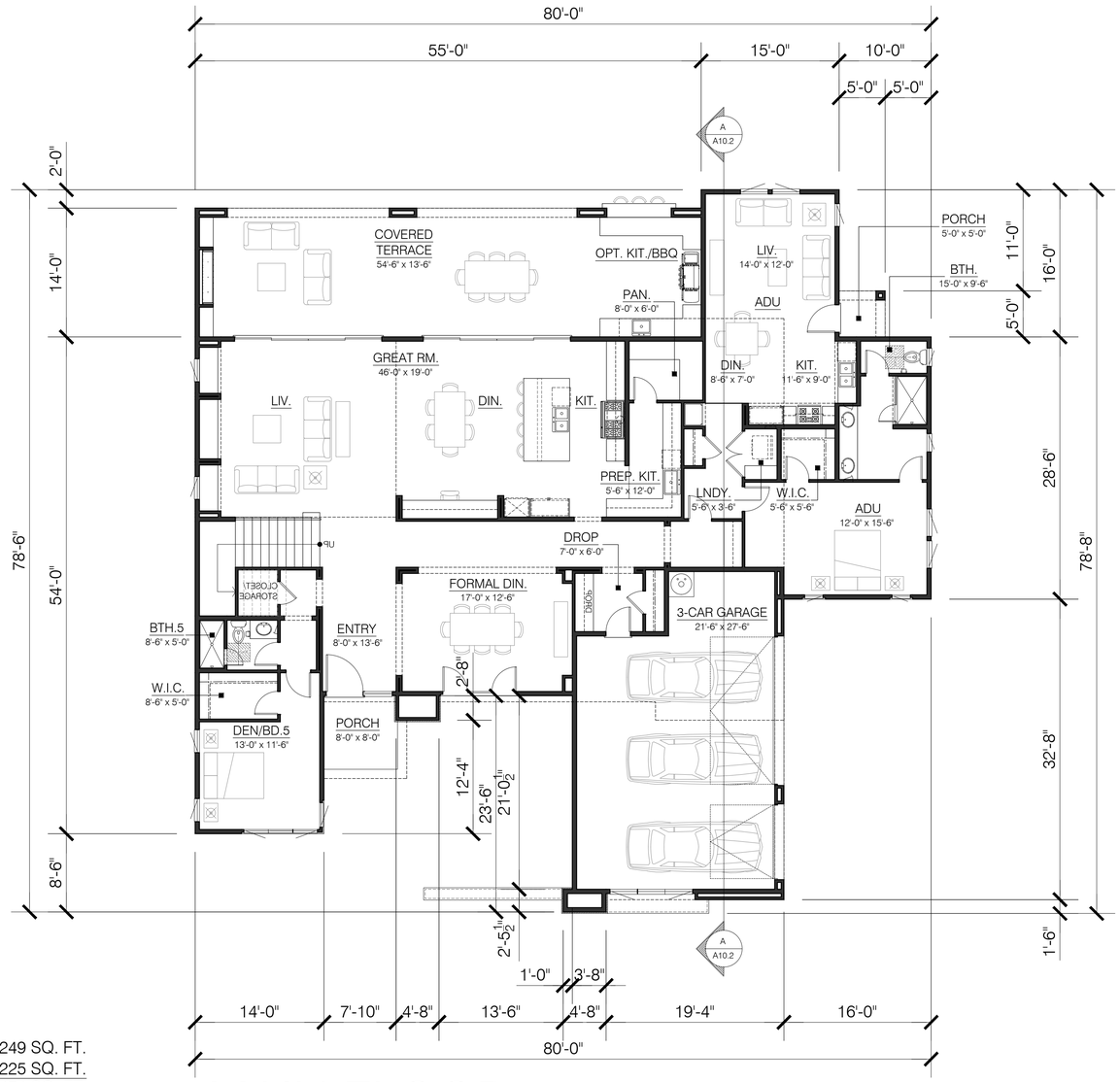
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UPPER FLOOR

LOT 10 (PLAN 5)

MAIN LIVING:	2249 SQ. FT.
UPPER LIVING:	2225 SQ. FT.
TOTAL:	4474 SQ. FT.
ADU :	920 SQ. FT.
TOTAL LIVING:	5394 SQ. FT.
GARAGE:	727 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
ENTRY PORCH:	64 SQ. FT.



MAIN FLOOR

LOT 10 (PLAN 5)

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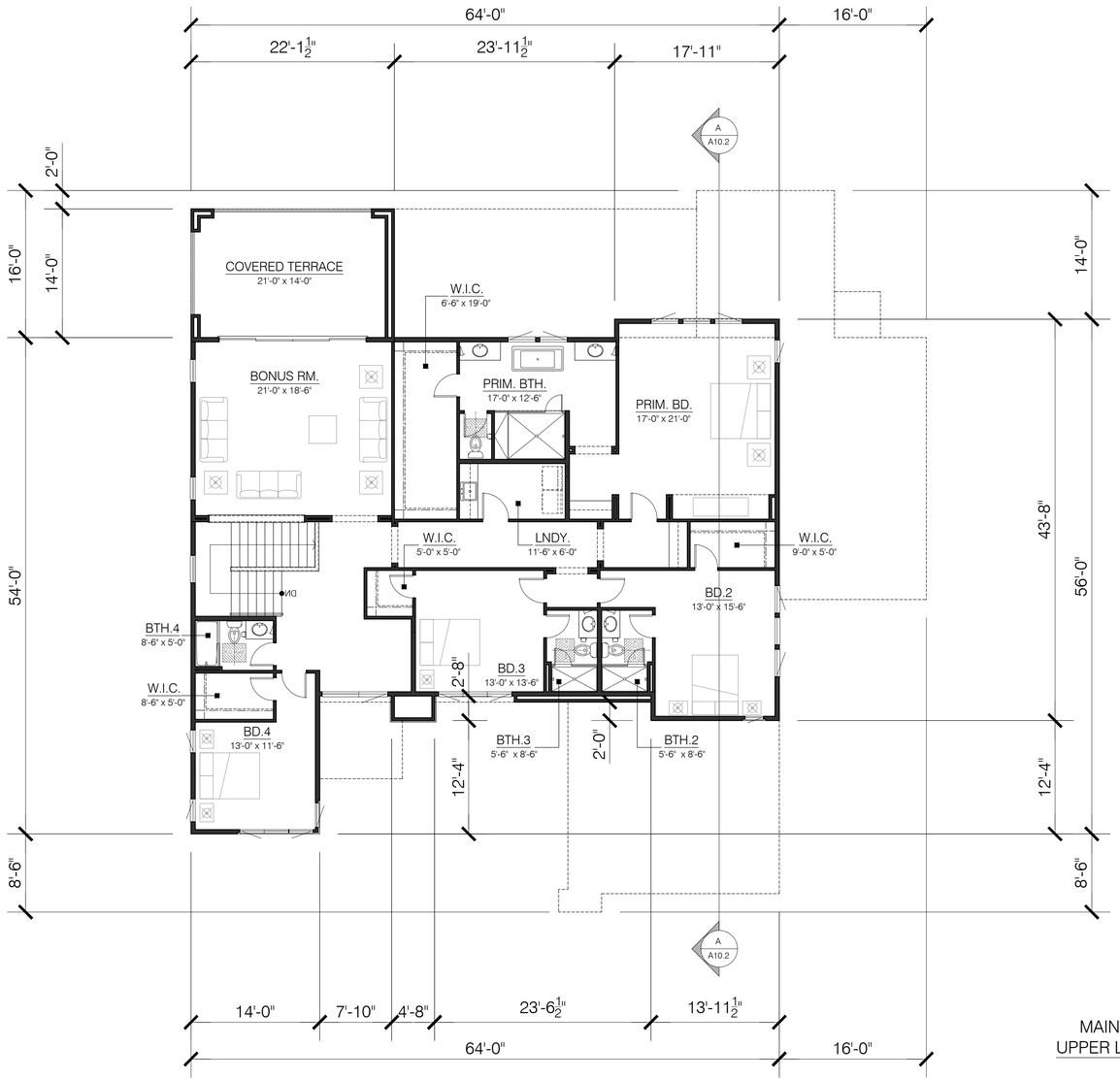
t. 415-512-1300
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LOT 10 (PLAN 5) FLOOR PLANS

A10.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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UPPER FLOOR w/ BONUS RM. OPT.

LOT 10 (PLAN 5)

MAIN LIVING:	2249 SQ. FT.
UPPER LIVING:	2659 SQ. FT.
TOTAL:	4908 SQ. FT.
ADU:	920 SQ. FT.
TOTAL LIVING:	5828 SQ. FT.
GARAGE:	727 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
UPPER COVERED TERRACE:	310 SQ. FT.
ENTRY PORCH:	64 SQ. FT.

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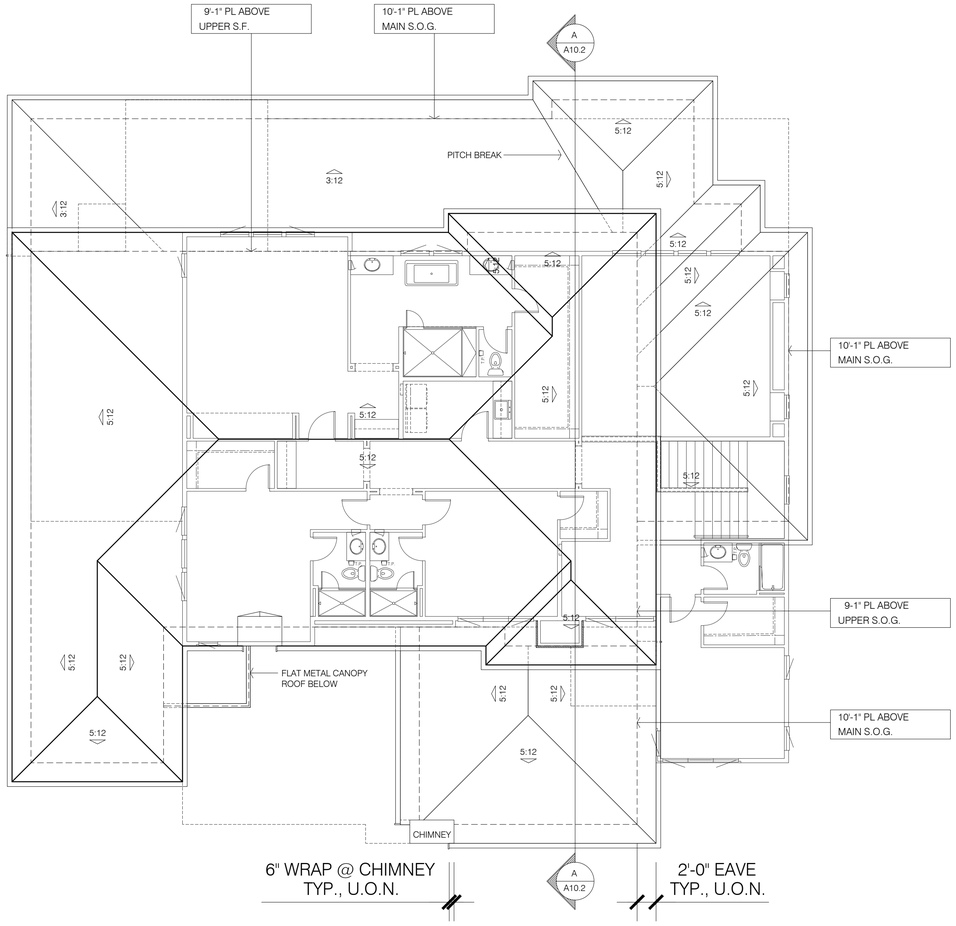
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LOT 10 (PLAN 5) BONUS RM. FLOOR PLAN

A10.1.2

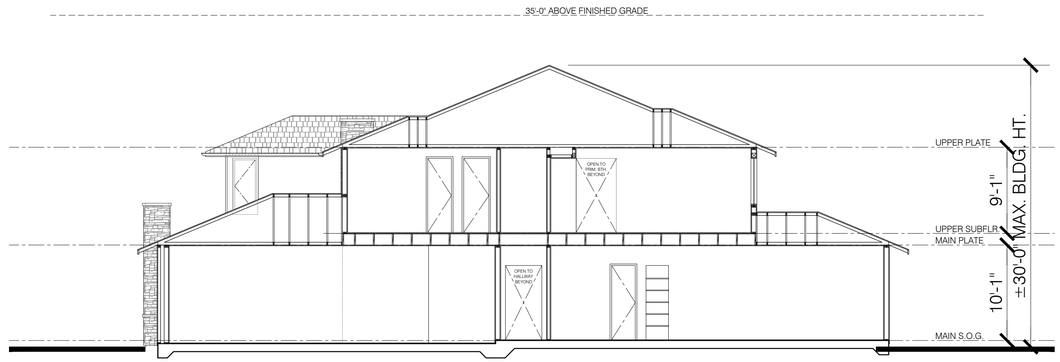
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ROOF PLAN

LOT 10 (PLAN 5)



SECTION A-A

LOT 10 (PLAN 5)

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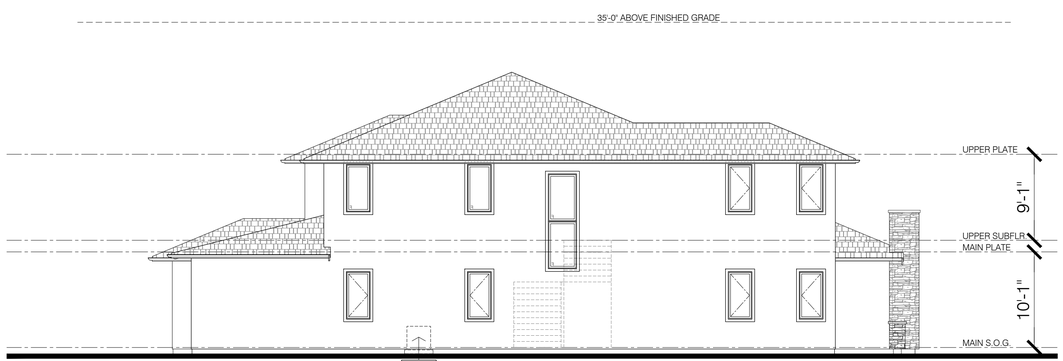
t. 415-512-1300
f. 415-288-0288

LOT 10 (PLAN 5) ROOF PLAN & BLDG. SECTIONS

A10.2

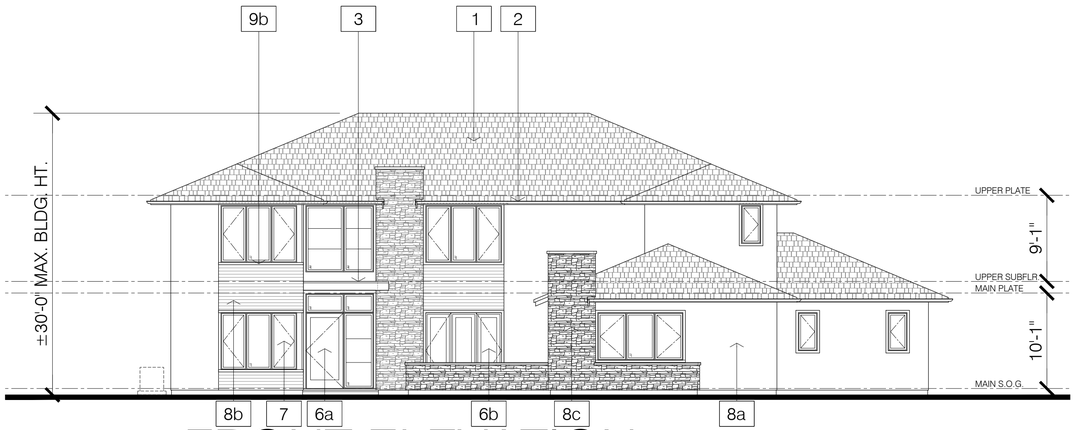
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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LEFT ELEVATION

LOT 10 (PLAN 5)



FRONT ELEVATION

LOT 10 (PLAN 5)



RIGHT ELEVATION

LOT 10 (PLAN 5)



REAR ELEVATION

LOT 10 (PLAN 5)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		10	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		11	NOT USED
3	METAL CANOPY		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR		8b	LAP SIDING		9b	HARDIE TRIM		12	AC UNIT

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LOT 10 (PLAN 5) EXTERIOR ELEVATIONS

A10.3

SCALE: 1/8" = 1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00

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METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

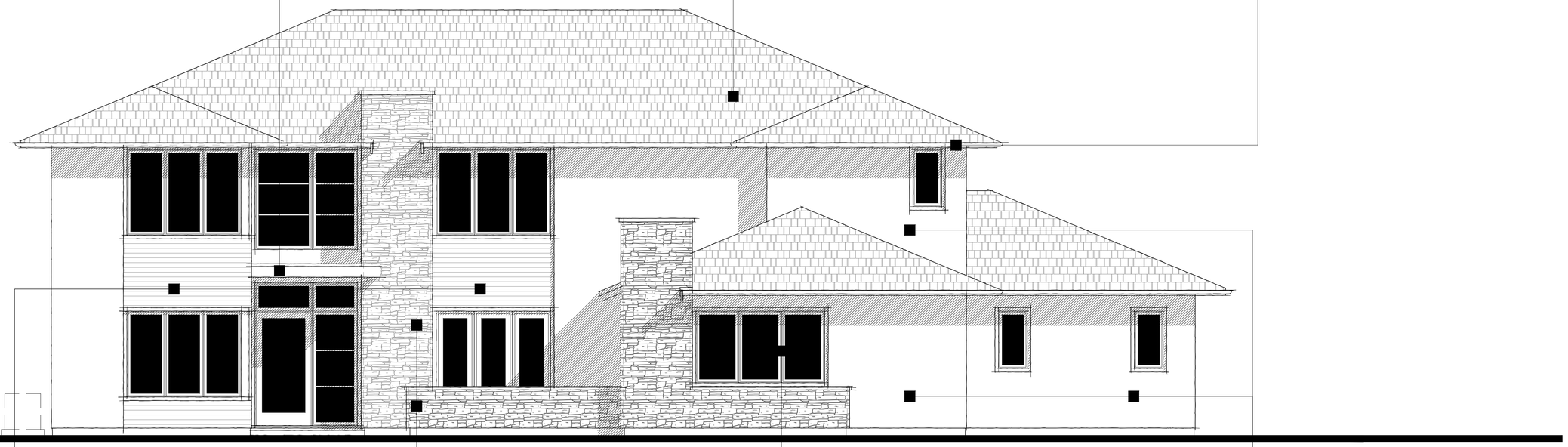


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

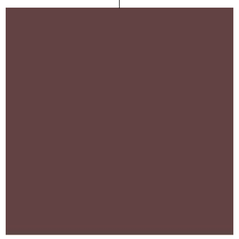


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: TOWNSEND HARBOR
HC-64





HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: TOWNSEND HARBOR
HC-64



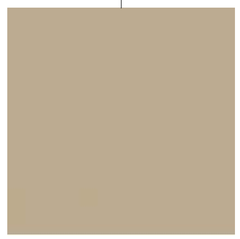
MASONRY:
MFR: EL DORADO STONE
SPEC: VANTAGE 30
SOUTHERN PEAK



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



STUCCO:
MFR: BENJAMIN MOORE
COLOR: GREENBRIER BEIGE
HC-79



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LOT 10 (PLAN 5) COLORS & MATERIALS

A10.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 11

(PLAN 4)

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LOT 11 (PLAN 4) COVER SHEET

A11.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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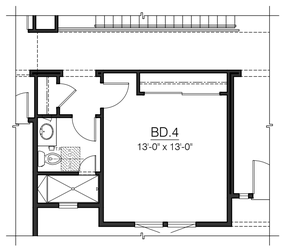
t. 415-512-1300
f. 415-288-0288

LOT 11 (PLAN 4) SITE PLAN

A11.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

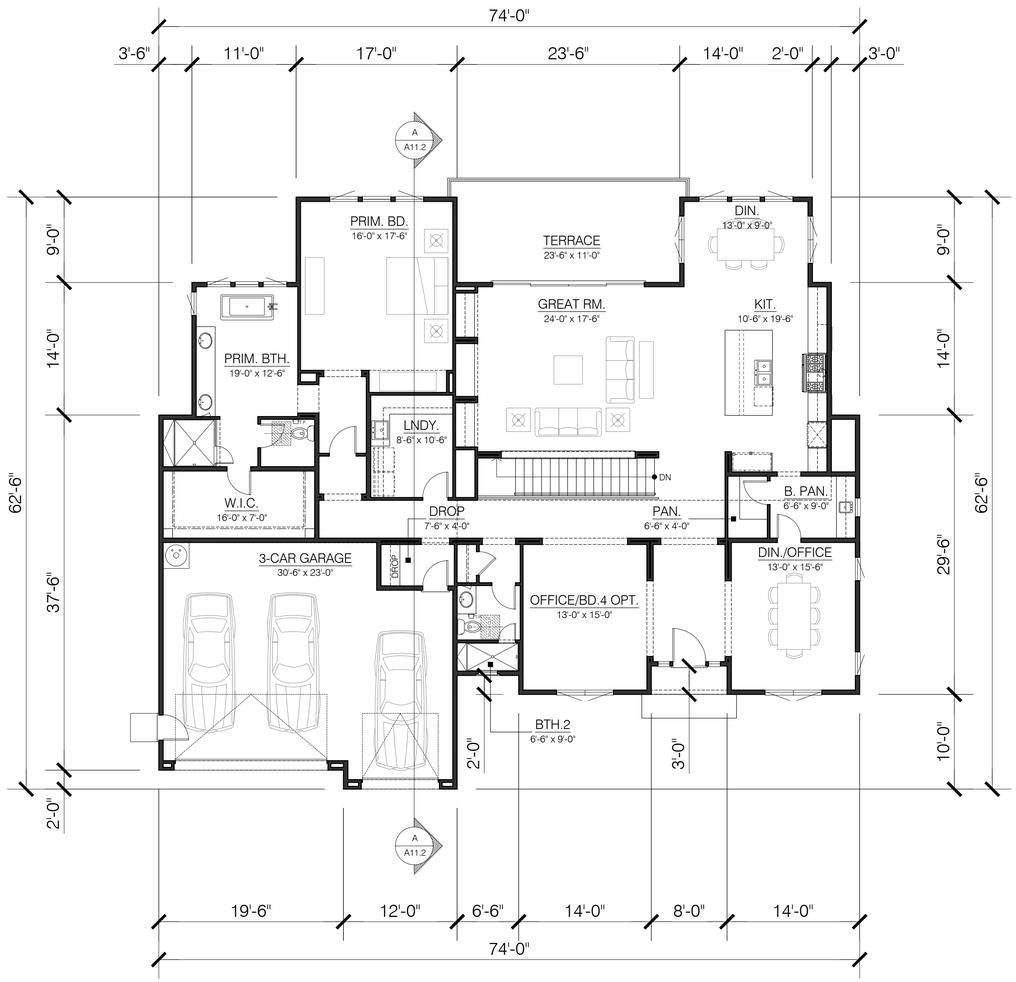
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BD.4 OPT.

LOT 11 (PLAN 4)

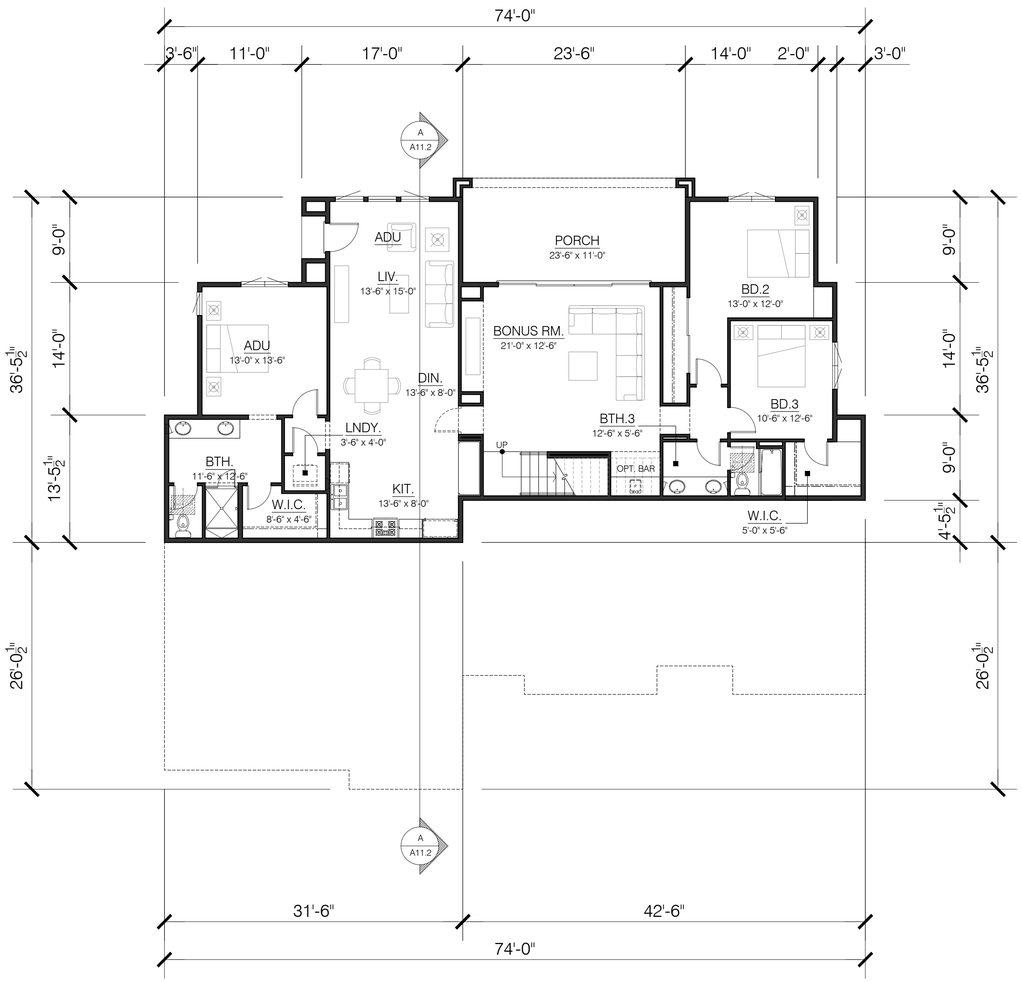
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 11 (PLAN 4)

GARAGE:	734 SQ. FT.	MAIN LIVING:	2894 SQ. FT.
PORCH:	263 SQ. FT.	LOWER LIVING:	1013 SQ. FT.
TERRACE:	263 SQ. FT.	TOTAL:	3907 SQ. FT.
		ADU:	936 SQ. FT.
		TOTAL LIVING:	4843 SQ. FT.



LOWER FLOOR

LOT 11 (PLAN 4)

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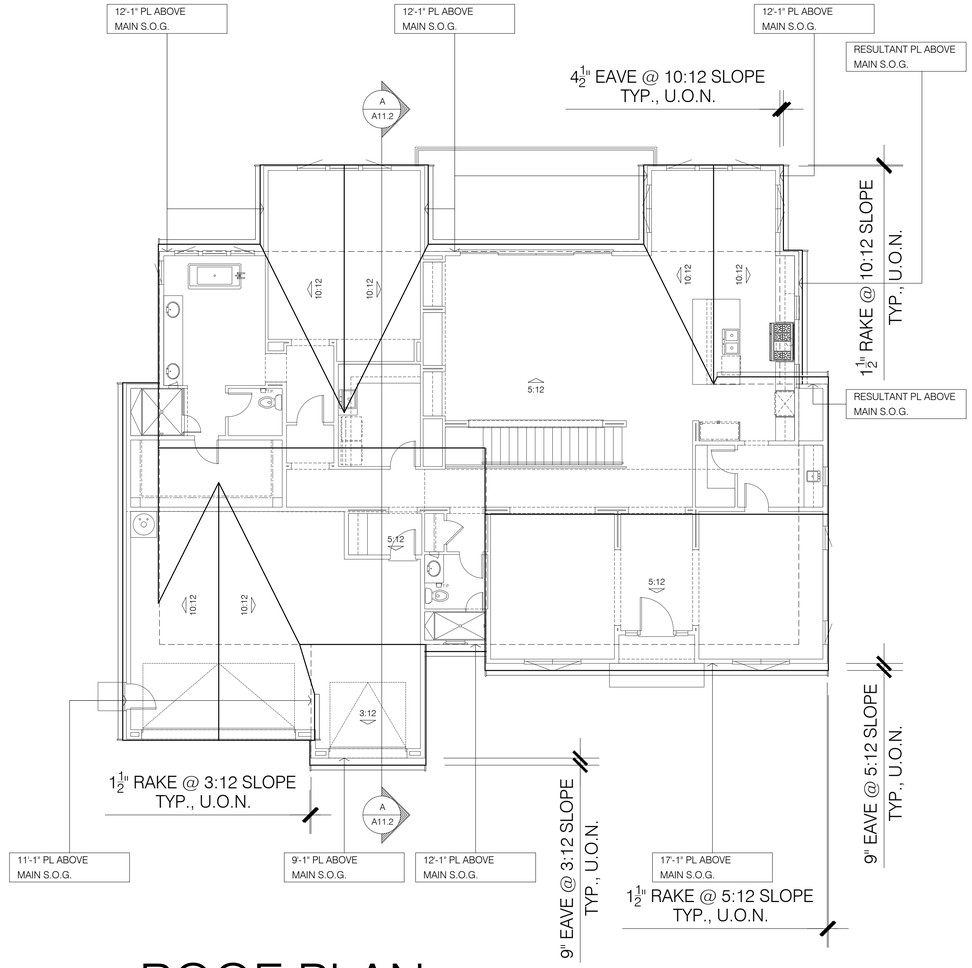
LOT 11 (PLAN 4) FLOOR PLANS

A11.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

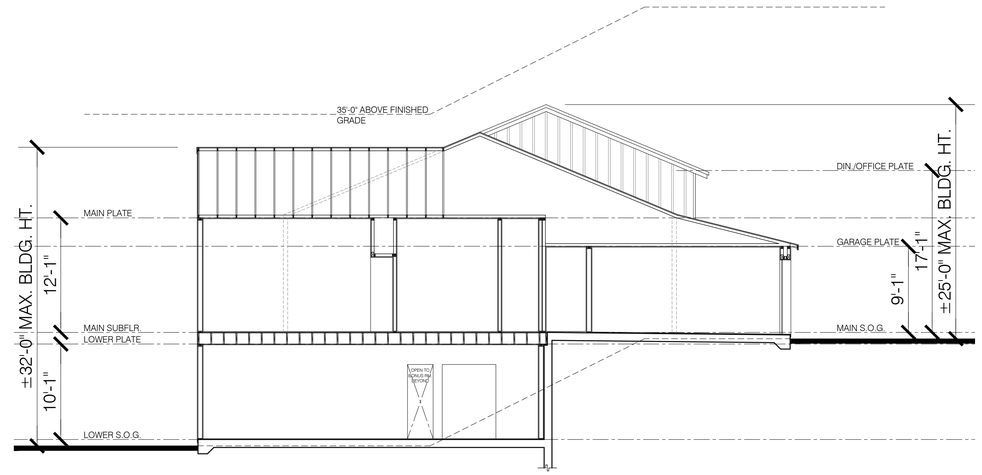
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ROOF PLAN

LOT 11 (PLAN 4)



SECTION A-A

LOT 11 (PLAN 4)

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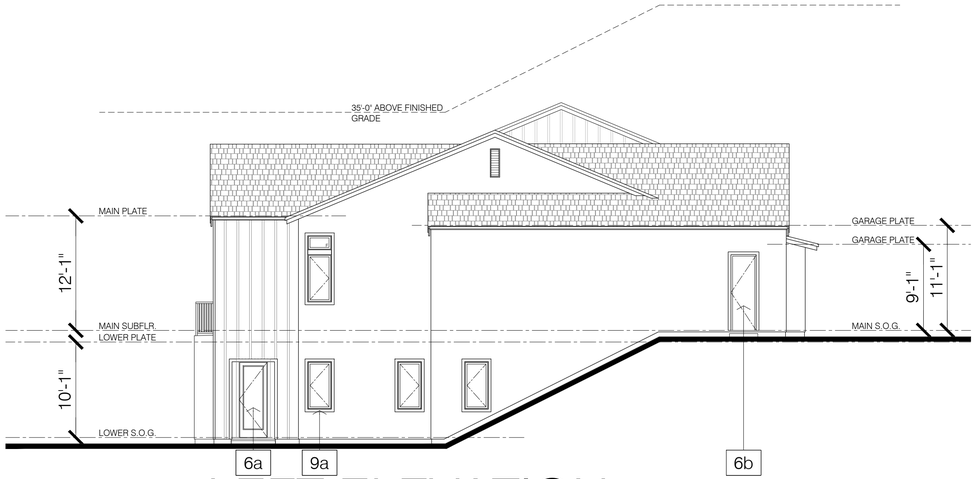
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LOT 11 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A11.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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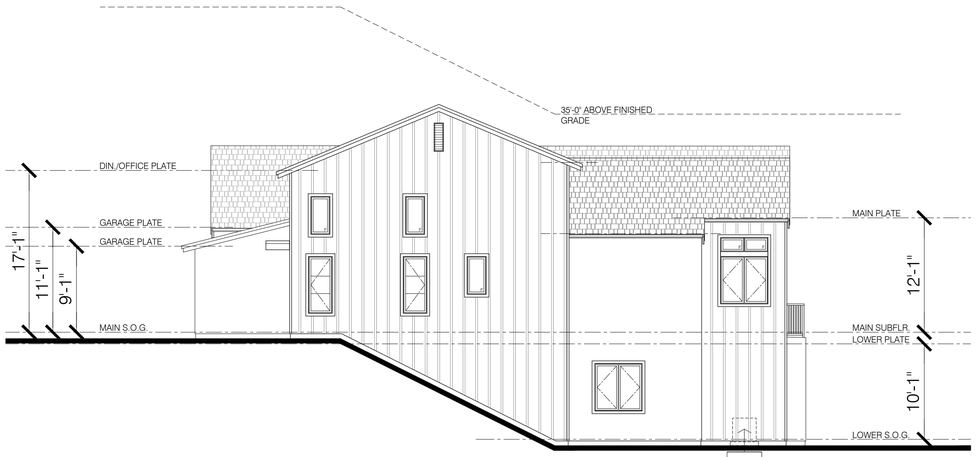
LEFT ELEVATION

LOT 11 (PLAN 4)



FRONT ELEVATION

LOT 11 (PLAN 4)



RIGHT ELEVATION

LOT 11 (PLAN 4)



REAR ELEVATION

LOT 11 (PLAN 4)

MATERIAL SPECIFICATIONS															
1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	HARDIE TRIM		12	METAL RAILING
3	METAL CANOPY		6a	FIBERGLASS FRONT DOOR w/ SIDE LITES		6d	WOOD ROLL-UP GARAGE DOOR		8b	VERTICAL SIDING		10	NOT USED		13	AC UNIT

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LOT 11 (PLAN 4) EXTERIOR ELEVATIONS

A11.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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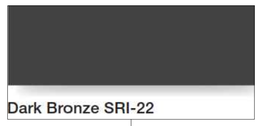
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ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

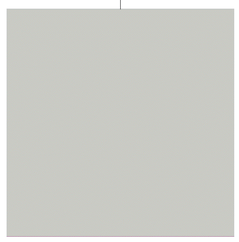


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

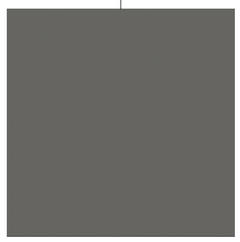


METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

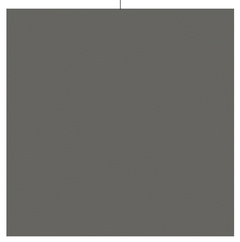




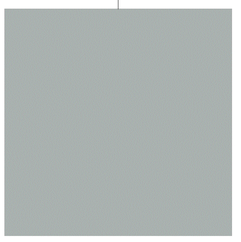
STUCCO:
MFR: BENJAMIN MOORE
COLOR: STONINGTON GRAY
HC-170



GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: COVENTRY GRAY
HC-169

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LOT 11 (PLAN 4) COLORS & MATERIALS

A11.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 12

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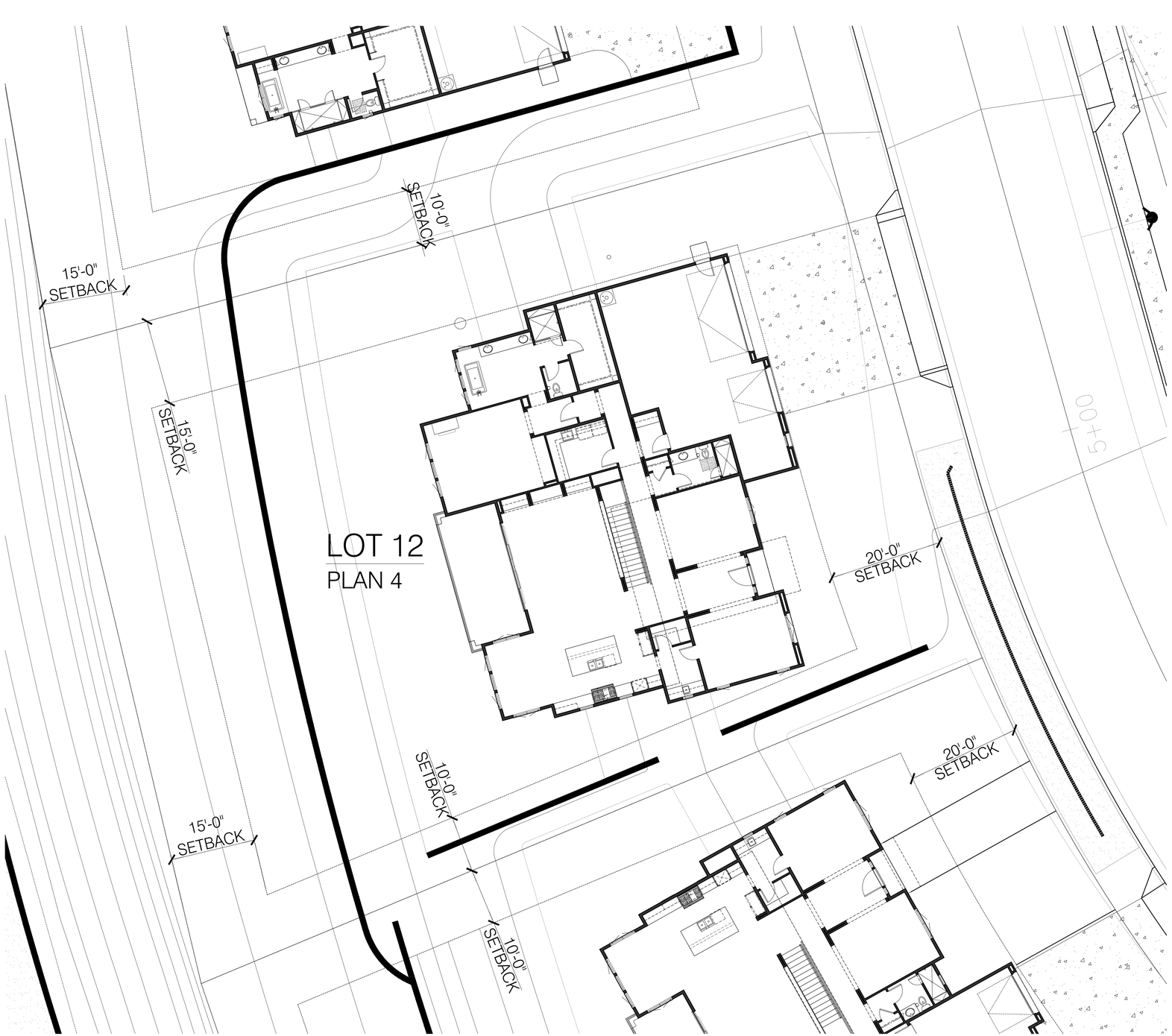
LOT 12 (PLAN 4) COVER SHEET

A12.0.0

SCALE: 1/8"=1'-0"
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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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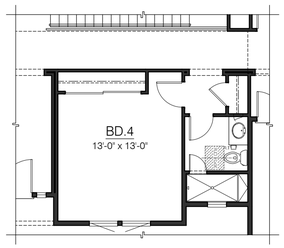
t. 415-512-1300
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LOT 12 (PLAN 4) SITE PLAN

A12.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

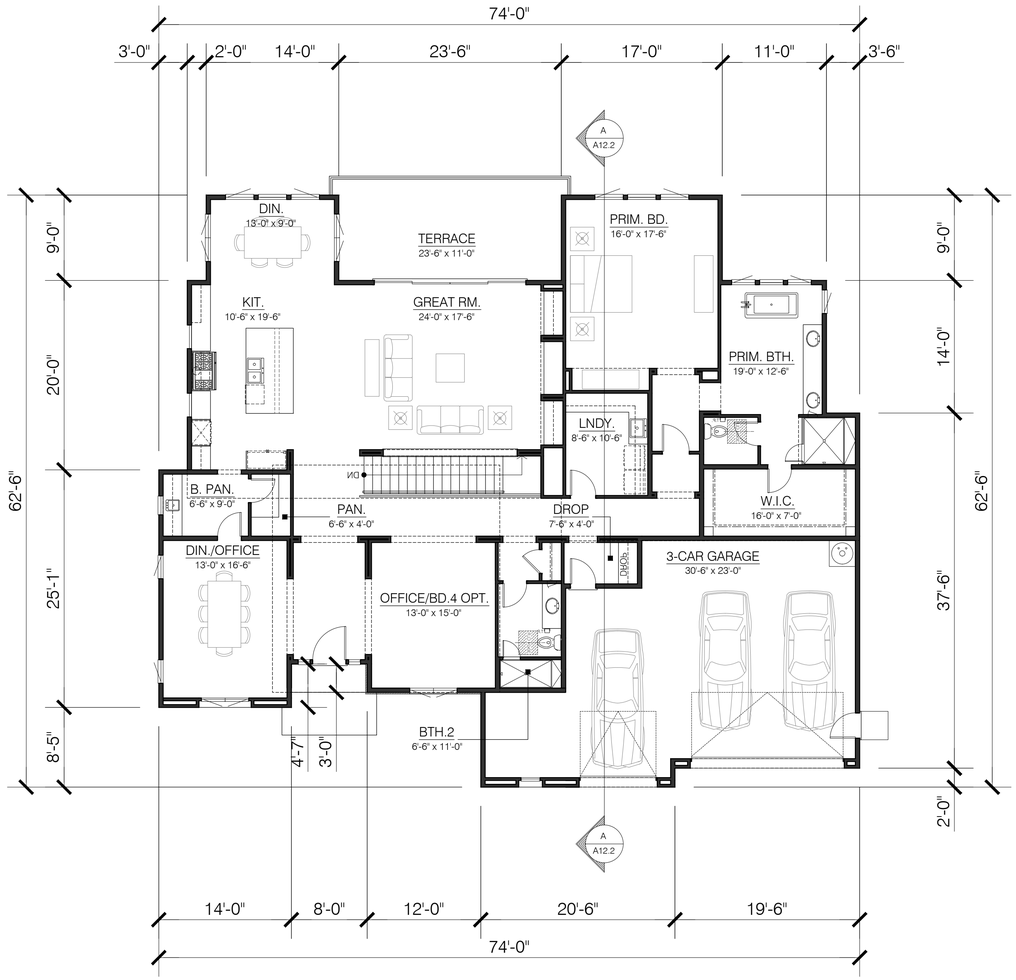
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BD.4 OPT.

LOT 12 (PLAN 4)

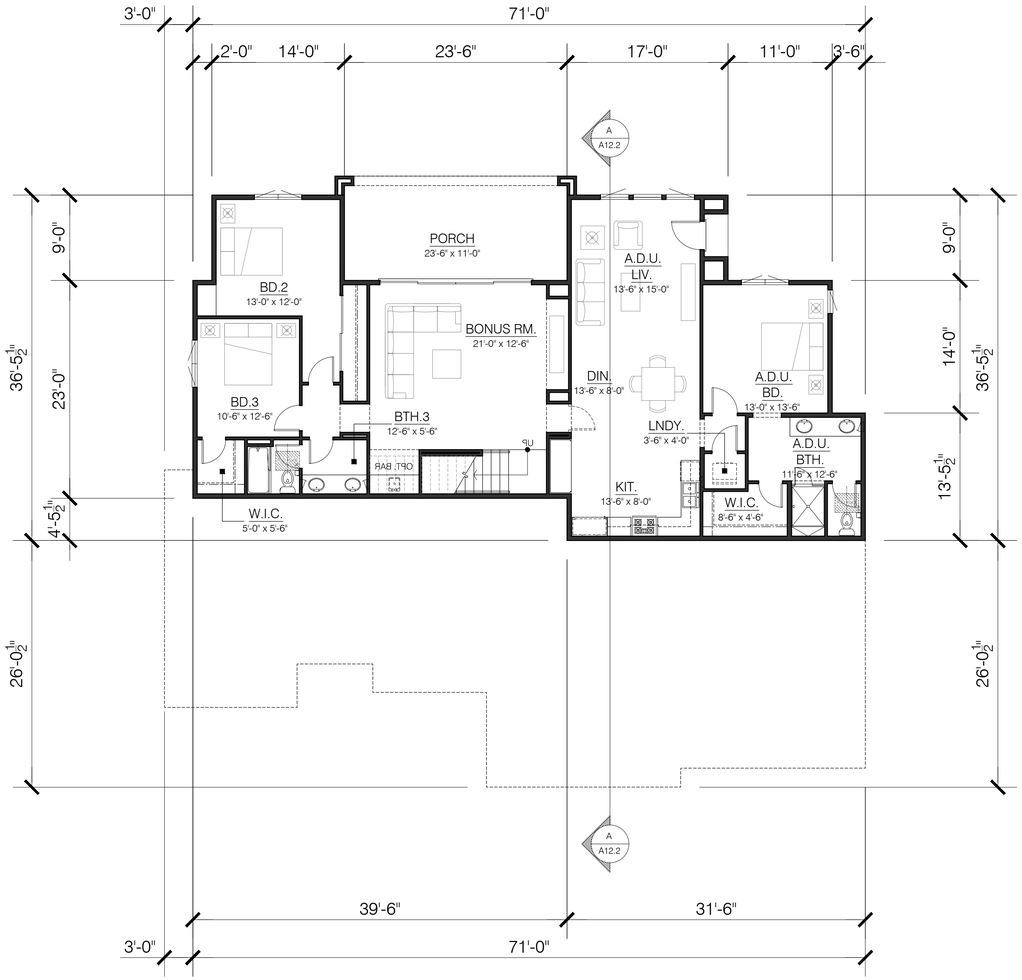
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 12 (PLAN 4)

GARAGE:	818 SQ. FT.	MAIN LIVING:	2930 SQ. FT.
PORCH:	263 SQ. FT.	LOWER LIVING:	986 SQ. FT.
TERRACE:	263 SQ. FT.	TOTAL:	3916 SQ. FT.
		A.D.U.:	936 SQ. FT.
		TOTAL LIVING:	4852 SQ. FT.



LOWER FLOOR

LOT 12 (PLAN 4)

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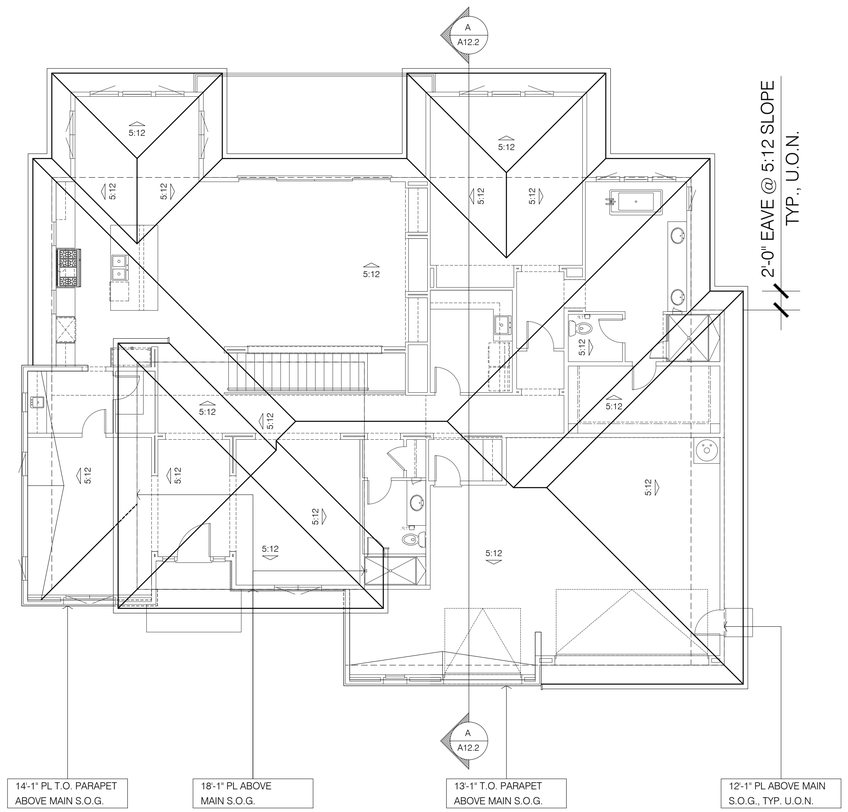
LOT 12 (PLAN 4) FLOOR PLANS

A12.1

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PROJECT: 456001.00

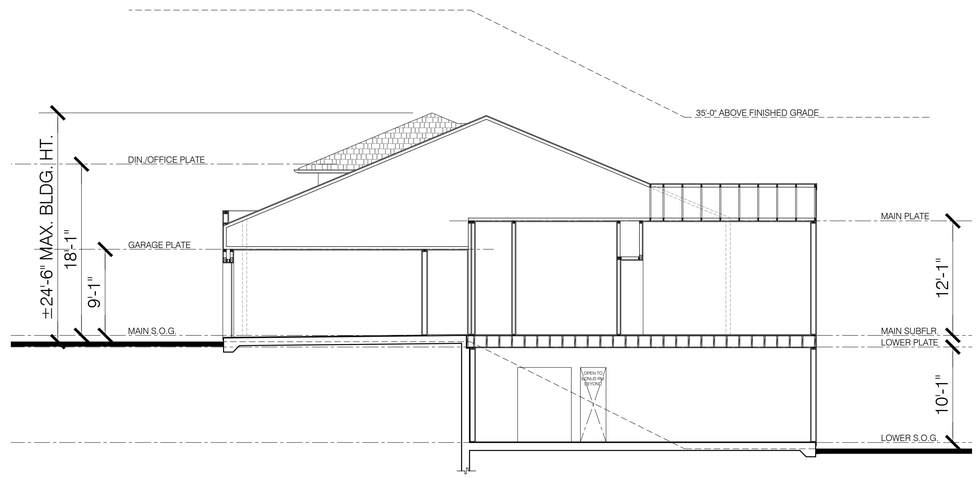
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ROOF PLAN

LOT 12 (PLAN 4)



SECTION A-A

LOT 12 (PLAN 4)

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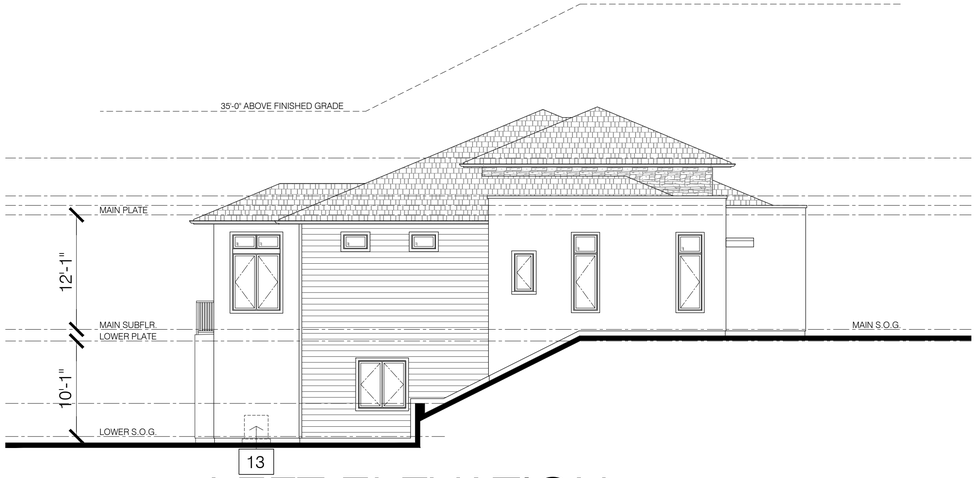
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f. 415-288-0288

LOT 12 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A12.2

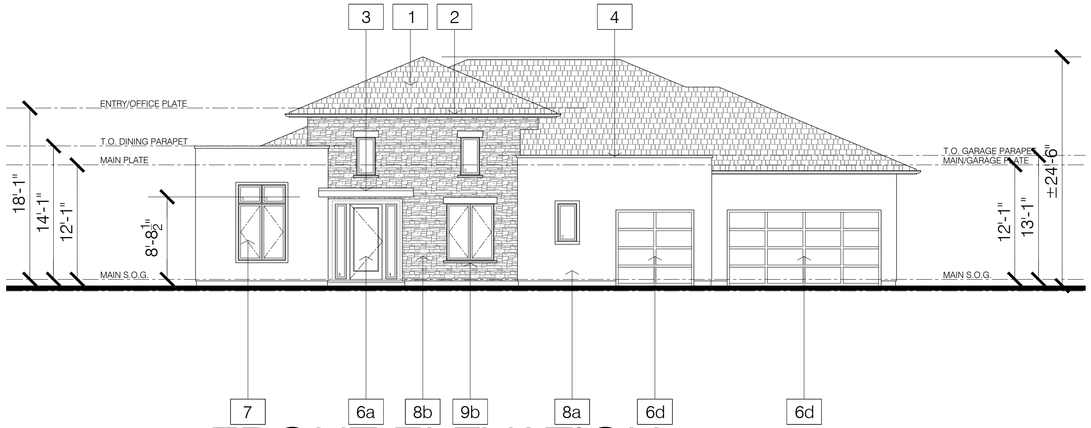
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DATE: 06.29.2023 DR
PROJECT: 456001.00

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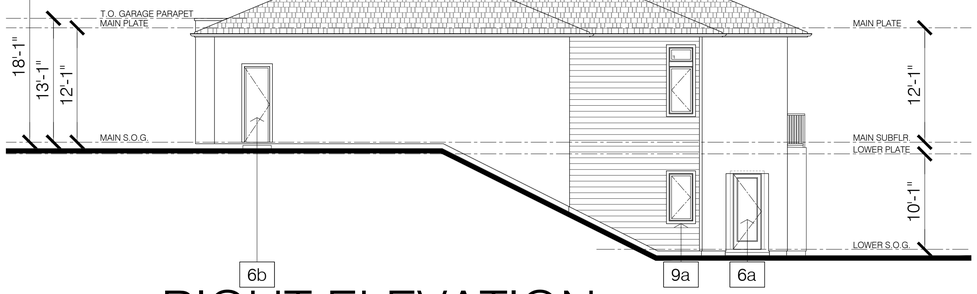
LEFT ELEVATION

LOT 12 (PLAN 4)



FRONT ELEVATION

LOT 12 (PLAN 4)



RIGHT ELEVATION

LOT 12 (PLAN 4)



REAR ELEVATION

LOT 12 (PLAN 4)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER PARAPET		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	PRECAST TRIM		12	METAL RAILING
3	METAL CANOPY		6a	FIBERGLASS FRONT DOOR w/ SIDE LITES		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 12 (PLAN 4) EXTERIOR ELEVATIONS

A12.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

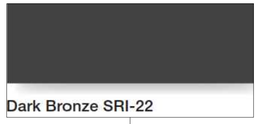
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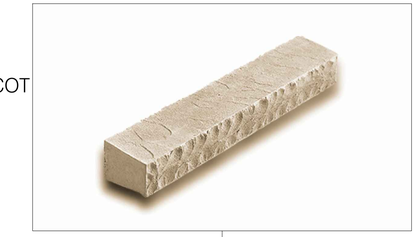
WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE CHISELED WAINSCOT

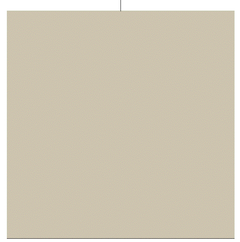


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

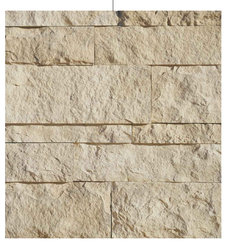




STUCCO:
MFR: BENJAMIN MOORE
COLOR: GRANT BEIGE
HC-83



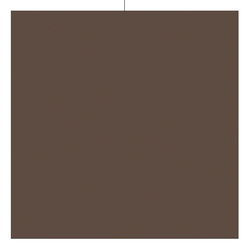
MASONRY:
MFR: EL DORADO STONE
SPEC: CUT COARSE STONE
OYSTER



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: FRENCH PRESS
AF-170



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LOT 12 (PLAN 4) COLORS & MATERIALS

A12.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 13

(PLAN 4)

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LOT 13 (PLAN 4) COVER SHEET

A13.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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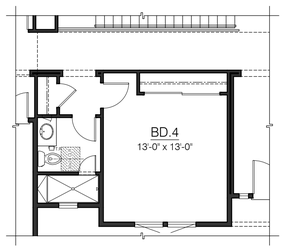
t. 415-512-1300
f. 415-288-0288

LOT 13 (PLAN 4) SITE PLAN

A13.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

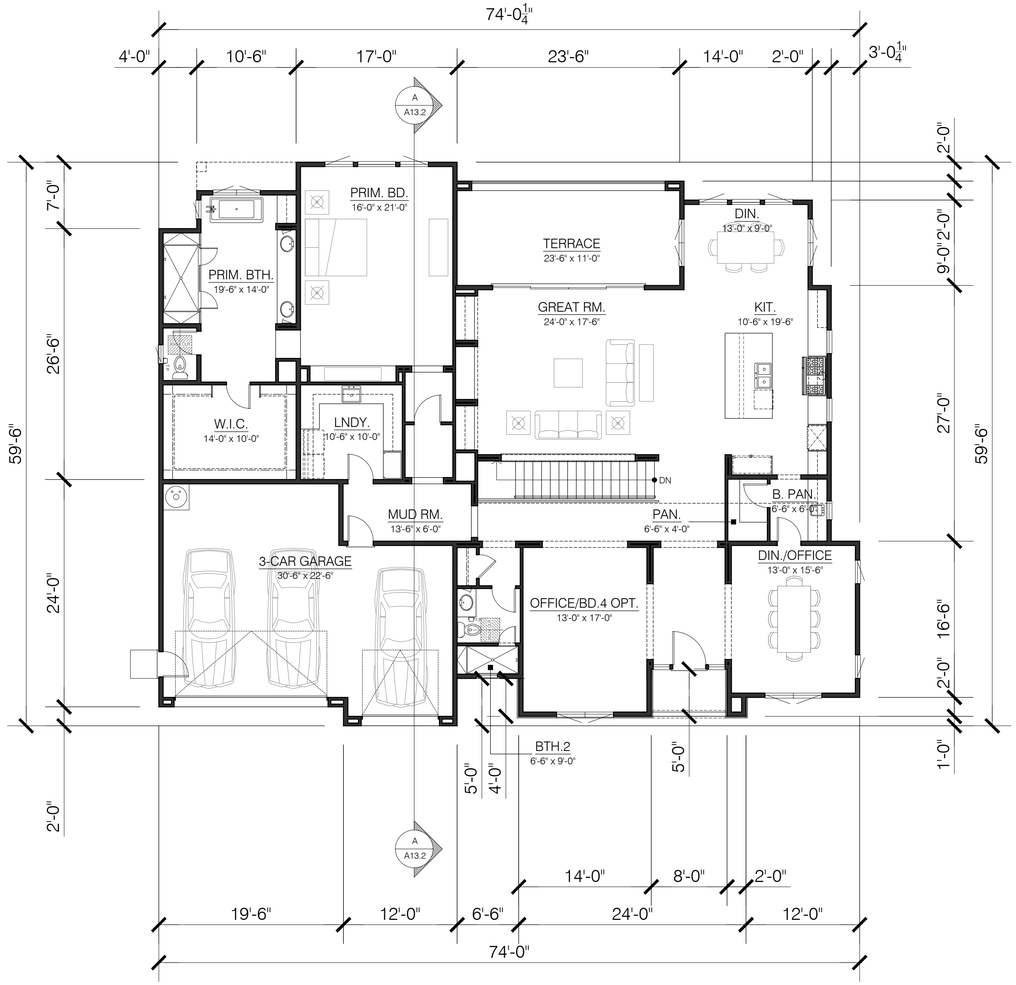
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BD.4 OPT.

LOT 13 (PLAN 4)

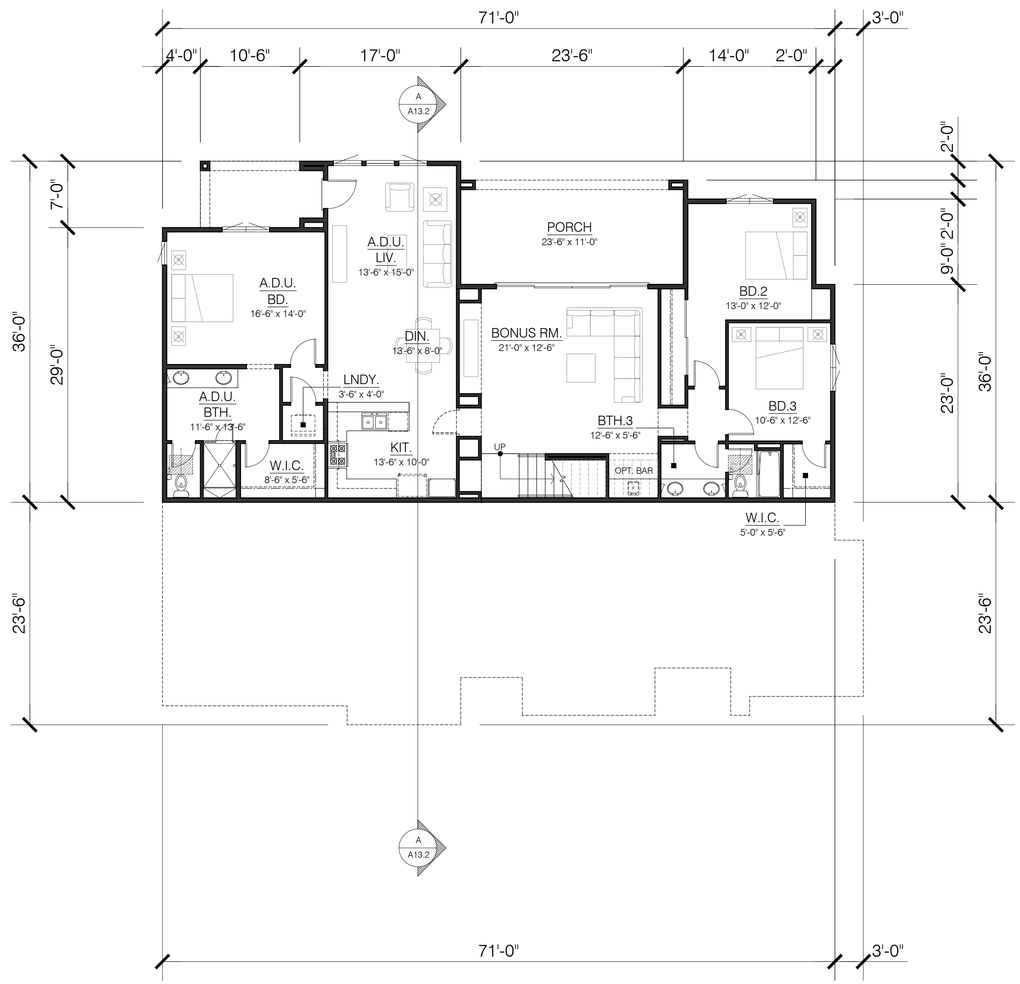
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 13 (PLAN 4)

GARAGE:	678 SQ. FT.	MAIN LIVING:	2983 SQ. FT.
PORCH:	259 SQ. FT.	LOWER LIVING:	986 SQ. FT.
TERRACE:	259 SQ. FT.	TOTAL:	3969 SQ. FT.
		A.D.U.:	1004 SQ. FT.
		TOTAL LIVING:	4973 SQ. FT.



LOWER FLOOR

LOT 13 (PLAN 4)

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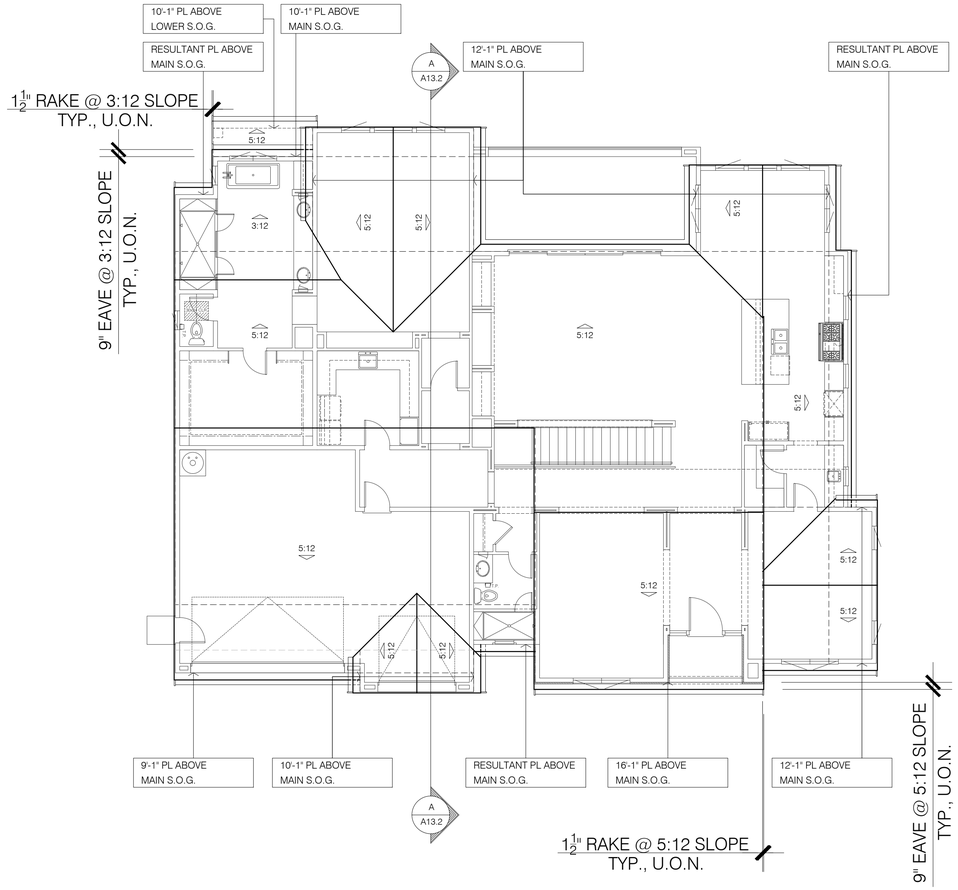
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LOT 13 (PLAN 4) FLOOR PLANS

A13.1

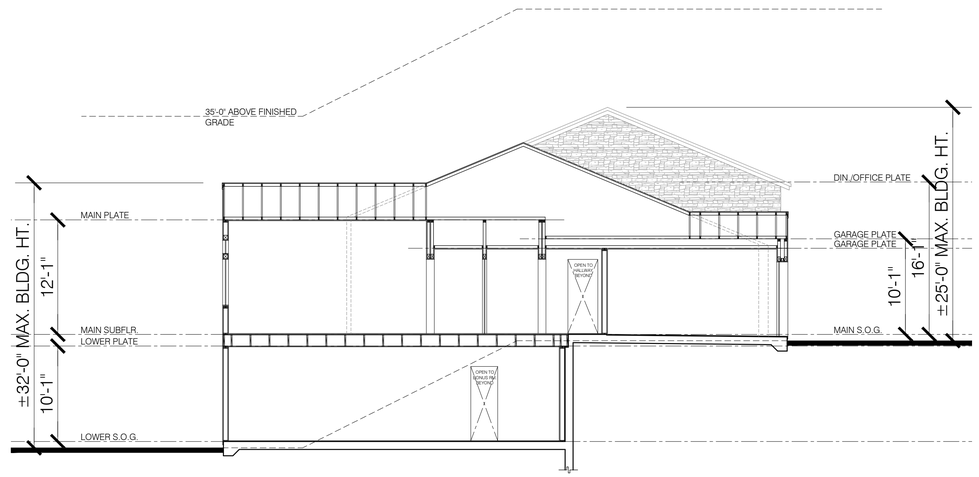
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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ROOF PLAN

LOT 13 (PLAN 4)



SECTION A-A

LOT 13 (PLAN 4)

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MORAGA, CA

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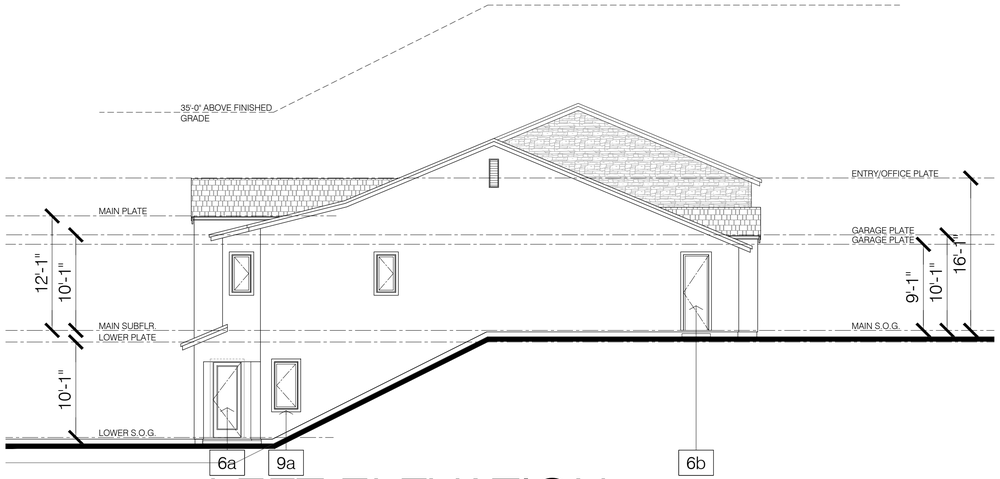
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LOT 13 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A13.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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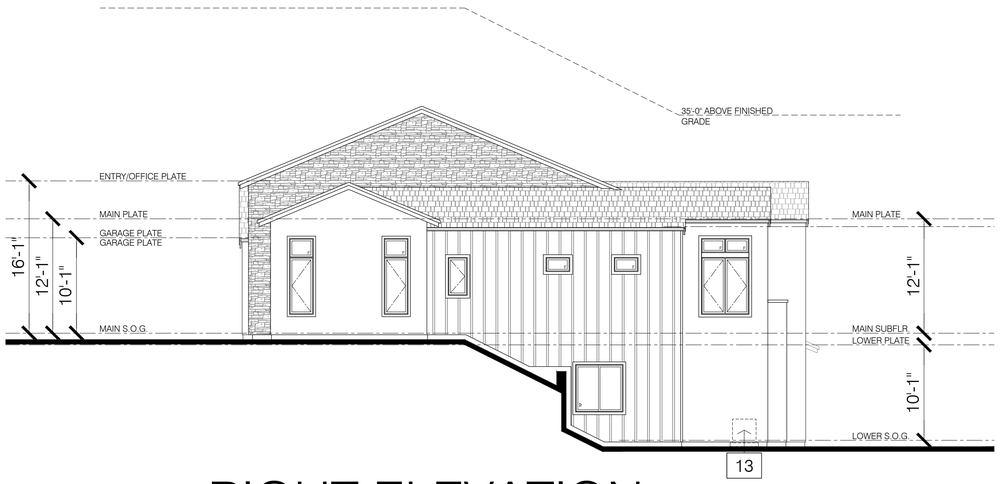
LEFT ELEVATION

LOT 13 (PLAN 4)



FRONT ELEVATION

LOT 13 (PLAN 4)



RIGHT ELEVATION

LOT 13 (PLAN 4)



REAR ELEVATION

LOT 13 (PLAN 4)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	BRICK TRIM		12	METAL RAILING
3	NOT USED		6a	FIBERGLASS FRONT DOOR w/ SIDE LITES		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 13 (PLAN 4) EXTERIOR ELEVATIONS

A13.3

SCALE: 1/8" = 1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00

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TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD

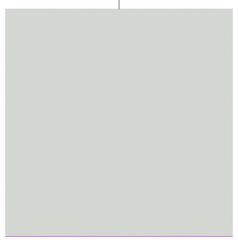


MASONRY:
MFR: EL DORADO STONE
SPEC: ASHLAND TUNDRA BRICK

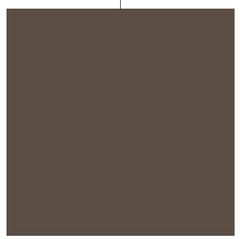


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

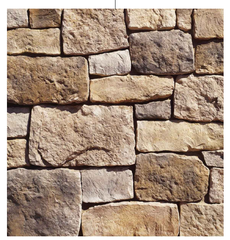




STUCCO:
MFR: BENJAMIN MOORE
COLOR: WICKMAN GRAY
HC-171



GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70



MASONRY:
MFR: EL DORADO STONE
SPEC: ROUGH CUT AUTUMN LEAF
w/ OVERGROUT

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LOT 13 (PLAN 4) COLORS & MATERIALS

A13.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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a) Typical residential development in adjacent Skyview Subdivision, located immediately south of project site.



b) Viewing east along Tharp Drive toward project site.

Figure ASE-1

Existing Visual Conditions in Site Vicinity

Source: Douglas Herring & Associates



Existing conditions as viewed from Viewpoint 1

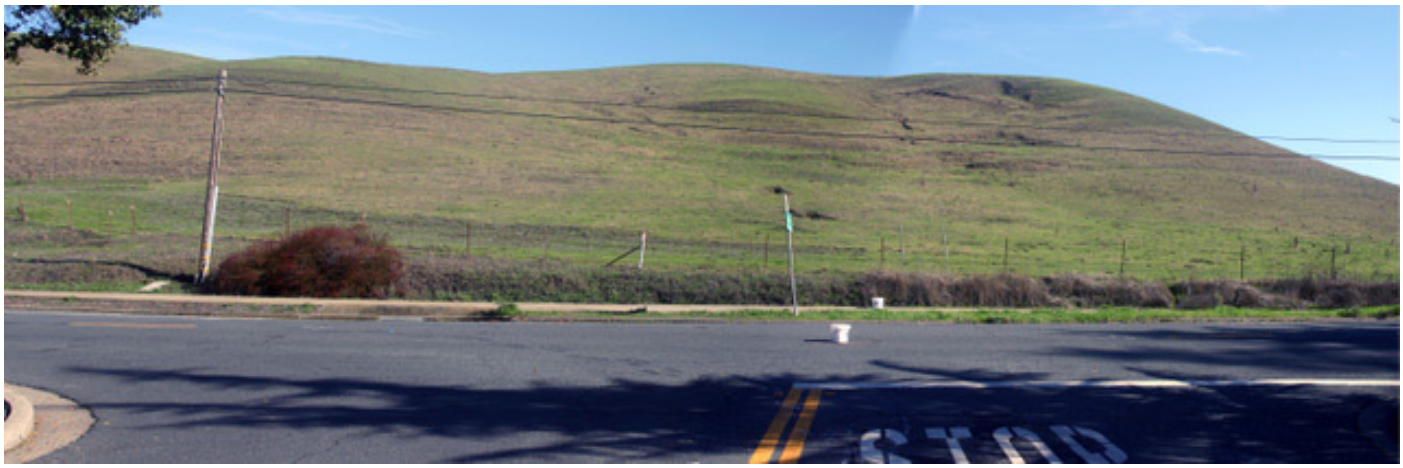


Post project conditions as viewed from Viewpoint 1

Figure AES-3

Existing and Post-Project Conditions for Viewpoint 1

Source: Robert Becker



Existing conditions as viewed from Viewpoint 2



Post project conditions as viewed from Viewpoint 2

Figure AES-3

Existing and Post-Project Conditions for Viewpoint 2

Source: Robert Becker

Dk Engineering c/o Benoit McVeigh, (Applicant) Dobbins Properties LLC (Owner)

FINAL Mitigation Monitoring and Reporting Program
County File #CDSD23-09646, CDRZ23-03270, CDGP21-00004, & CDDP23-03012

0 Camino Pablo (@ Tharp Ave.)
Moraga, CA 94556

October 9, 2025

SECTION 2: AGRICULTURAL RESOURCES	
Potential Impact: The redesignation of agricultural lands located within the ULL to allow for urban development is considered a potentially significant adverse environmental impact affecting the County's ability to maintain the 65/35 Land Preservation Standard.	
Mitigation Measures:	
Agricultural Resources 1: A restricted development/scenic easement for the subdivision shall be established over the 16-acre open space Parcel A of the Vesting Tentative Map, requiring its preservation in perpetuity as open space. This will substantially limit the extent to which future conversion of agricultural lands could occur in the vicinity by providing permanent protection of open space land that comprises roughly 65% of the project site.	
Implementing Action:	COA
Timing of Verification:	Concurrent with the recordation of Final Map.
Responsible Department, Agency, or Party:	Project Proponent and CDD Staff.
Compliance Verification:	CDD staff review of Grant Deed of Development Rights, and subsequent acceptance of GDDR by the County Board of Supervisors.
SECTION 3: AIR QUALITY	
Potential Impact: If emissions control measures are not implemented, fugitive dust could be significant during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Air Quality 1: The following dust control measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction: • All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	

- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All truck equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to sites located 100 feet of further from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch or gravel.
- The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The County and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing Verification:	Prior to CDD stamp approval of project plan sets for a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD review of plans prior to stamp-approval plans for Plan Check of building or grading permit.

Potential Impact: Exhaust from diesel powered vehicles and equipment on the site can pose an elevated health risk to child receptors would be considered a potentially significant adverse environmental impact.

Mitigation Measures:

Air Quality 2: The following emissions measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction:

- Idling times shall be minimized either by shutting equipment off when not in use of reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low-VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.

• All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.	
Implementing Action:	COA
Timing Verification:	Prior to CDD stamp approval of project plan sets for a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review of plans prior to stamp-approval plans for Plan Check of building or grading permit.
SECTION 4: BIOLOGICAL RESOURCES	
Potential Impact: If any of the special status plant species are present, construction activities could result in the loss of the special-status species, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Biological Resources 1: Prior to issuance of a grading permit, special-status plant surveys shall be conducted for the bent-flowered fiddleneck (*Amsinckia lunaris*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), and Diablo helianthella (*Helianthella castanea*). The plant surveys shall be conducted during the March through June blooming period in which the species are most identifiable. These surveys shall be conducted in compliance with all survey guidelines published by the California Department of Fish and Wildlife (CDFW, 2018), U.S. Fish and Wildlife Service (USFWS, 2011), and California Native Plant Society (CNPS. 2001). If the survey finds any of the listed special-status plant species on the project site, the applicant shall consult with the USFWS and/or CDFW, as appropriate, to develop an approved mitigation plan to ensure that potential impacts to the identified species are less than significant. The applicant shall fully implement the mitigation plan prior to initiation of any project construction activity.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist and CDD.
Compliance Verification:	CDD review of Biological Survey results.

Potential Impact: Project construction activities could disturb the California Red Legged Frog (CRLF), interfere with their migration, and/or result in the death of individual frogs, resulting in a potentially significant adverse environmental impact.
Mitigation Measures:
Biological Resources 2: Prior to commencement of construction activities, a qualified wildlife biologist shall survey the project site for California red-legged frog (CRLF) to verify the absence or presence of the species. One day and one night survey shall be conducted during the non-breeding season. At least one survey must be completed between January 1 and August 15. Day surveys shall be conducted between 1 hour after sunrise and 1 hour before sunset. Night surveys are used to identify and locate adult and metamorphosed frogs and shall be conducted no earlier than 1 hour after sunset. Surveys shall be performed in accordance with applicable U.S. Fish and Wildlife Service (USFWS) protocol. Because the potential for CRLF to occur on the project site is limited to a dispersal capacity only, surveys performed during the breeding season to identify eggs and larvae are not required. Once site clearing or grading commences, all ruts, holes, and burrows shall be inspected for CRLF by a qualified biologist prior to and during excavation or removal in order to look for and avoid amphibians that may be present on the project property. If any CRLF are found during initial site disturbance, a qualified biologist possessing a valid federal Endangered Species Act (ESA) Section 10(a)(1)(A) permit or USFWS-approved under an active biological opinion, shall be contracted to trap and to move amphibians to nearby suitable habitat outside the fenced project site.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review of Biological Survey results.

Potential Impact: Project construction activities could injure or kill individual alameda whipsnakes, resulting in a potentially significant adverse environmental impact.
Mitigation Measures:
Biological Resources 3a: Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey the project site for Alameda whipsnake to determine the presence or absence of this species. The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance. If any whipsnakes are identified, the biologist shall develop appropriate mitigation to protect the species and compensate for lost Alameda whipsnake habitat. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and

implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

Biological Resources 3b: Prior to the implementation of Mitigation Measure Biological Resources-3a, the project applicant shall install appropriate exclusion fencing around the entire area of project disturbance, with a suitable buffer to be determined by a qualified wildlife biologist, to prevent any snakes or other wildlife from encroaching onto the site. The foot of the exclusion fencing shall be buried sufficiently deep to prevent wildlife from crawling or tunneling under the fence and the upper portion of the fence shall be curved outward, such that any snakes or other wildlife attempting to scale the fence will fall off the fence once they become inverted, preventing their incursion onto the site. The fencing shall be installed to the satisfaction of the wildlife biologist.

Biological Resources 3c: The project sponsor shall require the construction contractor to implement the following protective measures during project construction:

Open Trenches: Any open trenches, pits, or holes with a depth larger than one- foot shall be covered at the conclusion of work each day with a hard, non-heat-conductive material (i.e., plywood). No netting, canvas, or material capable of trapping or ensnaring wildlife shall be used to cover open trenches. If use of a hard cover is not feasible, multiple wildlife escape ramps shall be installed, constructed of wood or installed as an earthen slope in each open trench, hole, or pit that is capable of allowing large (i.e., deer) and small (i.e., snakes and frogs) from escaping on their own accord. Prior to the initiation of construction each day and prior to the covering of the trench at the conclusion of work each day, a qualified biologist or on-site personnel shall inspect the open trench, pit, or hole for wildlife. If wildlife is discovered, it shall be allowed to leave on its own accord.

Open Pipes Restriction: All pipes, culverts, or similar structures that are stored vertically or horizontally at the construction site for one or more overnight periods shall be securely capped on both ends prior to storage and thoroughly inspected by a qualified biologist or on-site personnel for wildlife prior to utilization in construction of the project.

Fence and Signpost Restriction: Any fencing posts or signs installed temporarily or permanently throughout the course of the Project shall have the top three post holes covered or filled with screws or bolts to prevent the entrapment of wildlife, specifically birds of prey. The Qualified Biologist or on-site personnel shall be responsible for ensuring compliance with this measure throughout the course of the Project and shall inspect each post.

Biological Resources 3d: Onsite Worker Education Program. A qualified biologist shall administer a pre-construction training program for all employees, contractors, and personnel working at the project site prior to performing any project activities, to be hosted at the project site. The presentation shall include, at minimum, a discussion of sudden oak death prevention, critical root zone protection, the

biology of the habitats and species identified in this IS.MND and those with potential to be present at the project site, which shall include a walkthrough. The Qualified Biologist shall also include, as part of the education program, information about the distribution and habitat needs of any species that may be potentially present, legal protections for those species, penalties for violations, and project-specific protective measures identified in the biological mitigation measures required by this IS/MND. Interpretation shall be provided for non-English speaking employees, contractors, or personnel otherwise working on the project site, prior to their performing any work at the project site. Implementation of these mitigation measures would reduce construction period impacts on the Alameda whipsnake to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review of Biological Survey results.
Potential Impact: <u>Project construction activities could destroy burrows in use by the Western bumblebee or kill individual bumblebees, resulting in a potentially significant adverse environmental impact.</u>	
Mitigation Measures:	
<u>Biological Resources 4</u>: Implementation of the below mitigation measure would reduce construction period impacts on the Western bumblebee to a less than significant level. Prior to commencement of ground-disturbing activities, a qualified wildlife biologist shall perform a habitat assessment of the project site and surrounding landscape to identify and map suitable nesting, foraging, and overwintering habitat for the Western bumble bee. If suitable habitat is identified, a qualified wildlife biologist shall perform focused preconstruction surveys of the project site for Western bumblebee to determine the presence of this species. To maximize probability of detection, a minimum of three focused surveys shall be conducted during the colony active period (i.e., April through September) and when floral resources are in peak bloom. If any Western bumblebee are identified, or if surveys are not conducted and presence is presumed, the biologist shall develop appropriate mitigation to protect the species and compensate for potential habitat loss. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.	
Implementing Action:	COA

Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review.
Potential Impact: Project construction disturbance could result in the loss of nesting habitat, disturbance to nesting birds, and possibly death of adults and/or young.	
Mitigation Measures:	
Biological Resources 5: If project grading or construction is scheduled to take place between February 1 and September 15, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 250 feet of the construction zone for non-raptors and 1,000 feet for raptors. The survey shall be performed no more than 14 days prior to the commencement of construction activities and a second focused survey shall be conducted within 48 hours prior to construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If a lapse of project-related activities of seven days or longer occurs, another focused survey shall be conducted before project activities can be initiated. Copies of the preconstruction survey(s) shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife. If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. A protective buffer shall be established, with the distance to be determined by a competent biologist based on the site conditions—such as whether the nest is in a line of sight of the construction—and the sensitivity of the birds nesting. Typical protective buffers are as follows: 1) 1,000 feet for large raptors such as buteos, 2) 500 feet for smaller raptors such as accipiters, and 3) 250 feet for passerines. No project personnel or equipment shall be allowed to enter the protective buffer until the qualified biologist determines that the young have fully fledged and will no longer be adversely affected by the project. A qualified biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-	

setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review.
SECTION 5: CULTURAL RESOURCES	
Potential Impact: There is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on archaeological resources.	
Mitigation Measures:	
Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction. a. A program of onsite education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities. b. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.

Potential Impact: Construction activities on the project site could result in a potentially significant adverse environmental impact due to disturbance of human remains.	
Mitigation Measures:	
Cultural Resources 2: Should human remains be uncovered during grading, trenching, or other onsite excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 6: ENERGY	
Potential Impact: If emissions control measures are not implemented, energy use during project construction could be significant particularly during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Implementation of mitigations measure **Air Quality 2** would reduce project impacts related to energy usage.	
SECTION 7: GEOLOGY & SOILS	
Potential Impact: A strong seismic event could result in landslides that seriously damage the proposed project and put its occupants at risk.	
Mitigation Measures:	

Geology 1: At least 60 days prior to recording the final Subdivision Map, requesting issuance of construction permits or installation of utility improvements, the project proponent shall submit a design-level geotechnical report for the project, based on adequate subsurface exploration, laboratory testing and engineering analysis. The scope of the geotechnical investigation should address to fully evaluated the following potential geologic/ geotechnical and seismic hazards, including corrosion potential testing. The report shall also provide a) recommendations and specifications pertaining to foundation design, including any proposed foundation retaining walls, b) pavement design, c) evaluation of the drainage design, including the proposed bio-retention facilities and their effect on planned improvements. The report shall also address d) temporary shoring and support of excavations, e) updated California Building Code seismic parameters, and f) outline the recommended geotechnical monitoring, which shall include the monitoring of foundation related work as it pertains to geotechnical recommendations. Two monitoring reports shall be required: One following rough grading, which shall present all test data gathered as well as geologic mapping of exposures created during grading, and a map showing the location and estimated depth of subdrains and the location of all cleanouts, and the geotechnical engineer's opinion on the compliance of the as graded project with the recommendations in the design level report. Lastly, a monitoring report shall be required prior to the final building inspection. It shall document monitoring of final grading, backfilling of utility, foundation preparation and subgrade preparation work for improvements, etc., and shall be submitted prior to requesting the final building inspection for each lot. (This monitoring report can be segmented so that one letter can document monitoring performed on all lots, or a grouping of lots or a series of monitoring reports for each lot).

Geology 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.

Geology 3: The geotechnical report required by Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, *(ii)* allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and *(iii)* provide the opportunity for field modifications of geotechnical recommendations (with 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.

Similarly, a ***hard hold*** shall be placed on the final building inspection for each dwelling, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services

associated with implementation of final grading, drainage, and foundation-related work. The geotechnical monitoring shall include documentation of conformance of retaining wall, pier hole drilling/ foundation preparation work and installation of drainage improvements.

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

Geology 5: Prior to filing of the Final Map, the project proponent shall join with an existing Geologic Hazard Abatement District (GHAD) or create a new independent GHAD formed pursuant to Public Resources Code Section 26500. The GHAD documents are subject to review and approval by the CDD. GHAD formation requires a Plan of Control and an Engineers Report. These documents must be prepared by licensed professionals (engineering geologists and geotechnical engineers) and are subject to technical review by the Department of Conservation & Development. The project proponent is responsible for funding the technical review.

A. If the GHAD is to own the open space parcels, it will assume responsibilities that relate to their position as a GHAD and also the duties as a responsible property owner. The GHAD is charged with responsibilities relate to the prevention, mitigation, abatement, or control of geologic hazards, which includes (a) maintenance of facilities that enhance geologic as well as hydrogeologic stability, such as drainage facilities and associated improvements. The drainage facilities to be maintained by the GHAD shall include retaining on open space parcels, BMP water quality treatment facilities, concrete lined drainage ditches and open space storm drainage facilities, and other peripherally related open space responsibilities (e.g. erosion control, mowing.

B. The Plan of Control shall include (a) background information on the project and the open space, (b) characterize the geologic and seismic setting of the site, (c) provide a detailed evaluation of potential geologic hazards, (d) provide criteria for GHAD responsibility, (e) address activation of assessments and outline the process for transferring responsibility to the GHAD, (f) describe general landslide mitigation, (g) establish priorities for GHAD expenditures, and (h) outline the monitoring and maintenance schedule, including, but not limited to, provision for monitoring performance of GHAD maintained facilities in the aftermath of an earthquake that yields strong to violent earthquake shaking in the West County area. The engineers report shall provide the financial details needed to implement the Plan of Control.

Geology 6: A recorded deed disclosure shall provide notice to all the owners of the 13 residential lots of the existence of the Geologic Hazard Abatement District (GHAD) and its responsibilities, in addition to any easements and improvements granted to the GHAD. This notice may include provision for removal

of landscaping or structures within the easements granted to the District without compensation. **At least 30 days prior to requesting a final building inspection for single-family residential development on any lot resultant from the proposed subdivision**, the applicant shall provide CDD staff with documentary evidence that the deed disclosure has been recorded on that lot.
Potential Impact: Soil erosion could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.
Mitigation Measures:
Geology 7: Prior to the issuance of a grading or building permit, whichever occurs first, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and an Erosion Control Plan for review and approval by the Department of Conservation and Development, Building Inspection Division (BID) and by the Department of Public Works. The SWPPP shall identify the "best management practices" that are most appropriate for the site, and the "Erosion Control Plan" shall provide the details of the erosion control measures to be applied on the site and maintained throughout the winter rainy season. In addition, the SWPP shall include dust control measures which are most appropriate for the project site. These measures may include, but would not be limited to, watering or seeding disturbed areas, covering stockpiles of dirt or aggregate, or other soil stabilization practices.

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, CDD, Project Geologist, Peer Review Geologist.
Compliance Verification:	CDD review.

Potential Impact: Subsidence of soils could damage building foundations and site pavements, resulting in a potentially significant adverse environmental impact.
Mitigation Measures:
Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.
Potential Impact: The potential for expansive soils at the site could pose a risk to residents of the project, resulting in a potentially significant adverse environmental impact.
Mitigation Measures:
Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, CDD, Project Geologist Peer Review Geologist.
Compliance Verification:	CDD review.
Potential Impact: There is some potential for encountering paleontological resources on the site during project construction and the accidental discovery could occur during grading and other earthwork on the site, resulting in a potentially significant impact on unique paleontological resources and geologic features.	
Mitigation Measures:	
Implementation of Cultural Resources 1 would reduce such impacts to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 10: HYDROLOGY AND WATER QUALITY	
Potential Impact: Soil erosion and the leaks and spills due to construction equipment could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on water quality.	
Mitigation Measures:	
Implementation of Geology 7 reduces these impacts to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, County Department of Public Works (PW), and CDD.
Compliance Verification:	PW review of construction level plans, final SWCP, and hydrological analysis verifies C.3 compliance.

SECTION 13: NOISE

Potential Impact: Grading and construction activities could result in potentially significant temporary noise increases adversely affecting occupants of nearby residents.

Mitigation Measures:

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

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

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

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

d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

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

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

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

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (sos.ca.gov)

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

Noise 2: The following noise reduction measures as recommended in the 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* shall be implemented during project construction and shall be included on all construction plans.

a. Construction of residences shall be stages such that residential units at the west and south boundaries of the site shall be constructed as early as possible to provide acoustical shielding for adjacent offsite residences. Constructing units along the western and southern boundaries of the site will provide approximately 10 dB of noise reduction during the remainder of project construction activities.

b. Temporary noise barriers shall be constructed, where feasible, to screen any stationary noise-generating equipment located within 200 feet of adjacent offsite residences. Temporary noise barrier fences will provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.

c. Construction staging areas shall be established at onsite locations that will create the greatest distance between the construction-related noise sources and adjacent offsite residences for the duration of project construction.

d. Material stockpiles as well as equipment parking areas shall be located as far as feasible from adjacent offsite residences.

Noise 3: The 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* recommended construction notification. Accordingly, the following additional noise mitigations shall be implemented.

a. At least one week prior to commencement of grading or any other construction activity, the applicant shall provide written notification to occupants of properties within 300 feet of the exterior boundary of the construction site that construction work will commence. The notice shall include the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

b. A copy of the notice shall be concurrently transmitted to the CDD. The notice shall be accompanied by a list of the names and addresses of the property owners noticed and a map identifying the notification area.

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.

SECTION 15: PUBLIC SERVICES

Potential Impact: Without the creation and implementation of a Fire Protection Plan, the project could have a potentially significant adverse environmental impact on fire protection services in the area.

Mitigation Measures:

Public Services 1: The applicant shall submit a Fire Protection Plan (FPP) for review and approval by the Moraga-Orinda Fire District (MOFD). The final fire protection plan shall include items listed in section 4903.2.1.1 and the following:

i. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
   a. The plan life-form
   b. The scientific and common name; and
   c. The expected height and width for mature growth
ii. Identification of irrigated and non-irrigated zones.
iii. Requirements for vegetation reduction around emergency access and evacuation routes.
iv. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
v. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.

vi. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit for the development of any resultant lot.
Responsible Department, Agency, or Party:	Project proponent, MOFPD, and CDD.
Compliance Verification:	CDD review.
SECTION 18: TRIBAL CULTURAL RESOURCES	
Potential Impact: Damage or destruction of archaeological resources and disturbance of human remains during project construction would be potentially significant adverse environmental impacts.	
Mitigation Measures:	
Implementation of Cultural Resources 1 and Cultural Resources 2 would reduce the impacts to less than significant levels.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 20: WILDFIRE	
Potential Impact: The fire prone nature of the project site and its surroundings, located within a Very High Fire Hazard Severity Zone, could expose people and property to potentially significant impacts relating to wildfire.	
Mitigation Measures:	
Implementation of Public Services 1 would reduce the impacts to less than significant levels.	
Potential Impact: There is landslide potential on the site that could posed risk to people and/or property.	
Mitigation Measures:	
The implementation of Geology 1 through Geology 5 includes corrective measures to address historic landslide deposits and improve slope stability, reducing such impacts to a less than significant level.	

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit for the development of any resultant lot.
Responsible Department, Agency, or Party:	Project proponent, Project Geologist, Peer Review Geologist, and CDD.
Compliance Verification:	CDD review.