



CONTRA COSTA COUNTY

AGENDA

Byron Municipal Advisory Council

Tuesday, August 26, 2025

6:00 PM

St. Anne Church, 2800 Camino Diablo,
Byron, CA 94514

1. Roll Call and Introductions

2. Approval of Agenda

3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).

4. Agency Reports

- a. Contra Costa County Office of the Sheriff - TBD
- Contra Costa County Fire Protection District - TBD
- California Highway Patrol - TBD
- Office of Supervisor Diane Burgis - Claire Alaura, District Representative

5. Consent Items: Items are subject to removal from the Consent Calendar by request of any Byron MAC member. Items removed from the Consent Calendar will be considered with the Discussion Items.

- a. APPROVE Record of Action - May 2025

[25-3410](#)

Attachments: [MeetingMinutesMay 2025](#)

6. Discussion Items

- a. CONSIDER Agency Comment Request CDLP25-02018 where the applicant requests approval of a land use permit for an approximately 30 acre expansion of a sand quarry adjacent to an existing sand mine quarry. (LUP51-8). Concurrent CDLP25-02019.

[25-3411](#)

Attachments: [CDLP25-02018](#)

- b. CONSIDER Agency Comment Request CDLP25-02019 where the applicant requests approval of a land use permit for approximately 30 acre expansion of a sand quarry adjacent to an existing sand mine quarry. (LUP51-8). Concurrent CDLP25-02019. [25-3412](#)

Attachments: [CDLP25-02019 \(concurrent CDLP25-02018\) ACR](#)

7. **Councilmember Comments**

8. **Correspondence**

- a. RECEIVE Byron MAC August 2025 Correspondence [25-3413](#)

Attachments: [Byron MAC August 2025 Correspondence](#)

9. **Future Agenda Items**

10. **Adjourn**

The next meeting is currently scheduled for September 23, 2025.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Boulevard, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Claire Alaura, District Representative, (925) 655-2330.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3410

Agenda Date: 8/26/2025

Agenda #: a.

Advisory Board: Byron MAC

Subject: APPROVE Record of Action - May 2025

Recommendation(s)/Next Step(s):

APPROVE Record of Action - May 2025

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Tuesday, May 27, 2025

6:00 PM

St. Anne Church, 2800 Camino Diablo, Byron, CA 94514

Byron Municipal Advisory Council

1. Roll Call and Introductions

Present Dennis Lopez, Mike Nisen, Ron Schmit, Linda Thuman, and Paula Wherity

2. Approval of Agenda

approved

Motion: Thuman

Second: Nisen

Aye: Lopez, Nisen, Schmit, Thuman, and Wherity

Result: Passed

3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).

No public comment.

4. Agency Reports

- a. Contra Costa County Office of the Sheriff - TBD
- Contra Costa County Fire Protection District - TBD
- California Highway Patrol - TBD
- Office of Supervisor Diane Burgis - Claire Alaura, District Representative

Contra Costa County Office of the Sheriff - Lt. Ryan White, Delta Station, introduced himself and provided an activity report for the previous month.

Contra Costa County Fire Protection District - Claire Alaura, District Representative for Supervisor Burgis, provided an update on behalf of Michelle Rinehart, Wildfire Mitigation and Grants Coordinator.

California Highway Patrol - No report given.

Office of Supervisor Diane Burgis - Claire Alaura, District Representative, provided an update.

5. Consent Items - Items are subject to removal from the consent calendar by request of any MAC member. Items removed from the consent calendar will be considered with the Discussion Items.

- a. [25-2047](#)

Attachments: [MeetingMinutesApril 2025](#)

approved

Motion: Thuman

Second: Schmit

Aye: Lopez, Nisen, Schmit, Thuman, and Wherity

Result: Passed

6. Discussion Items

- a. [25-2053](#)

Attachments: [CDVR24-01048 ACR](#)

recommended

Motion: Nisen
Second: Thuman
Aye: Lopez, Nisen, Schmit, Thuman, and Wherity
Result: Passed

b.

[25-2048](#)

Attachments: [PR25-00002](#)

recommended

Motion: Nisen
Second: Wherity
Aye: Lopez, Nisen, Schmit, Thuman, and Wherity
Result: Passed

7. Councilmember Comments

Councilmember Wherity shared the Friends of Byron were not awarded a grant to help restore the Byron Caboose. She plans to attend a grant writing workshop, put on by the Office of County Supervisor Scales-Preston, District 5, and will continue seeking grants. Councilmember Wherity also paid tribute to the passing of retired Supervisor Federal Glover, District 5.

Councilmember Nisen encouraged weed maintenance as we enter fire season.

Councilmember Lopez shared the debris piling up near the railroad tracks needs to be cleared by the railroad authority, so that weed abatement around that area can be done.

8. Correspondence

a.

[25-2049](#)

Attachments: [Byron MAC May 2025 Correspondence](#)

received

9. Future Agenda Items

Request to find out from the Traffic Division if there is any money to add additional street lighting to Camino Diablo Road.

Adjourn

Meeting adjourned at 6:40 pm.

The next meeting is currently scheduled for June 24, 2025.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Boulevard, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Claire Alaura, District Representative, (925) 655-2330.

Following the adjournment of the Byron MAC meeting, the public is invited to attend a community meeting to discuss the Firewise USA Program.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3411

Agenda Date: 8/26/2025

Agenda #: a.

Advisory Board: Byron MAC

Subject: Agency Comment Request

Recommendation(s)/Next Step(s):

CONSIDER Agency Comment Request CDLP25-02018 where the applicant requests approval of a land use permit for an approximately 30 acre expansion of a sand quarry adjacent to an existing sand mine quarry. (LUP51-8). Concurrent CDLP25-02019.



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02018

File Date: 8/5/2025

Applicant:

G3 Enterprises, Inc
502 East Whitmore Avenue
Modesto, CA 95358

jeff.redoutey@g3enterprises.com
(209) 341-4045

Property Owner:

Project Description:

The applicant requests approval of a land use permit for an approximately 30 acre expansion of a sand quarry adjacent to an existing sand mine quarry. (LUP51-8). Concurrent CDLP25-02019.

Project Location: (Address: 0 NO ADDRESS , BYRON, CA 94514-), (APN: 003020049)

Additional APNs:

General Plan Designation(s): AL

Zoning District(s): A-3

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District:

Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
060A	Geologic Review (\$3600)	002606-9660-REV-000-5B060A	3600.00	3600.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0021	Land Use Permit (Quarry) - DCD	002606-9660-REV-000-5B0021	6500.00	6500.00
LPS0021P	Land Use Permit (Quarry) - PW	000651-9660-REV-000-6L0021	2000.00	2000.00
Total:			12262.00	12262.00

30 Muir Road, Martinez, CA 94553
925-655-2700
ContraCosta.ca.gov/dcd



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02019

File Date: 8/5/2025

Applicant:

G3 Enterprises, Inc
502 East Whitmore Avenue
Modesto, CA 95358

jeff.redoutey@g3enterprises.com
(209) 341-4045

Property Owner:

Project Description:

The applicant requests approval of a quarry reclamation plan for the 30 acre expansion of an existing sand quarry. (Concurrent CDLP25-02018)

Project Location: (Address: 0 NO ADDRESS , BYRON, CA 94514-), (APN: 003020049)

Additional APNs:

General Plan Designation(s): AL

Zoning District(s): A-3

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District:

Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
060A	Geologic Review (\$3600)	002606-9660-REV-000-5B060A	3600.00	3600.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0022	LUP-Quarry Reclamation Plan DCD	002606-9660-000-000-5B0022	6500.00	6500.00
LPS0022P	LUP-Quarry Reclamation Plan PW	000651-9660-REV-000-6L0022	2000.00	2000.00
LPS0022U	LUP-Quarry Reclamation Plan Acres	002606-9660-000-000-5B0022	2250.00	2250.00
Total:			14512.00	14512.00

30 Muir Road, Martinez, CA 94553
925-655-2700
ContraCosta.ca.gov/dcd

SESPE **CONSULTING, INC.**

A Trinity Consultants Company

374 Poli Street, Suite 200 • Ventura, California 93001
Office (805) 275-1515 • Fax (805) 667-8104

RECEIVED on 8/6/2025 **CDLP25-02018 ai**
By Contra Costa County
Department of Conservation and Development

PROJECT DESCRIPTION

G3 Enterprises, Inc. – Byron Kellogg/Eason Sand Mine Extension

Land Use Permit Amendment & Reclamation Plan Amendment CA Mine ID No. 91-07-0012

March 2025

Prepared for:

G3 Enterprises, Inc.
502 E. Whitmore Avenue
Modesto, California 95338
(209) 341-8831

Prepared by:

Sespe Consulting, Inc.
374 Poli Street, Suite 200
Ventura, California 93001
(805) 275-1515

EXECUTIVE SUMMARY

G3 Enterprises, Inc. (G3) currently operates a sand mine and processing facility, known as the Kellogg/Eason Mine, located within the County of Contra Costa (County), approximately two miles west of the unincorporated community of Byron, California. The existing Kellogg/Eason Mine operates under Land Use Permit (LUP) No. 51-8, approved in 1958, and a Reclamation Plan administered by the County in 1996.

To continue providing a local source of high-quality sand materials to the surrounding region, as well as furnish sand for glass manufacturing facilities, G3 is proposing to augment the existing shallow sand reserves by entitling approximately 30 acres of a 65.6-acre parcel (Assessor’s Parcel Number [APN] 003-020-049-7), that adjoins the existing permitted mining boundary southeast of the existing Kellogg/Eason excavation pit (referred to herein as the “Project”).

Existing Setting: The Project site is comprised of open space grasslands that have been subject to agriculture and livestock operations in the past. The Project site has a County zoning designation of “Agricultural Heavy (A-3)” and a General Plan designation of “Agricultural Lands (AL).” The entirety of the Project site is under the ownership of G3. Surrounding land uses include G3’s existing mining/processing operations to the west and northwest, and to the south and southeast, open agriculture lands to the north, and Vasco Road to the east.

Operational Summary: The Project would not involve any changes to the existing operations other than allowing for the continued mining and primary processing of sand resources within the 30-acre portion of the adjacent property. Mining operations at the Project site would continue to be typical of surface sand extraction operations and would be conducted in the same manner as currently occurs at G3’s existing facility. Consistent with G3’s existing operations, sand material would be extracted from the Project site using mobile earth-moving equipment, where it would then be sorted onsite using the existing portable processing plant, and then finally conveyed from the Kellogg/Eason pit via the existing slurry pipeline that connects to G3’s existing permitted processing facilities located offsite to the south. No on-road haul trucks would use public roads to transport the materials to the processing plant. From there, material would continue to be processed and shipped to delivery locations throughout the region in the same manner as presently occurs.

The table below describes the changes that would occur because of the proposed Project.

Activity / Item	Current Project	Proposed Project (Change)
Permitted Project Size (acres)	Existing Kellogg/Eason Mine: ~138 acres	Proposed Project Site Extension: ~30 acres (Increase of ~30 acres) TOTAL: ~168 acres
Total Reclamation Area (acres)	~79 acres (approximate)	~109 acres (~30-acre increase)
Total Mining/Excavation Area (acres)	~79 acres (approximate)	~109 acres (~ 30-acre increase)
Mining Method	Use of excavators, scrapers, dozers, loaders, etc. to extract sand material. Use of an onsite portable processing plant to size/sort excavated material.	No change
Anticipated Mining Depth	Kellogg Pit down to Elevation 0’ above mean sea level (amsl). ~250’ below ground surface (bgs)	Kellogg Pit down to Elevation 95’ amsl. ~155’ bgs. (Reduction in depth of 95’)

Activity / Item	Current Project	Proposed Project (Change)
	Eason Pit down to Elevation 50' below mean sea level (bmsl). Approx. 290' bgs	Eason Pit down to Elevation 50' amsl. Approx. 190' bgs. (Reduction in depth of 100')
Estimated Total Material Volume	~12.6 million gross yd ³	~8.6 million gross yd ³ (Reduction in volume of ~4.0 million yd³)
Estimated Average Extraction Rate	~250,000 to 1,000,000 tons/yr	No change
Water Use (Dust Control)	Approximately 19.2 acre-feet/year	No change
Reclamation End Use	Revegetated grassland/grazing land.	No change
Material Transport Method	The extracted sand/clay material passing through the portable processing plant would be transported as a slurry through enclosed pipelines to G3's existing offsite processing plant operated under separate County permits.	No change

Reclamation: After sand reserves have been depleted, or concurrently if feasible, reclamation of the Project site would commence in accordance with the approved Reclamation Plan, as amended to include the proposed 30-acre Kellogg/Eason extension area.

Project Analysis: To analyze the potential impacts of the proposed Project, multiple technical studies were prepared and included as attachments within this Project Description as listed below

Drainage Study (Attachment 2)

Paleontological Resources Assessment (Attachment 3)

Geology and Soils Study (Attachment 4)

Slope Stability Assessment (Attachment 5)

Noise Impact Analysis (Attachment 6)

Air Quality Impact Assessment (Attachment 7)

Cultural Resources Study (Attachment 8)

Biological Assessment (Attachment 9)

Tree Survey Report (Attachment 10)

Visual Resources Assessment (Attachment 11)

In all cases, impacts were determined to be less than significant with mitigation in some areas. Refer to Section 3.0 below for a comprehensive summary of each technical study that was prepared for the Project.

PROJECT DESCRIPTION

**G3 Enterprises, Inc. – Byron Kellogg/Eason Sand Mine Extension
Land Use Permit Amendment & Reclamation Plan Amendment**

March 2025

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
1.0 INTRODUCTION	1
1.1 Purpose & Scope	1
1.2 Project History & Background.....	3
1.2.1 Existing Site History	3
1.2.2 Project Location & Surrounding Land Uses	3
1.2.3 Existing General Plan & Zoning Land Use Designations	4
1.3 Project Information.....	4
2.0 PROJECT DESCRIPTION	5
2.1 Operational Summary.....	5
2.2 Project Approvals.....	6
2.2.1 Surface Mining and Reclamation Act.....	6
2.2.2 Consistency with the General Plan	6
2.3 Operational Details	8
2.3.1 Hours of Operation & Workforce	8
2.3.2 Site Access & Vehicle Activity	8
2.3.3 Excavation Equipment	8
2.3.4 Processing & Ancillary Facilities.....	9
2.3.5 Management of Quarry Overburden.....	9
2.3.6 Blasting	9
2.3.7 Water Use & Supply.....	9
2.3.8 Site Lighting & Security	9
2.4 Reclamation Details	10
2.4.2 Revegetation.....	10
2.4.3 Monitoring & Reporting.....	10
2.4.4 Financial Assurance.....	11
3.0 ENVIRONMENTAL SETTING SUMMARY	11
3.1 Water Resources.....	11
3.1.1 Water Supply	11
3.1.2 Surface Water	11
3.1.3 Groundwater Conditions and Quality.....	11
3.1.4 Floodplain	12
3.2 Geology and Geologic Hazards	12
3.2.1 Slope Stability Analysis	15
3.3 Site Drainage.....	16
3.4 Traffic / Trip Generation	18
3.5 Hazardous Materials / Hazardous Waste	18
3.6 Noise	18
3.7 Utilities and Energy	19

3.8	Solid Waste	19
3.9	Air Quality / Odor.....	19
3.10	Paleontological / Cultural Resources	22
	3.10.1 Paleontological Resources	22
	3.10.2 Cultural Resources	23
3.11	Biological Resources	24
	3.11.1 Tree Survey Report	25
3.12	Agricultural Resources	25
3.13	Visual Resources	25

TABLES

Table 1 – Project Site Summary	2
Table 2 – Surrounding Land Uses.....	4

ATTACHMENTS

1. Figures
2. Drainage Report
3. Paleontological Resources Assessment
4. Geology and Soils Study
5. Slope Stability Assessment
6. Noise Impact Analysis
7. Air Quality Impact Assessment
8. Cultural Resources Study
9. Biological Assessment
10. Tree Survey Report
11. Visual Resources Assessment

PROJECT DESCRIPTION

Byron Kellogg/Eason Sand Mine Extension
G3 Enterprises, Inc.

March 2025

1.0 INTRODUCTION

1.1 Purpose & Scope

G3 Enterprises, Inc. (G3) currently operates a sand mine and processing facility, known as the Kellogg/Eason Mine, located within the County of Contra Costa (County), approximately two miles west of the unincorporated community of Byron, California. The existing Kellogg/Eason Mine currently operates pursuant to Land Use Permit (LUP) No. 51-8 approved in 1958, as well as an associated Reclamation Plan, administered by the County and approved in 1996.

To continue providing a local source of high-quality sand materials to the surrounding region, as well as furnish sand for glass manufacturing facilities, G3 is proposing to augment the existing sand reserves by entitling an approximately 30-acre area within a 65.6-acre parcel (Assessor's Parcel Number [APN] 003-020-049-7), known as the Soite property. This property adjoins the existing mining boundary southeast of the existing Kellogg/Eason excavation pit (referred to herein as the "Project"). The purpose of this Project is to secure the requisite approvals from the County and State, which would permit the continued extraction and processing of the sand resources, along with ancillary activities that would allow for handling and conveyance of the excavated materials, by extending the existing Kellogg/Eason mining pit into the ~30-acre portion of the adjacent Soite property. Specifically, this Project's objectives include the following: (1) extend the existing Kellogg/Eason mining boundary thereby increasing mineable shallow sand reserves; (2) ensure access to known Domengine sandstone deposits, which the County's General Plan recognizes as a valuable commodity for the continued economic vitality of the County, as well as a nationally-important resource; (3) maintain mining operations and employment at G3's existing plant; and, (4) eliminate or minimize the environmental impacts associated with the extraction of this important mineral resource. This Project would amend the existing LUP 51-8 and the existing Reclamation Plan to include proposed mining, processing, and reclamation activities within the Project site.

The Project would not involve any changes to the existing operations other than allowing for the continued mining and primary processing of sand resources within the 30-acre portion of the adjacent property, which are described in detail below. Mining operations at the Project site would be typical of surface sand extraction operations and would be conducted in the same manner as currently occurs at G3's existing Facility. Consistent with G3's existing operations, sand material would be extracted from the Project site using mobile earth-moving equipment, where it would then be sorted onsite using the existing portable processing plant, and then finally conveyed from the Kellogg/Eason pit via the existing slurry pipeline that connects to G3's existing permitted processing facilities located offsite to the south. No on-road haul trucks would use public roads to transport the materials to the processing plant. From there, material would continue to be processed and shipped to delivery locations throughout the region in the same manner as presently occurs.

Currently, the Project site (i.e., ~30-acre portion of the 65.6-acre Soite property) is comprised of open space grasslands that were subject to agriculture and/or livestock operations in the past. There is an existing dirt road running through the center of the site connecting to Camino Diablo in the southwest corner of the site. There is also a small rural structure and an ephemeral drainage and pond within the center portion of the extension site. Surrounding land uses include G3’s existing mining/processing operations to the west and northwest, and to the south and southeast, open agriculture lands to the north, and Vasco Road to the east. The unincorporated community of Byron is located approximately two miles east of the proposed Project site.

After sand reserves have been depleted, or concurrently if feasible, reclamation of the Project site would commence in accordance with the approved Reclamation Plan, as amended to include the proposed ~30-acre Kellogg/Eason extension area. Project reclamation would generally follow the same procedures as described in the existing Reclamation Plan, and would typically involve regrading, re-soiling, and revegetation of the mined lands to grazing lands and habitat consistent with the surrounding area. The amended Reclamation Plan would comply with the current reclamation performance standards pursuant to the California Surface Mining and Reclamation Act (SMARA).

The major components of the proposed Project operations would include the following activities:

- Site preparation, including clearing the site, removal and salvaging of topsoil and subsoil;
- Surface mining and material conveyance;
- Operation of mobile earth-moving equipment;
- Onsite primary processing using the existing processing plant;
- Conveyance of sand material via the existing slurry pipeline to G3’s offsite processing facility;
- Various site improvements as needed for access, safety, and other requirements; and
- Post-mining reclamation and revegetation to open space grasslands.

The Project design and methodology is consistent with the existing mining/processing operations at G3’s existing Facility. The number of employees and hours of operation would remain the same, as once the Project commences, existing employees would simply move to conduct mining on the adjacent Project site. Please see Figure 2 for the proposed mine plan, and Figure 3 for the planned reclamation design of the Project site. Table 1 provides a summary of the Project’s operational parameters and compares these to the existing mining and reclamation activities at G3’s existing Kellogg/Eason Mine.

Table 1 – Project Site Summary

Activity / Item	Current Project	Proposed Project (Change)
Permitted Project Size (acres)	Existing Kellogg/Eason Mine: ~138 acres	Proposed Project Site Extension: ~30 acres (Increase of ~30 acres) TOTAL: ~168 acres
Total Reclamation Area (acres)	~79 acres (approximate)	~109 acres (~30-acre increase)
Total Mining/Excavation Area (acres)	~79 acres (approximate)	~109 acres (~ 30-acre increase)
Mining Method	Use of excavators, scrapers, dozers, loaders, etc. to extract sand material.	No change

Activity / Item	Current Project	Proposed Project (Change)
	Use of an onsite portable processing plant to size/sort excavated material.	
Anticipated Mining Depth	Kellogg Pit down to Elevation 0' above mean sea level (amsl). ~250' below ground surface (bgs).	Kellogg Pit down to Elevation 95' amsl. ~155' bgs. (Reduction in depth of 95')
Estimated Total Material Volume	~12.6 million gross yd ³	~8.6 million gross yd ³ (Reduction in volume of ~4.0 million yd³)
Estimated Average Extraction Rate	~250,000 to 1,000,000 tons/yr	No change
Water Use (Dust Control)	Approximately 19.2 acre-feet/year	No change
Reclamation End Use	Revegetated grassland/grazing land.	No change
Material Transport Method	The extracted sand/clay material passing through the portable processing plant would be transported as a slurry through enclosed pipelines to G3's existing offsite processing plant operated under separate County permits.	No change

1.2 Project History & Background

1.2.1 Existing Site History

G3's existing Kellogg/Eason Mine operates under an approved LUP (No. 51-8, approved February 25, 1958) and Reclamation Plan administered by the County (approved 1996). Mining operations on the Kellogg/Eason Mine began and have been ongoing since 1958, with the most recent iteration of the existing LUP/Reclamation Plan approved by the County in 1996.

See Figure 1 in Attachment 1 which provides an overview of G3's existing Kellogg/Eason Mine which would be modified by the proposed Project. Per the existing approved Reclamation Plan, the fully mined areas would be reclaimed to grazing land .

1.2.2 Project Location & Surrounding Land Uses

As shown in Figure 1 (Attachment 1), the Project site is located approximately two miles to the west of the unincorporated community of Byron, California and is approximately 0.5 miles northwest of the intersection of Vasco Road and Camino Diablo. The Project property is comprised of a single, 65.6-acre parcel (APN 003-020-049-7), of which approximately 30 acres would be disturbed by the proposed Project operations. The Project site is generally undeveloped and has recently been used for grazing cattle, which is also the predominant land use on the surrounding parcels.

As noted above, the Project site is bordered to the northwest and southeast by G3's existing quarries, and grazing land and open space to the north and east. Please refer to Table 2 for a summary of land uses surrounding the proposed Project site.

Table 2 – Surrounding Land Uses

Direction	Zoning Designation	General Plan Designation	Description
North	Agricultural Heavy (A-3) and Agricultural Preserve (A-4)	Agricultural Lands (AL)	Agricultural lands are located immediately north of the Project site.
East	Agricultural Heavy (A-3)	Agricultural Lands (AL)	Agricultural land and Vasco Road border the eastern side of the Project site.
South	General Agricultural (A-2) and Agricultural Heavy (A-3)	Agricultural Lands (AL)	The existing processing facility and other quarries operated by G3 are located immediately south of the Project site.
West	Agricultural Heavy (A-3)	Agricultural Lands (AL)	Camino Diablo Road borders the western side of the Project site along with agricultural lands and a few private residences.

1.2.3 Existing General Plan & Zoning Land Use Designations

The Project site has a County zoning designation of “Agricultural Heavy (A-3)” and a General Plan designation of “Agricultural Lands (AL)”. The entirety of the Project site (APN 003-020-049-7) is under the ownership of G3. Per the Contra Costa County Code, mining is consistent with this agricultural land use designation, and allowable in A-3 zones under General Plan Policy 8-54 which states that “*mining and quarrying shall be a permitted use in certain privately owned areas which are in an open space designation in the General Plan (e.g. Open Space, Agricultural Lands, etc.) and which contain known mineral deposits with potential commercial value. These deposits include, but are not limited to, rocks, gravel, sand, salt and clay*”. (Contra Costa County, 2005-2020).

1.3 Project Information

Applicant/Operator: G3 Enterprises, Inc.
 502 East Whitmore Avenue
 Modesto, California 95358
 (209) 341-4045
 Contact: Jeffrey Redoutey, Vice President
 Contact Email: jeff.redoutey@g3enterprises.com

Property Owners: G3 Enterprises, Inc.
 502 East Whitmore Avenue
 Modesto, California 95358

Applicant’s Agent: Sespe Consulting, Inc.
 374 Poli Street, Suite 200
 Ventura, California 93001
 (805) 275-1515
 Contact: Doug Mason, Project Manager
 Contact Email: dmason@sespeconsulting.com

Lead Agency: Contra Costa County
 Department of Conservation and Development

30 Muir Road
Martinez, California 94553

2.0 PROJECT DESCRIPTION

2.1 Operational Summary

As summarized above, the proposed Project would extend the mining boundary of G3's existing Kellogg/Eason Mine by approximately 30 acres into a portion of the adjacent property (APN 003-020-049-7), known as the Soite property, located immediately east of the existing Kellogg/Eason Mine boundary. Other than the addition of the approximately 30-acre area to the existing mining/reclamation boundary, a decrease in mining depth, and the creation of a consolidated quarry footprint, no other changes to the existing operations are proposed. The pace and nature of onsite mining/processing, the equipment used, and traffic generation/routes would not change as a result of the Project.

Mining operations would be conducted in the same manner as currently occurring at the Kellogg/Eason Mine. Specifically, sand ore would continue to be excavated from open pit quarries, where it would then be transferred to an onsite portable processing plant to remove oversized stones. From there, sand/clay materials would then be passed through a screen slurry and then transported via an existing slurry pipeline to G3's offsite processing plant located to the south of the Project site. Consistent with G3's existing operations, Project operations would generally continue to occur in three distinct phases:

- **Site Preparation and Topsoil/Subsoil Removal:** Prior to mining, the Project site would be cleared, and the topsoil/subsoil and overburden would be removed. Consistent with G3's existing procedures at the Kellogg/Eason Mine, topsoil/subsoil would be salvaged and stored within onsite stockpiles. During reclamation, topsoil and subsoil stored within the stockpiles would be used as needed to support revegetation in those areas within the Project site where the vegetative community would be re-established following completion of mining. Following removal of topsoil/subsoil, overburden consisting of sub-soil and intermittent sand lenses would then be stripped to expose underlying sand reserves. Overburden and interburden materials would be stored onsite for later use during reclamation (see Section 2.3.5).
- **Normal Mining:** After site preparation (i.e., removal of topsoil/subsoil and overburden), mining within the approximately 30-acre Project site would commence and generally continue until reaching the respective design pit depth which in the Kellogg and Eason pits has been decreased from the currently approved mine design. Generally, mining would commence in the western portion of the Project site, extending from the existing excavation area, and move to the east (see Figure 2 in Attachment 1). Sandstone would be excavated using existing mobile earth-moving equipment (e.g., scrapers, dozers, excavators, off-road haul trucks, etc.) and unloaded into the portable onsite processing plant. Once processed in the portable plant, sand ore would then be conveyed in existing sealed pipes as a sand/water slurry to the existing offsite processing plant located to the south. All saleable material excavated from the Project site would be conveyed via the existing slurry pipes, and no haul trucks would be used to transport materials offsite.
- **Reclamation:** After the sand reserves are fully exhausted and mining ceases, reclamation of the Project would commence in accordance with the approved Kellogg/Eason Reclamation Plan, which would be amended to include the 30-acre portion of the Project property. Project reclamation would generally follow the same procedures in effect at the Kellogg/Eason Mine, and would typically involve regrading, re-soiling, and revegetation of the mined lands to grazing lands and habitat. Finished

slopes and the pit bottom would then be covered with topsoil and reclamation materials as needed, and seeded. The existing ephemeral drainage which crosses the extension area will be reclaimed to its pre-mining contours and restored. The seed mix would remain the same as currently described in the existing Reclamation Plan and would consist primarily of annual grass species found in the Project area. The amended Reclamation Plan would comply with the current reclamation performance standards pursuant to SMARA.

The Project design and methodology is consistent with the existing mining operations at the Kellogg/Eason quarries. The number of employees and hours of operation would remain the same, as once the Project commences, existing employees would simply move to conduct mining on the adjacent Project site. See Figure 3 (Attachment 1) for the planned reclamation design of the Project site.

2.2 Project Approvals

Implementation of the Project would require the following County approvals:

- Amendment to LUP 51-8 to allow mining and ancillary activities, as well as post-mining reclamation, within the approximately 30-acre area of the Project property (APN 003-020-049-7).
- Amend the Kellogg/Eason Reclamation Plan (Mine ID No. 91-07-0012) to address post-mining reclamation within the 30-acre portion of the Project property.

In addition to above-reference approvals from the County, other agencies whose review and/or approval of the Project may be necessary include the following:

- Department of Conservation, Division of Mine Reclamation (DMR);
- California Department of Fish and Wildlife (CDFW);
- U.S. Fish & Wildlife Service (USFWS/Service);
- U.S. Army Corps of Engineers (USACE); and
- Central Valley Regional Water Quality Control Board (Regional Board).

2.2.1 Surface Mining and Reclamation Act

SMARA requires that cities and counties adopt local surface mining operation ordinances as a prerequisite to assuming “lead agency” status under SMARA. The County has adopted such an ordinance, which is codified in Chapter 88-11 of the County Code (Contra Costa County, 2023). SMARA requires that all surface mining operations have either a permit or vested rights definition, as well as a reclamation plan (Public Resources Code [PRC] Section 2770(a)¹; County Code Sections 88-11.402, 88-11.602 and 88-11.612)². G3’s existing Mine is a “surface mining operation” as defined in State law and County Code and is subject to both an existing surface mining permit (LUP 51-8) and a Reclamation Plan, of which the most recent iterations were approved by the County in 1996.

2.2.2 Consistency with the General Plan

The proposed amendments to LUP 51-8 and the Reclamation Plan meet the requirements of the County General Plan and Zoning Ordinance. Specifically, the Project:

¹ [Public Resources Code Section 2770](#)

² [Contra Costa County Code - Chapter 88-11 Surface Mining and Reclamation](#)

- Is consistent with the intent and provision of the current County General Plan and applicable provisions of the County's Codes and Ordinances;
- Is compatible with the character of surrounding legally-established development;
- Would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- Would not be detrimental to the public interest, health, safety, convenience, or welfare;
- Is compatible with existing and potential land uses in the general area where the Project is to be located;
- Will occur on a legal lot;
- Will not have an adverse impact on environmental resources; and
- Will continue to support local employment opportunities.

As discussed above, the Project site has a General Plan designation of "Agricultural Lands (AL)". General Plan Chapter 3.7 states that the AL designation "*is intended to be descriptive of the predominant land-extensive agricultural uses that take place in these areas, but the land use title or description shall not be used to exclude or limit other types of agricultural, open space or non-urban uses...*" (General Plan, Land Use Element, pg. 3-34)³.

Concerning mineral resources, the County's General Plan policies are favorable to mineral resource development. Specifically, General Plan Policy 8-54 states that "*Mining and quarrying shall be a permitted use in certain privately owned areas which are in an open space designation in the General Plan (e.g., open space, agricultural lands, etc.) and which contain known mineral deposits with potential commercial value. These deposits include, but are not limited to, rocks, gravel, sand, salt, and clay.*" (General Plan, Conservation Element, pg. 8-35)⁴.

The Project site is in an area designated by the General Plan as the "East County Area," which includes residential, agricultural, recreational, and open space uses (General Plan, Land Use Element, pg. 3-7 and 3-50). The County Conservation Element expressly identifies the Project area as a valuable mineral resource area for Domengine sandstone on Figure 8-4 (pg. 8-34) within the General Plan. The General Plan states, in relevant part, as follows:

"Figure 8-4 identifies a geological deposit of domengine sandstone, located just south of Camino Diablo and east of Vasco Road. This mineral resource is a valuable commodity for the continued economic vitality of Contra Costa County, as it is the sole deposit of this material in the State of California, and an important resource nationally. Domengine sandstone is used by Pacific Gas & Electric Company as a trench backfill and is a primary ingredient in the manufacture of heat-resistant glass used in the national space program. The resource extends beyond the boundaries designated by the State. This plan calls for the protection of the sandstone resource area." (General Plan, Conservation Element, p. 8-35).

The County identifies the proposed Project site as having a mineral resource that is an important commodity for the County's economic viability. The County continues to state the value of these resources within their surface mining and reclamation ordinance. County Code, Chapter 88-11.606, establishes the criteria for

³ [General Plan Ch. 3 - Land Use Element](#)

⁴ [General Plan Ch. 8 - Conservation Element](#)

issuing a land use permit for surface mining operations stating that the Project shall meet the following standards:

1. Is consistent with the County General Plan;
2. Will not be substantially detrimental to existing residents, structures, or land uses;
3. Will not impose significant adverse impacts on the physical environment; and
4. Will have adequate access.

As noted above, the General Plan recognizes the significance of mineral resources in the Project area and calls for protection of these resources to ensure they can be extracted and utilized. Because the Project consists of adding approximately 30 acres to G3's existing permitted Kellogg/Eason Mine, thereby allowing G3 to continue to develop this locally-important Domengine sandstone resource, the Project would be consistent with the County's General Plan goals and policies. The Project would not be substantially detrimental to existing residents, structures, or land uses and would not impose significant adverse impacts on the physical environment (see summaries in Section 3.0 below for additional detail). The Project site currently has and would continue to have adequate access for mining activities, employment access, as well as emergency access routes. Furthermore, as summarized above, the Project would continue to be consistent with all applicable General Plans and County Ordinances.

2.3 Operational Details

2.3.1 Hours of Operation & Workforce

Consistent with G3's existing entitlements and operations, Project operations would continue to occur up to 24 hours per day, seven days per week. G3 maintains approximately three to five onsite employees during normal mining operations. Following Project approval, these same employees would work within the extended Project site. As such, the number of employees and the hours of operation would remain the same as currently approved.

2.3.2 Site Access & Vehicle Activity

The Project site would continue to be accessed primarily via the existing ingress/egress point connecting to Camino Diablo Road within the southwestern corner of the Project site. Additional site access routes in the north and via an off-road frontage road from the south would continue to be utilized as needed. There would be no change or increase in the number or type of vehicles or haul trucks traveling to and from the site, nor would these existing access points be altered or expanded in any way.

2.3.3 Excavation Equipment

G3 currently utilizes mobile off-road earth-moving equipment for normal operations at the existing Kellogg/Eason Mine. As with the existing employees, existing mobile earth-moving equipment would move into the Project site to continue operations following Project approval, and therefore the number and type of onsite equipment would not change as a result of the Project. The following provides a description of the existing equipment list at G3's Kellogg/Eason Mine, and that would continue to operate at the Project site:

- Two (2) scrapers;
- One (1) wheel loader;
- One (1) off-road haul truck;
- One (1) mobile water truck;

- One (1) grader;
- One (1) dozer; and
- One (1) mobile fuel truck.

2.3.4 Processing & Ancillary Facilities

The primary processing plant, or a functional equivalent, historically utilized at the Kellogg/Eason quarry would continue to be used at the Project site. Similar to employees and excavation equipment, the existing processing plant would move into the Project site to continue operations following Project approval. The rate and manner in which excavated material would be processed would not change as a result of the Project. Other than relocating the existing processing plant into the extension area, the Project does not propose the construction of any new buildings or structures. Processed sand/clay materials would continue to be transferred via the existing slurry pipeline to G3's existing processing facilities to the south.

2.3.5 Management of Quarry Overburden

Consistent with G3's existing operations, overburden from the Project would continue to be stockpiled within the existing onsite storage areas, or used as reclamation backfill and re-soiling in those onsite areas where mining is complete. Overburden stockpiles would continue to be built with minimum slopes of 3:1 (horizontal to vertical) to ensure they remain stable and to prevent erosion. Overburden storage will occur in various locations within the LUP boundary until final placement, as needed during reclamation.

2.3.6 Blasting

Due to the nature of the sand reserves, blasting would continue to not be required. Therefore, explosives would continue to not be stored and/or utilized within the Project site.

2.3.7 Water Use & Supply

The Project would not change or increase the quantity of water used onsite. Project operations would continue to use water trucks for dust control during mining activities and on internal haul roads as needed. Process water would also continue to be used within the primary processing plant. Specifically, water from the nearby settling ponds on the existing Kellogg/Eason Mine, from settling ponds on the adjacent Byron mine, from wells on adjacent parcels or from municipal water sources would continue to be pumped to the wet screens at the existing hopper location and combined with sand from mining activities, so it could then continue to be hydraulically transported to G3's offsite processing facility via the existing slurry pipeline. There would be no additional water use for the proposed Project operations compared to G3's existing Kellogg/Eason operations.

2.3.8 Site Lighting & Security

Other than small portable light fixtures to ensure a safe working environment, no new source of lighting would be required within the Project site. If used, light sources would continue to be limited to those necessary for normal maintenance, security activities, and nighttime operations. Sources of light and/or glare within the extension area would include vehicles and equipment used for quarry establishment and mineral extraction (i.e., mining equipment headlights/safety lights); however, these sources would not create significant levels of light and/or glare, or adversely affect day or nighttime views of the Project site.

24-hour security is currently provided by existing perimeter fencing surrounding the existing mining area, nighttime lighting, and access gates/signage along Camino Diablo. As needed, existing site security fencing and signage would be extended within the proposed ~30-acre extension area prior to commencing onsite operations.

2.4 Reclamation Details

2.4.2 Revegetation

Consistent with the existing approved 1996 Reclamation Plan, portions of the site would continue to be revegetated as part of reclamation. There are no changes to the existing revegetation methods established previously within the existing approved Reclamation Plan. As such, following the completion of mining operations, the following typical sequence of revegetation activities would be undertaken:

- Re-contouring of planting areas, if necessary;
- Control of invasive weeds;
- Placement of topsoil and subsoil;
- Installation of temporary irrigation systems, if necessary;
- Installation of erosion control devices;
- Planting and seeding;
- Maintenance and monitoring; and
- Reporting.

Upon completion of mining, the slopes may be ripped to as needed break up compacted areas. The stored surface stockpiled overburden and topsoil materials would then be spread over the areas to be revegetated to create islands of material with ridges and furrows to aid in holding moisture and windblown seeds. Hydroseeding and broadcast seeding of local native species obtained at local native plant nurseries would augment the revegetation efforts. Commercially available seeds of local native species would also be used to supplement local seeds, all due to availability. Seeding would generally take place between November and January to take advantage of winter precipitation and eliminate or minimize the need for irrigation. Revegetation areas would be clearly staked and flagged to eliminate additional disturbance.

The existing approved reclamation seed mix would not change under the Project. Seed application would be accomplished with hydroseeding equipment or other appropriate application methodology, using both contractors and existing onsite personnel when possible. Consistent with existing protocols, seeding would continue to be done in the fall to early winter to maximize the potential benefit of rainfall.

Lastly, although not anticipated, test plots may be utilized if needed. Irrigation is not planned or proposed at this time but may be incorporated in the future, if necessary, as informed by the success of the test plots, or to success of existing reclaimed areas within the Kellogg/Eason Mine site. If irrigation is needed, systems would be utilized until it's demonstrated that revegetation areas are self-sustaining for at least two years, at which point active irrigation could be discontinued.

2.4.3 Monitoring & Reporting

In general, the existing monitoring and reporting protocols outlined in the 1996 Reclamation Plan would continue to be implemented onsite. Specifically, one year after seeding, the site would be assessed for the

success of seeding efforts and erosion control. If needed, remedial actions that may be employed at that time would include the removal of non-native species, reseeding if necessary, and replacement of erosion control devices. Monitoring would be performed annually for a period of up to five years after reclamation, or until the success criteria described in the 1996 Reclamation Plan. Monitoring and sampling methods would not change and would continue to follow the protocols set forth in the Amended Reclamation Plan.

2.4.4 Financial Assurance

G3 currently maintains an existing Financial Assurance Cost Estimate (FACE) approved by the County for the existing Kellogg/Eason quarry. In accordance with SMARA, this FACE would be reviewed annually and updated accordingly. The FACE would also be updated as needed to address any additional changes described in the Amended Reclamation Plan (i.e., expansion of the area of disturbance), and would be submitted to the County for review and approval under separate cover.

3.0 ENVIRONMENTAL SETTING SUMMARY

3.1 Water Resources

3.1.1 Water Supply

As stated above, the Project operations would continue to use water onsite for dust control and material processing. There would be no change or increase in the quantity of water used onsite, and water would continue to be sourced from wells adjacent to the site under long-term agreements and from the Byron Bethany Irrigation District. Additionally, water collected within the existing onsite settling ponds would continue to be pumped to the wet screens at the existing hopper location at the portable processing plant, where it would continue to be combined with sand and then hydraulically transported via the existing slurry pipeline to G3's offsite processing facility.

3.1.2 Surface Water

Sespe Consulting, Inc. (Sespe) prepared a Drainage Report in March 2025 which included a discussion of the site's surface water features. An ephemeral channel within the Soite property conveys runoff from one upstream drainage area to an ephemeral pond on the eastern end of the property. During mining operations, best Management Practices (BMPs) would control erosion and may divert flows from the ephemeral drainage; however, flows to the stock pond would be maintained as required for biological considerations. Upon reclamation, the channel would be restored to pre-Project condition, ensuring continued flow to the pond. The reclaimed pit would retain stormwater, which would dissipate through infiltration or evaporation. Please refer to Attachment 2 for the full copy of the Drainage Report prepared by Sespe in 2025.

3.1.3 Groundwater Conditions and Quality

Sespe prepared a Geology and Soils Study in July 2024 that included a discussion of the hydrogeologic characteristics of the extension Project area. The study found the Project site is located just outside of Bulletin 118 Groundwater Basin: 5-022.19 San Joaquin – East Contra Costa (ECC) Subbasin (Figure 5), which consists of two primary aquifer zones composed of alluvial deposits: an unconfined to semi-confined Shallow Zone and a semi-confined to confined Deep zone, with clay layers separating the two.

To assess groundwater conditions in the Project vicinity, a review was conducted using various data sources,

including the California Statewide Groundwater Elevation Monitoring (CASGEM), Sustainable Groundwater Management Act (SGMA), the California DWR databases, particularly the Well Completion Report Map Application, and the DWR's Water Data Library. This analysis revealed over 80 wells in the Project's vicinity, encompassing domestic, irrigation, and monitoring wells. These wells, ranging in depth from 160 feet to 640 feet below ground surface (bgs), are located roughly 0.5 to five miles from the site. Based on the publicly available data from the SGMA database and exploratory drilling data conducted by G3 and its predecessors, groundwater is interpreted to flow from southwest to northeast across the region, with a gradient of approximately five feet per mile.

The Project lies outside of a regulated groundwater basin and is therefore not subject to active management or prioritization under SGMA. However, the Project does lie within the East Contra Costa County (ECCC) Integrated Regional Water Management (IRWM) Region. The IRWM is a collaborative effort to manage all aspects of water resources within a specific region. While the Project lies within the IRWM Region, the program does not specifically regulate groundwater used at the site.

To assess groundwater quality, the state Aquifer Risk Map was reviewed. The map assesses the relative risks of groundwater contamination and exposure, measuring numerous factors such as water quality and exposure risks. These risks are ranked on a percentile basis, where lower percentiles indicate lower risk levels. This tool is critical for understanding the potential impact on groundwater resources and for planning appropriate mitigation measures. Based on the Aquifer Risk Map, the Project area falls between a combined risk percentile of 15 and an exposure risk percentile of 33 at the very northeastern edge of the property boundary. However, most of the Project site as mapped indicate an 11th percentile for water quality risk and a 19th percentile for exposure risk. Accordingly, the area around the Project has a low to moderate risk in terms of water quality exposure. As designed, the Project would not entail mining below the regional groundwater level, and considering that equipment maintenance would continue to occur outside of the footprint of excavation, the potential effects of the Project on groundwater quality are considered to be low. Consequently, the Project is not expected to alter or otherwise change the existing water quality exposure risk established for the area. Please refer to Attachment 4 for the full Geology and Soils Study prepared by Sespe in July 2024.

3.1.4 Floodplain

The Project site is situated outside a Federal Emergency Management Agency (FEMA) designated special flood hazard area. According to Flood Map 06013C0510G, effective 3/21/2017, the site is classified within "Zone X," indicating an area of minimal flood hazard.

3.2 Geology and Geologic Hazards

The Project site lies on the east flank of the California Coast Range where sedimentary rocks of the Great Valley have been gently turned upward against the core complex by the tectonic processes forming the coastal mountains. Development of the Project would continue to implement good design and construction practices that would avoid potential geological impacts.

Sespe prepared a Geology and Soils Study in July 2024 to document the geology, soils, and hydrogeologic characteristics of the extension Project. More specifically, this study assesses the potential effects of the Project on the geologic and hydrogeologic setting and surrounding vicinity, with a specific focus on geologic hazards, soils, and groundwater conditions underlying the site. To support this assessment, Sespe utilized

various data sources, including observations from a site visit on March 12, 2024, drilling data provided by G3, and maps from the United States Geological Survey (USGS). Reviews of relevant regulatory documents, basin plans, and water quality control plans also contributed to the analysis. Key sections of the California Public Resources Code (PRC) that guide the evaluation of geological and soil conditions under the California Environmental Quality Act (CEQA) guidelines were also used. This study did not include a site-specific geotechnical analysis related to the quarry mine plan and/or reclamation design, which would be prepared as a stand-alone technical study. Finally, this geologic evaluation did not encompass an assessment of paleontological resources as required under CEQA. The investigation into possible fossil occurrences within the Project site is being managed through a separate Study. Refer to Section 3.10 for a summary of the paleontological study and Attachment 3 for the full report.

Sespe conducted a site reconnaissance on March 12, 2024, to document the geology and soils within the extension area. The site inspection consisted of a pedestrian survey, which was completed by Sespe field geologists. The visual survey focused principally on identifying potential geologic hazards and confirming the mapped geology formations. This fieldwork involved walking along transect lines across the Project site, with an emphasis on areas with exposed rock outcrops and soils. This comparison facilitated a better understanding of the surface geology and soil profiles, along with their correlation with underlying formations and/or structural discontinuities. During the pedestrian survey, Sespe dug trenches and “potholes” into the ground using a rock hammer to characterize the soils. These observations were compared to existing NRCS soil maps to identify relevant soil classification types present at the site. Sespe also performed field plasticity tests by rolling the soil to determine its behavior and aid in correlating the soils to the NRCS soil types mapped for the area.

As part of Sespe’s site reconnaissance, the potential for unique geologic features was evaluated. Such features are those that represent a novel or rare naturally occurring element or feature, are of special interest, or possess the Project area to identify significant scientific or aesthetic value. During the site visit, Sespe did not identify any geologic features that can be classified as unique. Therefore, it is Sespe’s opinion there is no indication for there to be the potential for a unique geologic feature to occur within the Project site.

During the field reconnaissance, Sespe focused on documenting geologic and soil characteristics within the Project boundaries. The main emphasis was on the Quaternary alluvial deposits, the Tertiary Domengine Formation, and the Kreyenhagen Shale Formation. Field observations revealed that the Domengine Formation is the predominant lithology exposed at the surface, with bedding planes generally striking at approximately 322° and dipping 40° to the northeast. The Domengine Formation displayed variations from massively to vaguely bedded, medium-grained, arkosic to quartzose sandstone. Also, present onsite, the Kreyenhagen Shale Formation consisted of thinly bedded diatomaceous shale with some gray shale, as well as undifferentiated Quaternary alluvium. Notably, the presence of significant clay content in the soils indicates the presence of shale. Soil observations, aligned with NRCS soil map descriptions, highlighted the Briones loamy sand and Altamont clay, consistent with well-drained conditions developed from the weathering of underlying bedrock and sedimentary deposits. The potential for these soil types to exhibit expansive properties is deemed to be low.

To assess the potential for fault rupture, the CGS Fault Activity Map was reviewed. No Holocene-Active faults were identified crossing the extension site, however, the Greenville Earthquake Fault Zone, the nearest

Holocene-Active zone (portions of which have been active within the last 200 years) is approximately eight miles southwest of the Project site. Other Holocene-Active faults within a 50-mile radius of the site include the Pleasanton fault (17 miles, west), Calaveras fault zone (19 miles, west), Concord fault (20 miles, northwest) Hayward fault zone (27 miles, west), Green Valley fault zone (30 miles, northwest), Cordelia fault (36 miles, northwest), West Napa fault (40 miles, northwest), Monte Vista fault zone (43 miles, southwest), Rodgers Creek fault (43 miles, northwest), San Andreas fault zone (45 miles, west), and the Ortigalita fault (46 miles, southeast). Pre-Holocene faults in the area include the Midland fault zone, located southeast of Project site. Additionally, several mapped unnamed faults are within the local Project area; however, none of these are classified as active faults based on the review of the CGS data viewer tool. Based on activity status and proximity, none of the faults listed are considered to pose a risk with respect to fault rupture at the Project site.

The study examined the potential for geohazards encompassing the Project area, including active faults, ground shaking, indications of subsidence or lateral spreading, liquefaction susceptibility, and landslides. Combined with a review of data available through CGS and site-specific inspection, geohazards that could potentially adversely impact the Project site were not identified. The review of the CGS data viewer tools confirmed that no active faults cross the Project site, and the nearest Holocene-Active fault (AP fault), the Greenville fault zone, is approximately eight miles southwest of the Project site. Thus, the potential for fault rupture is low. Moreover, the Project site was assessed to have a low to moderate risk for strong seismic ground shaking based on historical earthquake data and proximity to known faults.

The Project site falls within an area showing an earthquake-shaking potential near the mid-to-lower end of the scale, between 0.65-0.75 times gravity (X_g), as indicated by the MS48: Earthquake Shaking Potential for California (revised 2016) layer. This suggests a moderate expected impact from seismic ground shaking. The proximity of notable fault zones, including the Greenville AP Earthquake Fault Zone adds context to the seismic setting of the Project. While this information indicates the area encompassing the Project site may be subject to ground shaking, since no structures would be constructed, the consequential effects are not considered to be pertinent to this evaluation. With respect to landslide potential, the review of the CGS data indicates there are no mapped active or historic landforms, or dormant young slides within and surrounding the immediate Project area. The area does not appear to be particularly susceptible to significant effects of deep-seated landsliding, as well based on the information provided in the state database. Likewise, the soils and geologic properties of the formations do not exhibit characteristics that would indicate significant potential for subsidence, lateral spreading or localized liquefaction. Consequently, ground shaking associated with area seismic activity is not expected to have an adverse effect with respect to these types of geohazards.

To assess the potential for liquefaction, the CGS Liquefaction Zones Map was reviewed. The nearest areas prone to liquefaction are approximately one mile north and northeast of the Project site. No mapped zones are within the Project boundary. Given the Project site's geologic composition, primarily consisting of Briones loamy sand and Altamont clay, the proximity to bedrock, and the depth to groundwater, the potential for liquefaction, subsidence, and lateral spreading is considered minimal. Since no known areas have been identified as susceptible to liquefaction, the potential for lateral spreading and subsidence is considered to be low, as well.

An evaluation of landslide risk was conducted using the DOC Maps Data Viewer, specifically referencing the Deep-Seated Landslide Susceptibility (CGS Map Sheet 58). This analysis provided an overview of the Project

site's susceptibility to landslides, categorizing risk levels from III (low) at lower elevations to VIII (medium) at the ridge crests, based on a standardized susceptibility scale. Based on the state Landslide Inventory database, there is no map of active or historic landslides or dormant young landslide forms at the Project site, nor is there an indication of highly susceptible deep-seated landslides in the immediate vicinity. Therefore, the Project site is not considered to be of significant risk from landslide geohazards.

No other identified geologic hazards that could pose a risk to the Project site were identified as part of this evaluation. Please refer to Attachment 4 for the full Geology and Soil Study prepared by Sespe in July 2024.

3.2.1 Slope Stability Analysis

WSP USA Inc. (WSP) prepared a Slope Stability Assessment (SSA) dated March 7, 2025, to develop the recommended slope angles that are expected to result in globally stable slopes for both the proposed ultimate mining limits and the proposed final reclamation grades in the extended pit. As part of the SSA, WSP reviewed existing geotechnical and geological documentation and other readily available sources including the California Geological Survey (CGS) and the United States Geological Survey (USGS) for the site and surrounding areas. A California Certified Engineering Geologist (CEG) from WSP performed a field reconnaissance of the Kellogg and Eason pits and the Soite area from June 24-25, 2024. 28 geologic altitudes (strike and dip orientations) using a Brunton compass were measured during the field reconnaissance. Geologic discontinuity surfaces consisted of sedimentary bedding planes, joint planes, joint plane sets, and shear/fault surfaces. Five rockslides were observed in the western portion of the Eason pit footwall slope, extending from five to 20 feet below the crest down to the footwall toe, where rock debris has accumulated. The slide masses likely moved as wedges along bedding planes, controlled by steeply dipping joints on their southwest margins.

Ponded water was observed at an elevation of about 95 feet amsl in the Eason Pit during WSP's field reconnaissance in June 2024, with seasonal fluctuations over the past seven years. Groundwater was encountered at approximately nine to 11.5 feet below the pit bottom in 2013, corresponding to an elevation of 100 feet amsl, though there is some uncertainty due to unsurveyed boring locations. A boring drilled above the Kellogg Pit hanging wall in 2012 recorded a maximum groundwater elevation of approximately 85 feet amsl. WSP assumes the historical high groundwater elevation at the site is around 95 feet amsl, but levels fluctuate seasonally and temporally, likely being lower during mining in the proposed extended pit.

The Kellogg/Eason Mine is located in a seismically active area of northern California. As such, the proposed slopes of the extended pit were analyzed by WSP for seismic stability in addition to static stability. Based on the available geologic data and WSP's site observations, active faults with the potential for surface fault rupture are not known to be located beneath or projecting toward the site. In WSP's opinion, the potential for surface rupture at the Kellogg/Eason Mine due to fault plane displacement propagating to the ground surface during the design life of the project is considered low.

The site is underlain at relatively shallow depths by slightly to moderately cemented bedrock of Eocene age, which is not susceptible to liquefaction. Although some alluvial deposits in the Kellogg Creek drainage area are moderately susceptible to liquefaction, they are outside the mined area and would not impact the proposed pit extension. WSP recommends using engineered fill in certain areas to mitigate any potential liquefaction risk, ensuring very low susceptibility.

The results of the slope stability analyses performed indicate that the proposed pit slopes meet the global slope stability criteria of the current study for the critical cross-sections analyzed. The native materials underlying and surrounding the proposed extended pit are not considered to be susceptible to liquefaction, and any backfill that would be placed below the historical high groundwater level is assumed to be adequately compacted to mitigate the liquefaction potential of the fill. WSP considers the likelihood of surface fault rupture occurring in the proposed extended pit to be low.

Based on the results of the data review, field observations, geologic mapping, and geotechnical analyses performed, WSP recommends the following:

- Both interim (i.e., final excavation) and final reclaimed pit slopes should be inclined no steeper than 1H:1V for the north, south, west, and southwest-facing slopes for the configuration and slope heights.
- Both interim and final reclaimed pit slopes should be inclined no steeper than 1.6H:1V for the northeast-facing slopes in the Eason Pit and Soite area and no steeper than 2H:1V for the east and northeast-facing slopes in the Kellogg Pit for the configuration and slope heights.
- The final fill slopes in the southernmost portion of the extended pit should be inclined no steeper than 3H:1V. This recommendation is applicable for the proposed fill slope configuration and heights.
- Fill placed in the southernmost portion of the proposed extended pit should be placed in thin lifts (typically no greater than ten inches) and thoroughly compacted if the fill is located below the historical high groundwater level of Elevation 95 feet amsl.
- Fill placed above the historical high groundwater Elevation of 95 feet amsl in the southernmost portion of the proposed extended pit need not be thoroughly compacted as engineered fill.
- If a groundwater level higher than Elevation 95 feet amsl is observed/measured during the mining operations, then this higher level shall represent the boundary between compacted engineered fill (below) and uncompacted fill (above) for the reclamation fill to be placed in the proposed extended pit. Hence, engineered fill shall be placed up to Elevation 95 feet amsl or up to the highest groundwater level encountered during mining, whichever is higher.
- No further mining or excavation should occur within the current unmined zone between the existing slope crest and Camino Diablo Road between approximately Sections A-A' and C-C'. In other words, mining activities should not progress any closer to Camino Diablo Road within this area (See Figure 2 in Attachment 5).
- The existing toes of the pit slopes between approximately Sections A-A' and CC' lie at an average elevation of approximately 100 feet amsl. Prior to further excavation of pit slopes within this area, a minimum 100-foot wide bench should be maintained between the existing upper slopes above elevation 100 feet amsl and the lower slopes to be excavated below elevation 100 feet amsl.

Please refer to Attachment 5 for the full SSA completed by WSP in March 2025.

3.3 Site Drainage

Consistent with the existing Kellogg/Eason Mine operations, all mining and reclamation operations within the Project site would continue to comply with the National Pollutant Discharge Elimination System (NPDES) General Reclamation Plan for Storm Water Discharges associated with industrial activities (i.e., Industrial General Permit), and would continue to employ storm water Best Management Practices (BMPs). The existing Storm Water Pollution Prevention Plan (SWPPP) would continue to be implemented for the site and

would be updated as required to include operations within the approximately 30-acre extension area. The existing SWPPP would be updated as needed following Project approval.

Sespe prepared a Drainage Report in March 2025 to identify the tributary watershed(s) to the Project site; calculate the onsite runoff volumes and peak flows following reclamation; and calculate the upstream drainage area runoff volumes and peak flows following reclamation. The general methodology, requirements, and recommendations outlined in the Contra Costa County Flood Control and Water Conservation District's (CCC FCWCD) hydrograph and hydrology standards were used as a basis for the report's calculations. The report analysed the 25-year, 3-hour and a 100-year, 3-hour storms for the Project. Calculations were performed for the site drainage conditions for the Project's final reclaimed condition. The upstream runoff volume and peak flows were determined to be similar under the existing conditions, operational mining conditions, and final reclamation conditions for the Project. Therefore, the upstream runoff volume and peak flow calculations presented in the report adequately characterized those for the Project maximum extent of mining condition.

The results of the calculations demonstrated that the 100-year, 3-hour storm event volume for the reclaimed Kellogg/Eason/Soite Pit drainage area would be captured in the reclaimed mining pit. The runoff within the reclaimed pit would be retained until it either infiltrates or evaporates. It was determined that the reclaimed pit storage capacity is many times more than the 100-year storm volume, so the reclaimed pit would contain the maximum water surface elevation due to the 100-year storm with sufficient freeboard. The ephemeral channel that drains to the ephemeral pond east of the site would be restored to the existing conditions as part of Project reclamation. As the channel would be reconstructed post-mining to maintain existing flow conditions, the Project would not have any added flooding impact to surrounding water bodies under the reclaimed condition.

The upstream runoff volume and peak flow under the maximum extent of mining and final reclamation conditions for the Project would be similar. At the maximum extent of mining (prior to reclamation), the mining pit would encompass the entire proposed Soite expansion area and likely receive runoff from the drainage areas denoted as Upstream Drainage Area 1 and Reclaimed Soite Pit (East). Therefore, the combined 100-year, 3-hour storm event runoff volume from Upstream Drainage Area 1, Reclaimed Kellogg/Soite/Eason Pit, and Reclaimed Soite Pit (East) (27.71 acre-feet) represents the total runoff the pit would receive under operational (maximum extent of mining) conditions. As noted above, the mining pit provides sufficient storage capacity to contain the cumulative 100-year, 3-hour storm event volume during this operational condition. Refer to Figure 2 in Attachment 2 for the locations of the site's drainage areas.

As reclaimed, the pit would retain all storm water from the 100-year storm event on-site for the Project's reclaimed condition and maximum extent of mining condition with sufficient freeboard. The proposed mining pits would not contribute to off-site flow under both operational and reclaimed conditions. As mining activities progress, additional drainage control measures/operational BMPs (i.e., basins) would be implemented, as needed to control run-on to the Project. Additionally, the Project will restore the ephemeral drainage channel in the proposed Soite expansion area to its existing condition. Therefore, the site is not expected to have any significant impact to on-site drainage areas. Please refer to Attachment 2 for the full Drainage Report prepared by Sespe in March 2025.

3.4 Traffic / Trip Generation

As stated above, the proposed Project would not generate additional vehicle or truck trips beyond the levels associated with G3's existing Kellogg/Eason Mine operations. Additionally, there would be no change to the existing ingress/egress points, and existing employee and vendor vehicles would continue to access the Project site via the existing driveway connecting to Camino Diablo Road within the southwestern corner of Project site. Additionally, no haul trucks would be used to transport materials offsite via public roadways, as all mined/processed saleable sand materials would continue to be transported offsite using the existing slurry pipeline. The proposed Project would also not require new or additional parking facilities, and vehicles would continue to be parked onsite away from public roadways/rights-of-ways.

3.5 Hazardous Materials / Hazardous Waste

Other than minimal quantities of fuel and lubricants found within heavy equipment and personnel vehicles operating onsite, no hazardous materials would be stored onsite. As needed, minimal vehicle refueling and maintenance would continue to occur onsite and would continue to be in compliance with applicable State and local regulations. Additionally, Project site operations would continue to be subject to provisions for spill prevention and containment/cleanup described within G3's existing Spill Prevention, Control, and Countermeasures (SPCC) Plan and the Hazardous Materials Business Plan (HMBP), which would be updated as needed following Project approval. No hazardous waste would be generated on the Project site. The proposed Project operations would also not generate wastewater.

3.6 Noise

Sespe completed a Noise Impact Analysis (NIA) in March 2025 to quantify the potential noise and vibration effects associated with the continued operation of the existing Kellogg/Eason Mine. The NIA quantified the results of ambient/background noise monitoring and assessed the potential noise effects on nearby sensitive receptors associated with the development and operation of the proposed Project (i.e., material extraction, handling, processing, ancillary operations, and post-mining reclamation within the 30-acre Kellogg/Eason Mine extension area). The NIA was developed to address the following specific impact statements within CEQA Guidelines Appendix G Environmental Checklist Form (California Code of Regulations, Title 14, Division 6, Chapter 3, §15000 – 15387).

- a) Would the project generate 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?*

Project noise levels resulting from onsite mining and processing operations were found to be acceptable and below applicable Contra Costa County noise standards at the receptors analyzed, with no additional control or mitigation measures required. Therefore, Project noise impacts would be less than significant with no mitigation required.

- b) Would the Project generate excessive groundborne vibration or groundborne noise levels?*

To assess Project vibration impacts at each receptor location, a predicted Project Vibration (PPV) value of 0.089 inches per second (i.e., large bulldozer) was utilized. Estimated Project vibration levels experienced at nearby receptors are below the applicable Caltrans significance criteria and are considered "barely

perceptible” to “imperceptible” per applicable Caltrans criteria for human response to transient vibration. Therefore, groundborne vibration impacts to nearby receptors resulting from Project operations would be less than significant with no mitigation required.

- 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?*

The Project site is not located within two miles of any private or public airports or airstrips, or in an area governed by an airport land use plan. The Project does not involve the creation of a new noise-sensitive land use (such as residences). For these reasons, the Project would have no impact related to airport/airstrip noise levels.

In summary, the Project would not result in the generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the Project and would not result in the generation of excessive groundborne vibration. Accordingly, the Project would have less than significant noise and vibration impacts, therefore no mitigation measures were recommended. Please refer to Attachment 6 for the full NIA completed by Sespe in March 2025.

3.7 Utilities and Energy

The proposed Project operations would not require the construction of new water, electricity, natural gas, or telecommunication utilities, nor would it require the alteration of existing utility infrastructure.

3.8 Solid Waste

Other than minimal quantities of refuse generated by onsite employees, the Project would not generate or require the handling, storage, processing, or disposal of significant quantities of solid waste. All municipal and small quantities of waste would continue to be managed in compliance with State and Federal regulations.

3.9 Air Quality / Odor

Trinity Consultants completed Air Quality Impact Assessment (AQIA) dated January 2025 to evaluate the potential air quality impacts associated with the Soite expansion Project, which includes a short overburden removal phase and mining phase of the expansion area. The AQIA was prepared in accordance with the standards, procedures, and methodologies established in the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, dated April 2022, and the California Natural Resources Agency’s CEQA Guidelines. CEQA requires that a lead agency evaluate the potential air quality and greenhouse gas (GHG) impacts of a project. Since the Byron Mine is an existing Facility, net project impact emissions were considered. The AQIA evaluated the net change in emissions and net project impact emissions were evaluated to determine whether the Project would result in a significant impact on the environment. The existing Maria South mining operations were used to represent baseline emissions. Refer to the Environmental Impact Report (EIR) associated with SCH#2020040196 for detailed information about Maria South. Sources of emissions from the Project included; material drops points, wind erosion, mining operations, fugitive dust, and mobile sources. The Project results in emissions of reactive organic gases (ROG) or volatile organic compounds (VOC), carbon monoxide (CO), nitrogen oxides (NOx), sulfur oxides

(represented as SO₂), particulate matter (PM₁₀ and PM_{2.5}), and GHGs.

The Net Project emissions were analyzed for 2026 (includes overburden removal phase and mining phase emissions) and 2027 and all subsequent years until the reclamation year (typical mining operations). Project emissions result from the operation of stationary sources (i.e., drop points and wind erosion) and mobile sources (i.e., scrapers, bulldozers, graders, water trucks and contractor trucks). Project maximum emissions were quantified based on the maximum projected throughput for each emission source. Net Project emissions (i.e., maximum Project emissions less Baseline Period emissions) are compared to the BAAQMD's Thresholds of Significance and result in less than significant impacts. Net Project emissions (i.e., maximum Project emissions less Baseline Period emissions) were compared to the BAAQMD's Thresholds of Significance and resulted in less than significant impacts.

The AQIA also evaluated the potential health risks associated with toxic air containment (TAC) emissions, such as diesel particulate matter (DPM) and respirable crystalline silica, and PM_{2.5} from the Project. AERMOD dispersion modeling software and the Hotspots Analysis and Reporting Program (HARP) were used to estimate carcinogenic, acute, and chronic health risks at residential, worker, and sensitive receptors as a result of the TAC emissions. The analysis concluded that Project health risk contributions as well as cumulative risks are below BAAQMD's Thresholds of Significance for Local Risks and Hazards and therefore would result in less than significant impact.

The AQIA was developed to analyze specific impact statements within the CEQA guidelines for air quality and GHG impacts as discussed below.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

As shown in Table 5-3 through Table 5-6 in the attached AQIA (Attachment 7), the net emissions associated with the Project do not exceed applicable significance thresholds and result in less than significant operational impacts. Therefore, the Project does not conflict with or have any adverse impact on the implementation of the 2017 Bay Area Clean Air Plan, nor would the Project disrupt or hinder the implementation of any plan control measures with mitigation incorporated. Therefore, the impacts would be less than significant and no mitigation would be required.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?

As shown in Table 5-3 through Table 5-6 in the attached AQIA (Attachment 7), the Project results in a net emissions increase for PM₁₀ and PM_{2.5} on a daily and annual basis for all operational years. The Project results in a net emission increase for SO₂ on an annual basis for the 2026 operational year and on a daily and annual basis for 2027+ operational years. The Project region is nonattainment for PM_{2.5} and 8-hour ozone. All net emissions increases of criteria air pollutants are below the BAAQMD CEQA Thresholds of Significance. Therefore, the Project's operational emissions have less than significant impacts. As the Project does not conflict with any applicable air quality plans with mitigation incorporated, the Project also does not contribute to cumulatively considerable air quality impacts. Therefore the impacts would be less than significant and no mitigation would be required.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

The primary air toxics associated with the Project are from DPM and crystalline silica from mobile source exhaust and fugitive dust generated by the Project's overburden removal and mining operations. Health risk to local receptors is analyzed using dispersion modeling. The results of the HRA demonstrate the highest cancer, chronic, and annual average PM2.5 concentrations as a result of this Project are below BAAQMD's Thresholds of Significance for Risks and Hazards. Table 5-8 in the attached AQIA (Attachment 7) demonstrates that the cumulative impacts from off-site sources summed with the Project's impacts are below BAAQMD's Thresholds of Significance for Risks and Hazards. Therefore the impacts would be less than significant and no mitigation would be required.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The Project does not involve the development of the types of land uses that would result in emissions that are typically associated with odor issues, such as wastewater (sewage) treatment plants, landfills, composting facilities, refineries, or chemical plants. Nor does the Project locate sensitive receptors within proximity of these types of odor-producing sources. Therefore, the Project does not result in impacts associated with odor. The impacts would be less than significant, and no mitigation is required.

Greenhouse Gas Emissions:

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The Project's operational GHG emissions are presented in Table 5-9 and Table 5-10 in the attached AQIA (Attachment 7) and are compared to the BAAQMD Threshold of Significance applicable to the GHG emissions from stationary sources. GHG emissions associated with the Project are well below the 10,000 MT CO₂e per year significance threshold. The Project's operational emissions are therefore considered to have less than significant GHG impacts and no mitigation is required.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

None of the Project elements, nor the Project as a whole, conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. The Project does not conflict with the goals of AB 32, does not hinder the implementation of any of the measures specified in the updated AB 32 Scoping Plan, and complies with all applicable GHG measures already adopted under AB 32 and other authorities. Nor would the Project conflict with the BAAQMD 2017 Clean Air Plan or Contra Costa Climate Action Plan. For these reasons, the Project's GHG emissions are considered to have less than significant impact associated with potential conflicts with a plan, policy or regulation adopted for the purpose of reducing GHG emissions and no mitigation is required.

Please refer to the full AQIA completed by Trinity Consultants in January 2025 for further information

(Attachment 7).

3.10 Paleontological / Cultural Resources

3.10.1 Paleontological Resources

Sespe completed a Paleontological Resources Assessment (PRA) in June 2024 to analyze potential impacts on paleontological resources, which are fossilized remains, traces or imprints of organisms preserved in or on the earth's crust that provide information about the history of life on earth and its evolution. They are considered limited, nonrenewable resources of scientific, cultural, and educational value and are afforded protection under certain federal and state laws and regulations. The PRA identified and summarized existing paleontological data in the vicinity of the Project area, and classified and discussed the relative significance of these resources in the context of the extension Project.

The Project site consists of Quaternary alluvial pebble gravel, sand and clay of valley areas, the Tertiary (middle Eocene) Domengine Formation, and the overlying Tertiary (late Eocene) Kreyenhagen Shale Formation. Fossil occurrences in the Domengine Formation have been documented in several paleontological Publications, while the Kreyenhagen Shale Formation is reported to contain scarce and poorly preserved Foraminifera microfossils, but abundant Radiolaria, based on an assessment of a type locality of the formation.

Information for the PRA was obtained through literature review, museum records, and site observation were used to evaluate the potential for the Project site to yield significant paleontological resources. The PRA also included performing a pedestrian survey to observe for the presence of paleontological resources, and if identified determine their significance with respect to taxonomic, phylogenetic, paleoecologic, taphonomic, biochronologic, or stratigraphic context. The pedestrian survey encompassed walking along transect lines across the Project site, with particular focus on areas with exposed outcrop, visually sweeping side-to-side along each line to examine the ground surface and outcrop, to the extent available, for fossil evidence. In addition, during the pedestrian survey, the observer dug trenches and "potholes" into the ground using a rock hammer to inspect for fossil evidence.

Sespe contacted the Los Angeles County Natural History Museum (LACNHM) to request a search of the museum's database for potential recorded fossil localities on the Project site, and within the general vicinity. The requested search domain encompassed the following USGS 7.5-minute topographic map: Byron Hot Springs, CA quadrangle. For any fossil localities identified through the database search, information pertaining to the stratigraphic context was also requested, to the extent available. Based on the records search, the LACNHM did not identify fossil localities on the Project site, nor in the immediate surrounding area.

The pedestrian survey was conducted on March 12, 2024, and consisted of an approximately 1.7-mile transect that looped across the Project site. No paleontological resources were identified along the transect within the PFV limits. Moreover, along the transect, no evidence of fossil material was observed at the surface, in any of the locations potholed or in the exposed outcrop. A partially bleached, recent-age, non-fossilized cow skull was observed at Station PS-4 as float with no stratigraphic context. Near Station PS-4, at Station PS-5 a pile of bleached, recent-age, non-fossilized cow bones were identified as float, presumably related to Station 1. Additionally, a non-descript, bleached, recent-age, non-fossilized bone was identified at Station PS-12 as surface float. None of the vertebrate bones identified exhibit indications of early diagenesis

or permineralization. Please refer to Attachment 3 for the exact location of the above listed items.

Because no fossils were identified in the material to be mined at the Project site, and no recorded fossil localities were identified by the LACNHM, it is Sespe's opinion that the potential for significant paleontological resources to occur within the site is low. In addition, although fossils have been known to occur in the Domengine and Kreyenhagen Shale Formations, because these fossil occurrences are well documented in paleontological literature, there is a low potential for the site to yield fossils that provide new and significant taxonomic, phylogenetic, paleoecologic, taphonomic, biochronologic, or stratigraphic data. Please refer to Attachment 3 for the full PRA completed by Sespe in June 2024.

3.10.2 Cultural Resources

Tom Origer & Associates completed a Cultural Resources Study for the ~30-acre portion of the Soite property in February 2024. The study was conducted to meet the requirements of Contra Costa County and those of the CEQA. The purpose of the study was to identify potential historical resources other than Tribal Cultural Resources, as defined in Public Resources Code [PRC] 21074 (a)(1)(A)-(B) and discussed in the Regulatory Context section. Tribal Cultural Resources are defined in Public Resources Code [PRC] 21074 (a)(1)(A)-(B). The study area comprises approximately 30 acres off Camino Diablo as shown on the Byron Hot Springs, California 7.5' USGS topographic map.

Archival research found that the portions of the study area had been included in prior cultural resources surveys (Bramlette, Praetzellis, Praetzellis, & Fredrickson, 1988). Nine studies have been completed within a quarter mile of the study area; however, no cultural resources were documented within the study area. One isolated artifact was documented within a quarter-mile of the study area; no other cultural resources had been documented nearby. There are no reported ethnographic sites within a mile of the study area (Kroeber, 1925); (Levy, 1978); (Wallace, 1978).

The Cultural Resources Study included an intensive field survey of the study area that was completed by Julia Karnowski and Taylor Alshuth on January 30, 2024. Field conditions were mostly sunny and cool. Surface examination consisted of walking in 15-meter transects when possible and hoes were used, as needed, to expose the ground surface. Ground visibility ranged from excellent to poor, with vegetation being the primary hindrance. The bank of the seasonal creek that runs through the study area was also examined for evidence of buried sites. The profile of the bank of this creek provided a view of subsurface soils at least five feet below the ground surface. No archaeological site indicators were observed within the study area. Examination of the creek banks did not indicate the presence of buried archaeological site indicators. They concluded, in their opinion, that the high sensitivity is reduced to moderate.

The buildings and structures within the study area meet the age threshold for consideration to the California Register; however, research did not show that the study area was associated with persons important to the history of the Byron area or Contra Costa County, therefore Criterion 1 of the California register is not met.

Research and field surveys suggests that use of the study area has historically been related to agriculture. While the existing buildings and structures are associated with agriculture and likely cattle ranching, the features that remain are simple ubiquitous structures that range in date of construction. Because the buildings and structures are not part of a cohesive complex or significant operation related to agriculture+ and are not good representations of important agricultural use in the area; they are unlikely to meet Criterion

2 of the California Register. The buildings and structures present are not architecturally distinctive and do not meet Criterion 3 of the California Register. Buildings do not generally meet Criterion 4 of the California Register. As such, no archaeological resource or built environment recommendations were determined to be warranted. Please refer to Attachment 8 for the full Cultural Resources Study completed by Tom Origer & Associates in February 2024.

3.11 Biological Resources

LSA Associates, Inc. (LSA) completed a Biological Assessment (BA) dated January 2025 to analyze the potential effects of the Project on federally listed species within the Action Area (i.e., disturbing 29.6 acres of the 65.6-acre parcel). The BA also analyzed the potential effects on state-listed species and state species of special concern.

A total of six federally listed animal species were considered under this BA based on the USFWS species list for the site and the presence of suitable habitat within the Action Area, including vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), California condor (*Gymnogyps californianus*), and San Joaquin kit fox (*Vulpes macrotis mutica*). The Western pond turtle (*Actinemys [=Emys] marmorata*) is currently a candidate for listing under the ESA and was considered under this BA. No federally listed plants were determined to likely to occur in the Action Area. The BA determined that the proposed Action may affect, is likely to adversely affect, four of the federally listed species: vernal pool fairy shrimp, California red-legged frog, California tiger salamander, and San Joaquin kit fox due to the removal of suitable habitat and potential adverse effects to individual animals. The BA determined that the proposed Action may affect, is not likely to adversely affect, vernal pool tadpole shrimp, western pond turtle, and the California condor.

The BA also determined that there was no critical habitat within the Action Area, therefore, the proposed Action would have no effect on critical habitat.

Some of the species discussed in the previous section are also considered special-status species under CDFW jurisdiction, including California red-legged frog, California tiger salamander, western pond turtle, California condor, and San Joaquin kit fox. An additional three plant and nine animal species that are state listed, candidates for state listing, fully protected, California Species of Special Concern, or have a California Rare Plant Rank of 1A, 1B, or 2 also have the potential to occur within the Action Area, including big tarplant (*Blepharizonia plumosa*), diamond-petaled poppy (*Eschscholzia rhombipetala*), Mount Diablo buckwheat (*Eriogonum truncatum*), Crotch's bumble bee (*Bombus crotchii*), coast horned lizard (*Phrynosoma blainvillii*), northern California legless lizard (*Anniella pulchra*), San Joaquin coachwhip (*Masticophis flagellum ruddocki*), burrowing owl (*Athene cunicularia*), golden eagle (*Aquila chrysaetos*), Swainson's hawk (*Buteo swainsonii*), tricolored blackbird (*Agelaius tricolor*), and American badger (*Taxidea taxus*). The BA determined that the proposed Project may impact these twelve species due to the removal of suitable habitat (golden eagle, Swainson's hawk, and tricolored blackbird foraging habitat only). Mitigation for permanent and temporary impacts would be provided through the preservation of 90 acres of grassland habitat (3:1 ratio), the improvement of one pond to make it more suitable for California tiger salamander breeding, and the restoration of an 830 linear foot reach of Kellogg Creek. Refer to Attachment 9 for the full BA completed by LSA in January 2025 for additional information.

3.11.1 Tree Survey Report

LSA completed a Tree Survey Report dated September 13, 2024, that identified, located, and assessed the condition of all trees within the Quarry extension area. The survey was completed by LSA arborist Michelle Nicholes on August 26, 2024. Trees included in the survey were those with a DBH (diameter at breast height) of six inches or greater. The trees were then classified into three categories based on their health and structural condition.

- Good – Trees with good health and structure that have potential for longevity onsite;
- Fair – Trees with somewhat declining health and/or structural defects; or
- Poor – Trees in poor health or with significant structural defects that cannot be mitigated. Trees in this category are expected to continue to decline.

A total of 15 trees were surveyed and it was determined that only three of them were found to be native to the region, the remaining 12 trees were found to be non-native. Native trees include three Blue oaks (*Quercus douglasii*), two of them found to be in good condition with the third found to be in poor condition. The non-native trees included ten Peruvian pepper (*Schinus molle*) trees, one Blue gum eucalyptus (*Eucalyptus globulus*) tree, and one Italian cypress (*Cupressus sempervirens*) tree. Four of these trees were found to be in “poor” condition, seven were found to be in “fair” condition, and one was found to be in “good” condition. Refer to Attachment 10 for the full Tree Survey Report completed by LSA dated September 23, 2024, for additional information including the detailed tree data in Table A and the location of the trees that were surveyed.

3.12 Agricultural Resources

The Project site does not contain farmland designated as “Prime,” “Unique,” or “Statewide Importance” as determined by the California Department of Conservation⁵. As discussed in Section 1.2.3 above, the Project is consistent with the current General Plan and zoning designations. Further, the Project site would be reclaimed for open space and grazing uses, which are consistent with the Project site’s current agricultural uses.

3.13 Visual Resources

LSA completed a Visual Resources Assessment (Assessment) for the Project in March 2025. The Assessment was prepared pursuant to CEQA in order to identify any potential long-term and short-term potentially adverse visual impacts that might result from the Project. The Assessment’s methodology includes defining the Project and its visual setting; identifying sensitive viewpoints for assessment; analyzing the baseline visual quality and character of the identified views; depicting the visual appearance of the project from identified views; assessing the Project’s impacts to those views in comparison to the baseline visual quality and character; and proposing methods to mitigate any potentially significant visual impacts.

The Project is not located in proximity to a State scenic highway however, both Vasco Road and Camino Diablo Road are County-designated scenic routes. The Project also is not located within viewing distance of a designated scenic ridgeway or waterway, but the Project does include rolling hills and rock formations that contribute to the scenic quality of eastern Contra Costa County. The Assessment included four visual

⁵ [Department of Conservation - California Important Farmland Finder](#)

simulations for locations along Vasco and Camino Diablo Road. Assuming a traffic speed of 50-55 miles per hour, the project is estimated to be viewable for approximately three to eight seconds from each viewpoint.

Potential long-term visual impacts of the proposed mining expansion were compared and analyzed as part of this assessment. Views from neighboring properties were assessed, and it was determined to have no direct line of sight to quarry activities due to the intervening topography. Further, quarry activities currently occurring in the Kellogg/Eason excavation pit would continue with the expansion of the quarry onto the proposed Project site. It was determined that implementing the proposed project would result in minimal visual change.

Four different viewpoints representing motorists traveling along Camino Diablo Road and Vasco Road and two County-designated scenic corridors have been identified to show various Project conditions through prepared visual simulations. Due to the screening provided by the terrain and the short duration of views, visual changes to the Project site resulting from the expansion of the quarry area onto the adjacent property would be minimal. Therefore, no significant visual impacts would result from the implementation of the Project, and no mitigation is required. This conclusion was determined based on the significance identified in Appendix G of the CEQA Guidelines, which is the CEQA Environmental Checklist. The aesthetics section of the CEQA Environmental Checklist is included in the Assessment. Refer to Attachment 11 for the full Visual Resources Assessment prepared by LSA in March 2025.

Please contact Planner for Attachments:
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ATTACHMENT 1
Figures

ATTACHMENT 2

Drainage Report

ATTACHMENT 3
Paleontological Resources Assessment

ATTACHMENT 4
Geology and Soils Study

ATTACHMENT 5
Slope Stability Assessment

ATTACHMENT 6

Noise Impact Analysis

ATTACHMENT 7
Air Quality Impact Assessment

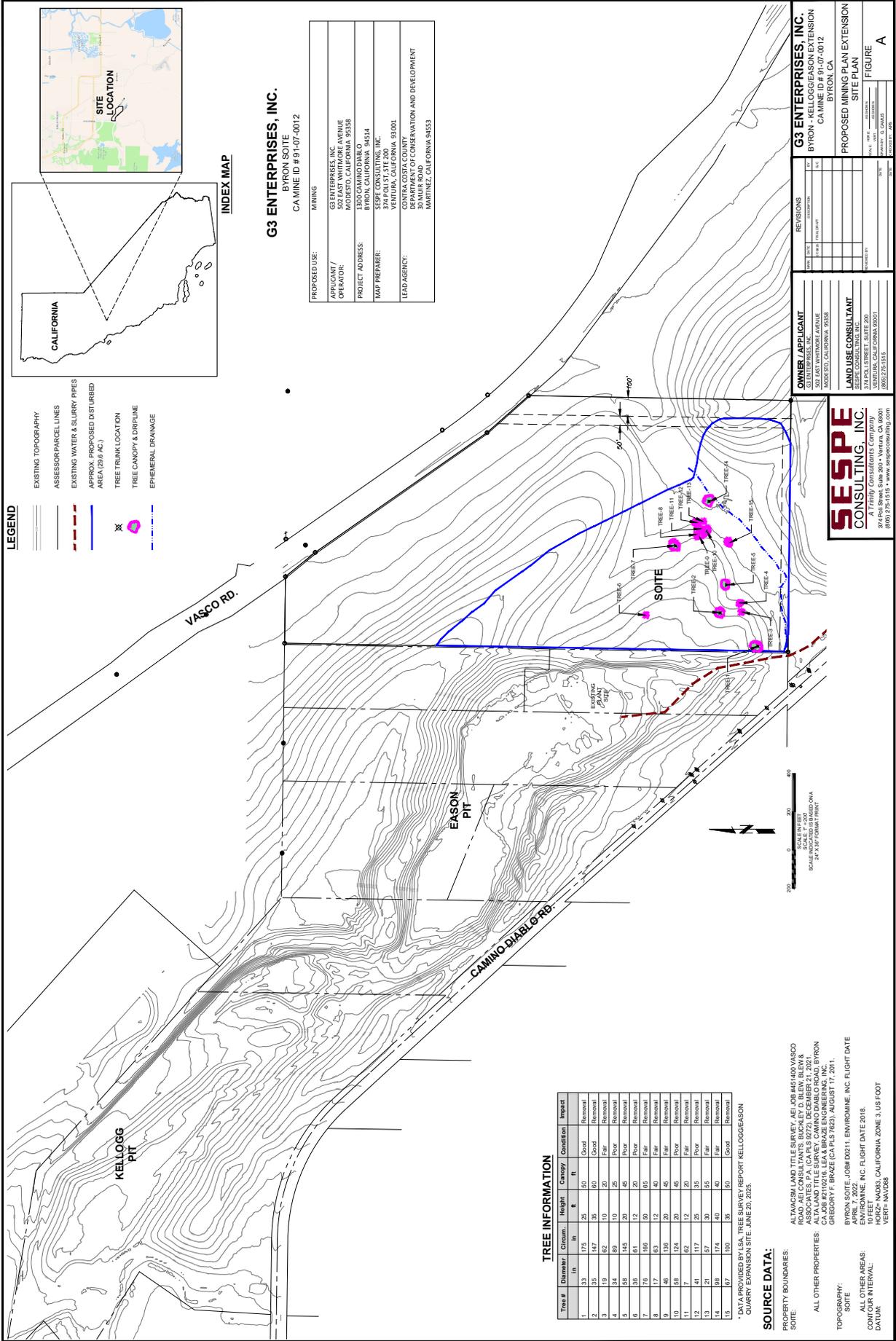
ATTACHMENT 8
Cultural Resources Study

ATTACHMENT 9

Biological Assessment

ATTACHMENT 10
Tree Survey Report

ATTACHMENT 11
Visual Resources Assessment

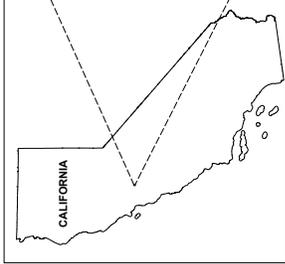


LEGEND

- EXISTING TOPOGRAPHY
- ASSASSOR PARCEL LINES
- EXISTING WATER & SLURRY PIPES
- APPROX. PROPOSED DISTURBED AREA (29.6 AC.)
- TREE TRUNK LOCATION
- TREE CANOPY & DRIFLINE
- EPIHEMERAL DRAINAGE



INDEX MAP



G3 ENTERPRISES, INC.
BYRON SOITE
CA MINE ID #91-07-0012

PROPOSED USE:	MINING
APPLICANT / OPERATOR:	G3 ENTERPRISES, INC. 502 EAST WHITMORE AVENUE SUITE 200 BYRON, CALIFORNIA 94514
PROJECT ADDRESS:	374 POLLS STREET, SUITE 200 BYRON, CALIFORNIA 94514
MAP PREPARED:	SEIPE CONSULTING, INC. 1000 UNIVERSITY AVENUE SUITE 200 BYRON, CALIFORNIA 94514
LEAD AGENCY:	CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT 30 WILBUR ROAD MARTINEZ, CALIFORNIA 94553

TREE INFORMATION

Tree #	Diameter	Circum	Height	Canopy	Condition	Impact
	in	in	ft	ft		
1	33	175	25	50	Good	Removal
2	35	147	36	101	Good	Removal
3	19	52	10	20	Fair	Removal
4	19	52	10	20	Fair	Removal
5	58	144	20	45	Poor	Removal
6	35	61	12	20	Poor	Removal
7	76	160	50	65	Fair	Removal
8	17	53	12	40	Fair	Removal
9	46	139	20	45	Fair	Removal
10	59	124	20	45	Poor	Removal
11	7	52	12	20	Fair	Removal
12	7	52	12	20	Fair	Removal
13	21	57	30	55	Fair	Removal
14	58	174	40	40	Fair	Removal
15	67	160	35	50	Good	Removal

* DATA PROVIDED BY LSA. TREE SURVEY REPORT KELLOGGSEASON QUARRY EXPANSION SITE. JUNE 20, 2025.

SOURCE DATA:

PROPERTY BOUNDARIES:
SOITE:
ALTA MOUNTAIN LAND TITLE SURVEY, ADJ. JOB #45 1400 VASCO
ASSOCIATES, P.A. (CA PLS 9272), DECEMBER 21, 2021
ALTA LAND TITLE SURVEY, CAMINO DIABLO ROAD, BYRON
ASSOCIATES, P.A. (CA PLS 7623), AUGUST 17, 2011
GREGORY F. BRAZE (CA PLS 7623), AUGUST 17, 2011.
BYRON SOITE, JOB# 00011. ENVIRONMENTAL, INC. FLIGHT DATE
APRIL 7, 2022. ENVIRONMENTAL, INC. FLIGHT DATE 2018.
ENVIRONMENTAL, INC. FLIGHT DATE 2018.
HORIZ-MAD3, CALIFORNIA ZONE 3 US FOOT
VERT-MAD08

SEIPE CONSULTING, INC.
Tree Inventory Consulting & Environmental
974 Park Avenue
(866) 275-1515 • www.seipeconsulting.com

OWNER / APPLICANT	G3 ENTERPRISES, INC. 502 EAST WHITMORE AVENUE SUITE 200 BYRON, CALIFORNIA 94514
LAND USE CONSULTANT	SEIPE CONSULTING, INC. 974 PARK AVENUE VENTNURA, CALIFORNIA 95011 (866) 275-1515

G3 ENTERPRISES, INC.	BYRON - KELLOGGSEASON EXTENSION CA MINE ID # 91-07-0012 BYRON, CA
PROPOSED MINING PLAN EXTENSION	SITE PLAN
FIGURE	A

SHEET INDEX

- FIGURE 1: SITE OVERVIEW - EXISTING CONDITIONS
- FIGURE 2: MINING PLAN - EXISTING CONDITIONS
- FIGURE 3: RECLAIMED CONDITIONS
- FIGURE 4: CROSS SECTIONS

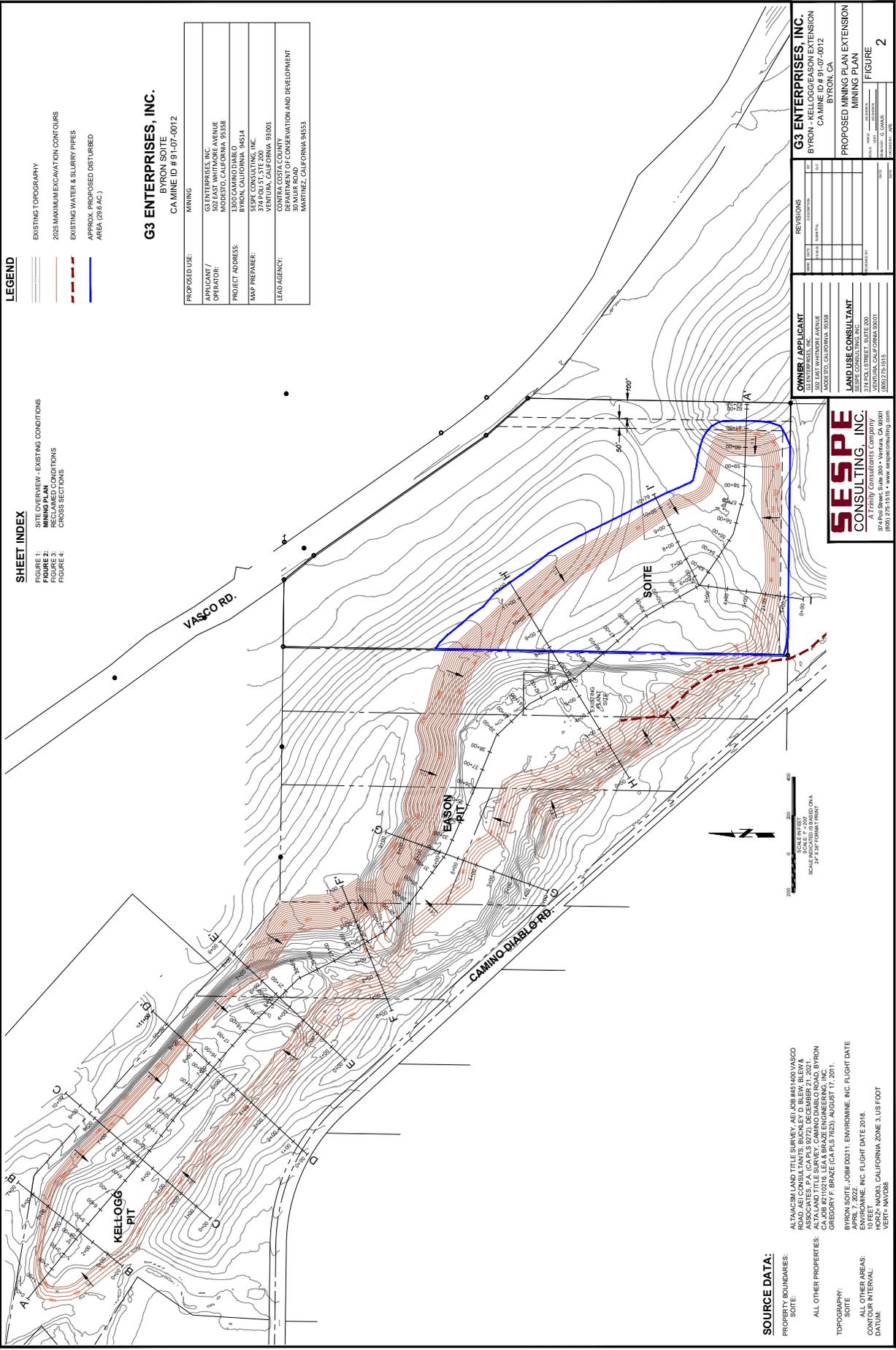
LEGEND

- EXISTING TOPOGRAPHY
- 2025 MAXIMUM EXCAVATION CONTOURS
- EXISTING WATER & SLURRY PIPES
- APPROX. PROPOSED DISTURBED AREA (206 AC)

G3 ENTERPRISES, INC.

BYRON SOITE
CA MINE ID # 91-07-0012

PROPOSED USE:	MINING
APPLICANT / OPERATOR:	G3 ENTERPRISES, INC. 502 EAST WHITMORE AVENUE MORISTO, CALIFORNIA 95358
PROJECT ADDRESS:	1300 CAMINO DIABLO MORISTO, CALIFORNIA 95358
MAP PREPARED BY:	SESPE CONSULTING, INC. 374 POLLS STREET, SUITE 200 VENTURA, CALIFORNIA 93001
LEAD AGENCY:	CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT 301 MUIR ROAD MARTINEZ, CALIFORNIA 94553



SOURCE DATA:

- PROPERTY BOUNDARIES:
 - SOITE: ALTA/CSM LAND TITLE SURVEY, ADJ. JOB #45 400 VASCO ROAD, MORISTO, CALIFORNIA 95358; ALTA/CSM LAND TITLE SURVEY, ADJ. JOB #45 400 VASCO ASSOCIATES, P.A. (CA PLS 9272), DECEMBER 21, 2021
 - ALL OTHER PROPERTIES: ALTA LAND TITLE SURVEY, CAMINO DIABLO ROAD, BYRON MINE, JOB #100 0001, DECEMBER 21, 2021; GREGORY F. BRAZE (CA PLS 7623), AUGUST 17, 2011.
- TOPOGRAPHY:
 - SOITE: BYRON SOITE, JOB# 00011, ENVIRONMENTAL, INC. FLIGHT DATE APRIL 7, 2022
 - ALL OTHER AREAS: ENVIRONMENTAL, INC. FLIGHT DATE 2018.
 - CONTOUR INTERVAL: HORIZ. - MADS, CALIFORNIA ZONE 3, US FOOT
 - DATUM: VERT. - MVD88

OWNER / APPLICANT:	G3 ENTERPRISES, INC. 502 EAST WHITMORE AVENUE MORISTO, CALIFORNIA 95358
LAND USE CONSULTANT:	SESPE CONSULTING, INC. 374 POLLS STREET, SUITE 200 VENTURA, CALIFORNIA 93001 (805) 275-1515 • www.sespeconsulting.com

REVISIONS:		
NO.	DATE	DESCRIPTION
1	07/07/2022	ISSUE FOR PERMITTING
G3 ENTERPRISES, INC. BYRON - KELLOGG SEASON EXTENSION CA MINE ID # 91-07-0012 BYRON, CA		
PROPOSED MINING PLAN EXTENSION MINING PLAN		
FIGURE	2	

SHEET INDEX

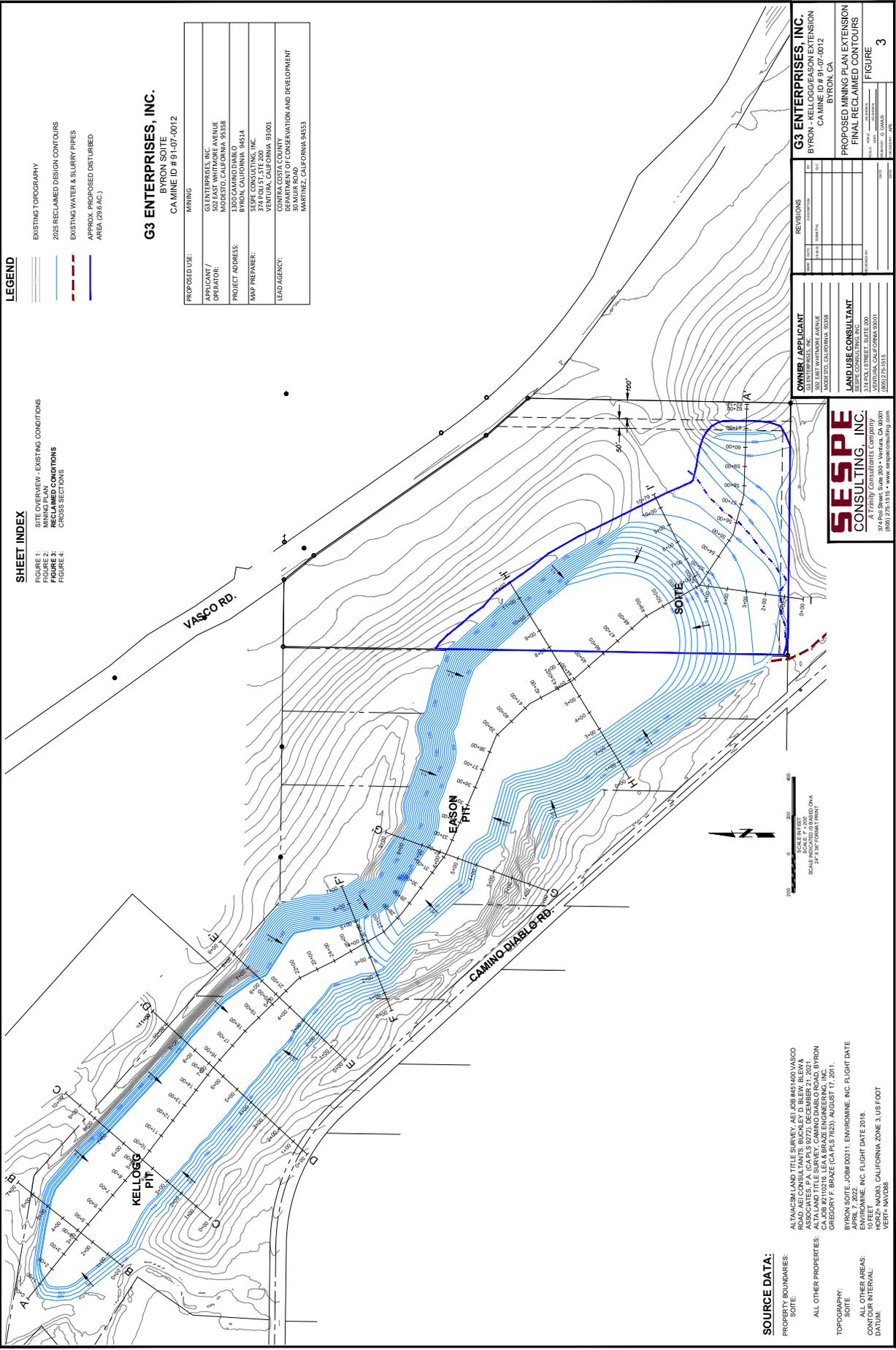
- FIGURE 1: SITE OVERVIEW - EXISTING CONDITIONS
- FIGURE 2: PROPOSED MINEING PLAN EXTENSION
- FIGURE 3: RECLAIMED CONDITIONS
- FIGURE 4: CROSS SECTIONS

LEGEND

- EXISTING TOPOGRAPHY
- 2025 RECLAIMED DESIGN CONTOURS
- EXISTING WATER & SLURRY PIPES
- APPROX. PROPOSED DISTURBED AREA (206 AC)

G3 ENTERPRISES, INC.
BYRON SLOTE
CA MINE ID # 91-07-0012

PROPOSED USE:	MINING
APPLICANT / OPERATOR:	G3 ENTERPRISES, INC. 502 EAST WHITMORE AVENUE MORISTO, CALIFORNIA 95358
PROJECT ADDRESS:	1300 CAMINO DIABLO BYRON, CALIFORNIA 95354
MAP PREPARED BY:	SESPE CONSULTING, INC. 374 POLI ST, STE 200 VENTURA, CALIFORNIA 93001
LEAD AGENCY:	CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT 30 MUIR ROAD MARTINEZ, CALIFORNIA 94553



SOURCE DATA:

- PROPERTY BOUNDARIES:
 - ALTA/CSM LAND TITLE SURVEY, ADJ. JOB #45 400 VASCO
 - ALTA/CSM LAND TITLE SURVEY, ADJ. JOB #45 400 VASCO ASSOCIATES, P.A. (CA PLS 9272), DECEMBER 21, 2021
 - ALTA LAND TITLE SURVEY, CAMINO DIABLO ROAD, BYRON
 - ALTA/CSM LAND TITLE SURVEY, ADJ. JOB #45 400 VASCO ASSOCIATES, P.A. (CA PLS 9272), DECEMBER 21, 2021
 - GREGORY F. BRAZE (CA PLS 7623), AUGUST 17, 2011.
- ALL OTHER PROPERTIES:
 - BYRON SLOTE, JOB# 00211, ENVIRONMENTAL, INC. FLIGHT DATE APRIL 7, 2022
 - ENVIRONMENTAL, INC. FLIGHT DATE 2018.
 - HORZ. - NAD83, CALIFORNIA ZONE 3, US FOOT
 - VERT. - NAVD83
- TOPOGRAPHY:
 - BYRON SLOTE, JOB# 00211, ENVIRONMENTAL, INC. FLIGHT DATE APRIL 7, 2022
 - ENVIRONMENTAL, INC. FLIGHT DATE 2018.
 - HORZ. - NAD83, CALIFORNIA ZONE 3, US FOOT
 - VERT. - NAVD83
- ALL OTHER AREAS:
 - CONTOUR INTERVAL: 20'
 - DATUM: NAD83

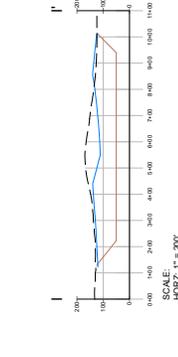
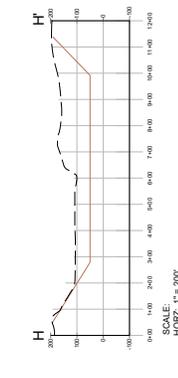
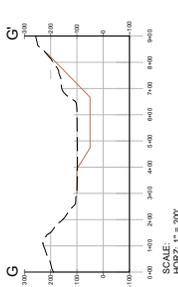
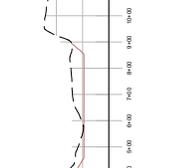
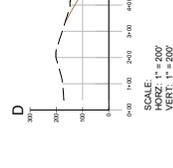
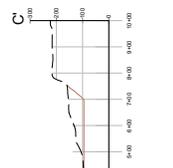
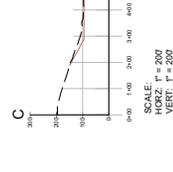
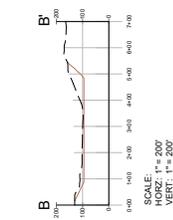
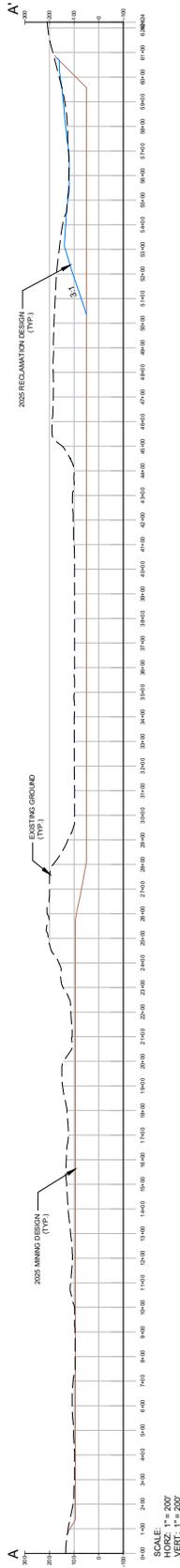
OWNER / APPLICANT	G3 ENTERPRISES, INC. 502 EAST WHITMORE AVENUE MORISTO, CALIFORNIA 95358
LAND USE CONSULTANT	SESPE CONSULTING, INC. 374 POLI STREET, SUITE 200 VENTURA, CALIFORNIA 93001 (805) 275-1515 • www.sespeconsulting.com

REVISIONS		
NO.	DATE	DESCRIPTION

G3 ENTERPRISES, INC. BYRON - KELLOGGEASON EXTENSION CA MINE ID # 91-07-0012 BYRON, CA
PROPOSED MINING PLAN EXTENSION FINAL RECLAIMED CONTOURS
FIGURE 3

SHEET INDEX

- FIGURE 1: SITE OVERVIEW - EXISTING CONDITIONS
- FIGURE 2: MINING PLAN - EXISTING CONDITIONS
- FIGURE 3: MINING PLAN - 2025 RECLAMATION DESIGN
- FIGURE 4: CROSS SECTIONS

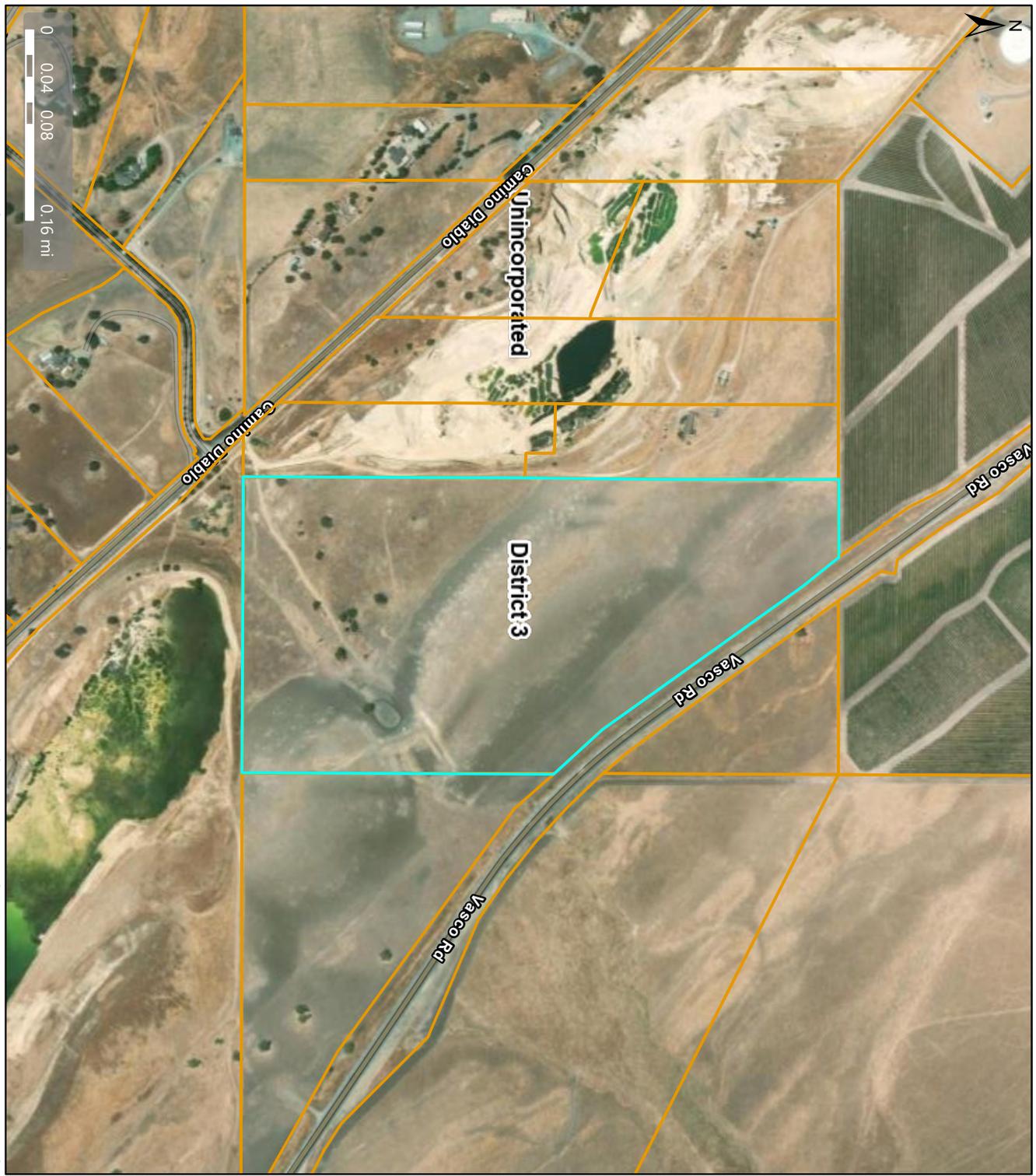


- LEGEND**
- EXISTING GROUND
 - 2025 MINING DESIGN
 - 2025 RECLAMATION DESIGN

OWNER / APPLICANT		REVISIONS	
G3 ENTERPRISES, INC. BYRON - KELLOGGSEASON EXTENSION CA MINE ID # 91-07-0012 BYRON, CA		NO. 1	DATE
G3 ENTERPRISES, INC. 501 EAST WASHINGTON AVENUE MORISTO, CALIFORNIA, 95358		NO. 2	DATE
LAND USE CONSULTANT		NO. 3	DATE
SEPE CONSULTING, INC. 324 POLLS STREET, SUITE 200 VENTURA, CALIFORNIA 93001 805.272.1515		NO. 4	DATE

SEPE
CONSULTING, INC.
SEPE CONSULTING, INC.
324 POLLS STREET, SUITE 200
VENTURA, CALIFORNIA 93001
805.272.1515 • www.sepeconsulting.com

Aerial



Map Legend

- County Border
- Assessment Parcels
- Planning Layers (DCD)**
- Unincorporated Board of Supervisors' Districts

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

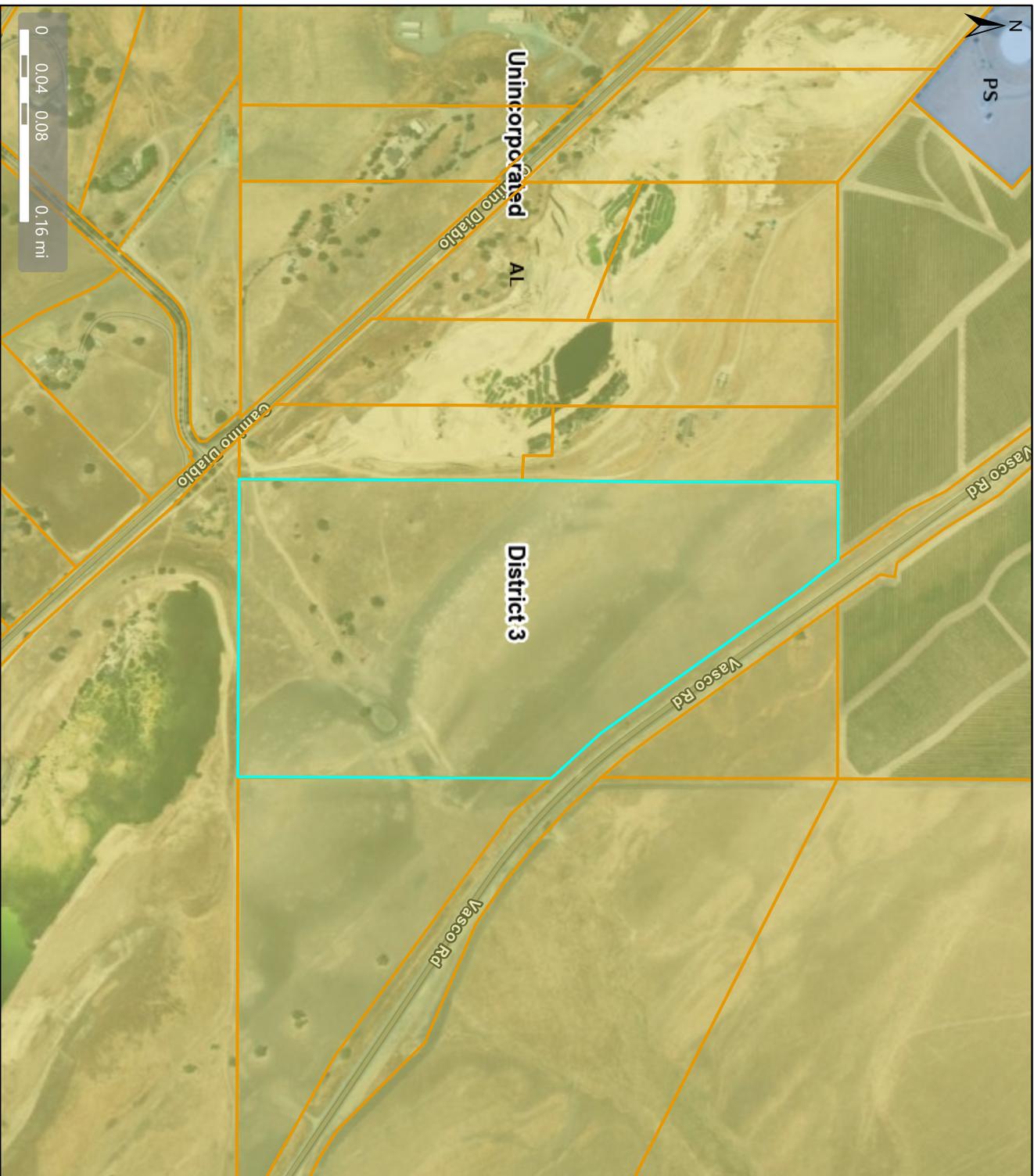
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Department of Information Technology, County GIS. Data layers contained within the CMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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

Credits: Contra Costa County Department of Conservation and Department, East Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Safegraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, U

GP - AL



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

- PS (Public and Semi-Public)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- Unincorporated Board of Supervisors' Districts

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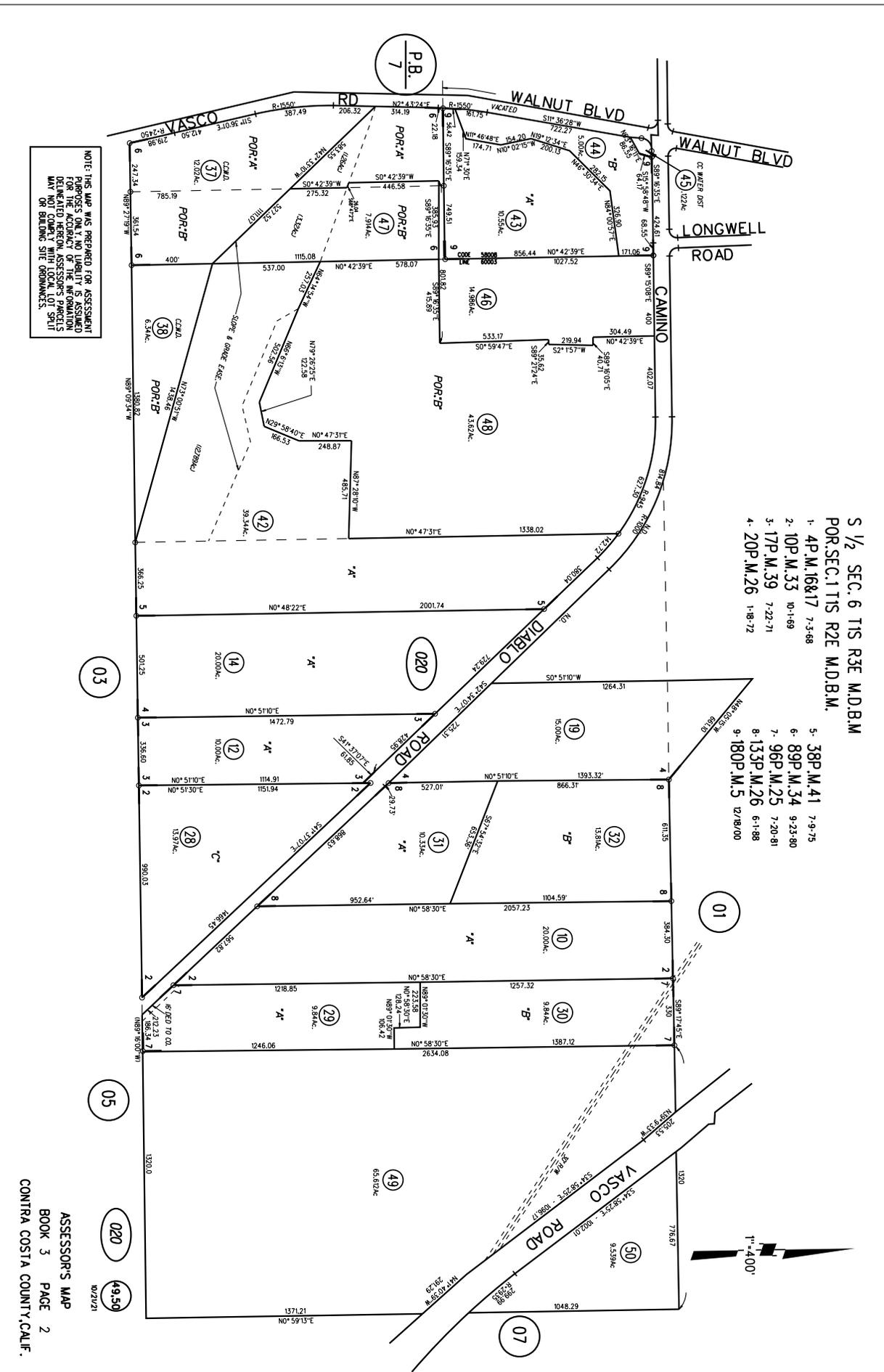
Department of Information Technology, County GIS

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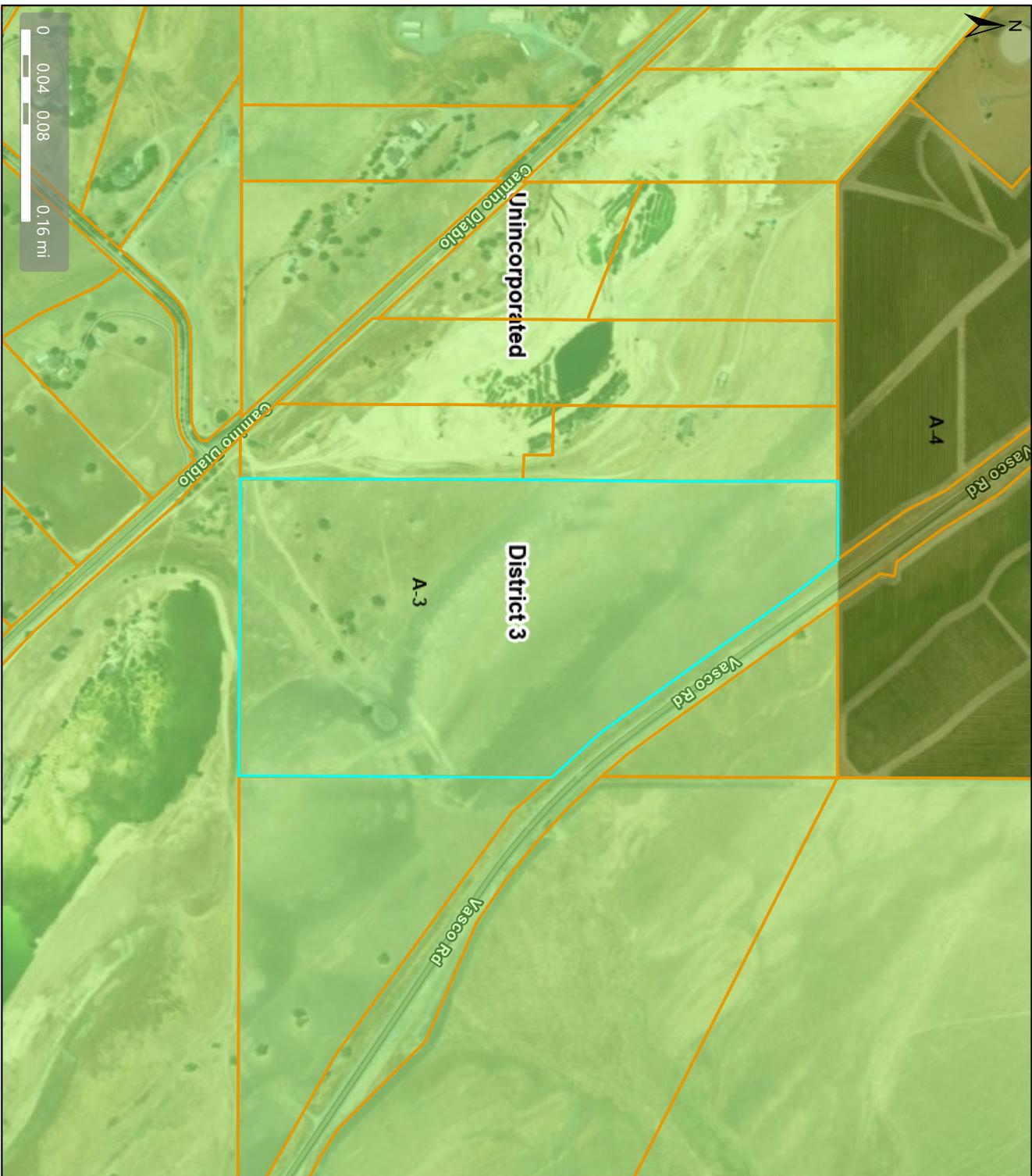
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- S 1/2 SEC. 6 T1S R3E M.D.B.M.
 POR. SEC. 1 T1S R2E M.D.B.M.
- 1- 4P.M.16&17 7-3-68
 - 2- 10P.M.33 10-1-69
 - 3- 17P.M.39 7-22-71
 - 4- 20P.M.26 1-18-72
 - 5- 38P.M.41 7-9-75
 - 6- 89P.M.34 9-23-80
 - 7- 96P.M.25 7-20-81
 - 8- 133P.M.26 6-1-88
 - 9- 180P.M.5 12/18/00

ASSESSOR'S MAP
 BOOK 3 PAGE 2
 CONTRA COSTA COUNTY, CALIF.
 10/21/21

Zoning - A-3



Map Legend

- County Border
- Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
- A-3 (Heavy Agriculture)
- A-4 (Agricultural Preserve)
- Unincorporated Board of Supervisors' Districts

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 Datum: WGS 1984

Credits: Contra Costa County Department of Conservation and Department, East Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/INASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, U



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3412

Agenda Date: 8/26/2025

Agenda #: b.

Advisory Board: Byron MAC

Subject: Agency Comment Request

Recommendation(s)/Next Step(s):

CONSIDER Agency Comment Request CDLP25-02019 where the applicant requests approval of a land use permit for approximately 30 acre expansion of a sand quarry adjacent to an existing sand mine quarry. (LUP51-8). Concurrent CDLP25-02019.



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02018

File Date: 8/5/2025

Applicant:

G3 Enterprises, Inc
502 East Whitmore Avenue
Modesto, CA 95358

jeff.redoutey@g3enterprises.com
(209) 341-4045

Property Owner:

Project Description:

The applicant requests approval of a land use permit for an approximately 30 acre expansion of a sand quarry adjacent to an existing sand mine quarry. (LUP51-8). Concurrent CDLP25-02019.

Project Location: (Address: 0 NO ADDRESS , BYRON, CA 94514-), (APN: 003020049)

Additional APNs:

General Plan Designation(s): AL

Zoning District(s): A-3

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District:

Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
060A	Geologic Review (\$3600)	002606-9660-REV-000-5B060A	3600.00	3600.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0021	Land Use Permit (Quarry) - DCD	002606-9660-REV-000-5B0021	6500.00	6500.00
LPS0021P	Land Use Permit (Quarry) - PW	000651-9660-REV-000-6L0021	2000.00	2000.00
Total:			12262.00	12262.00



Planning Application Summary

County File Number: CDLP25-02019

File Date: 8/5/2025

Applicant:

G3 Enterprises, Inc
502 East Whitmore Avenue
Modesto, CA 95358

jeff.redoutey@g3enterprises.com
(209) 341-4045

Property Owner:

Project Description:

The applicant requests approval of a quarry reclamation plan for the 30 acre expansion of an existing sand quarry. (Concurrent CDLP25-02018)

Project Location: (Address: 0 NO ADDRESS , BYRON, CA 94514-), (APN: 003020049)

Additional APNs:

General Plan Designation(s): AL

Zoning District(s): A-3

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence:

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District:

Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
060A	Geologic Review (\$3600)	002606-9660-REV-000-5B060A	3600.00	3600.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0022	LUP-Quarry Reclamation Plan DCD	002606-9660-000-000-5B0022	6500.00	6500.00
LPS0022P	LUP-Quarry Reclamation Plan PW	000651-9660-REV-000-6L0022	2000.00	2000.00
LPS0022U	LUP-Quarry Reclamation Plan Acres	002606-9660-000-000-5B0022	2250.00	2250.00
Total:			14512.00	14512.00

PROJECT DESCRIPTION

G3 Enterprises, Inc. – Byron Kellogg/Eason Sand Mine Extension

Land Use Permit Amendment & Reclamation Plan Amendment CA Mine ID No. 91-07-0012

March 2025

Prepared for:

G3 Enterprises, Inc.
502 E. Whitmore Avenue
Modesto, California 95338
(209) 341-8831

Prepared by:

Sespe Consulting, Inc.
374 Poli Street, Suite 200
Ventura, California 93001
(805) 275-1515

EXECUTIVE SUMMARY

G3 Enterprises, Inc. (G3) currently operates a sand mine and processing facility, known as the Kellogg/Eason Mine, located within the County of Contra Costa (County), approximately two miles west of the unincorporated community of Byron, California. The existing Kellogg/Eason Mine operates under Land Use Permit (LUP) No. 51-8, approved in 1958, and a Reclamation Plan administered by the County in 1996.

To continue providing a local source of high-quality sand materials to the surrounding region, as well as furnish sand for glass manufacturing facilities, G3 is proposing to augment the existing shallow sand reserves by entitling approximately 30 acres of a 65.6-acre parcel (Assessor’s Parcel Number [APN] 003-020-049-7), that adjoins the existing permitted mining boundary southeast of the existing Kellogg/Eason excavation pit (referred to herein as the “Project”).

Existing Setting: The Project site is comprised of open space grasslands that have been subject to agriculture and livestock operations in the past. The Project site has a County zoning designation of “Agricultural Heavy (A-3)” and a General Plan designation of “Agricultural Lands (AL).” The entirety of the Project site is under the ownership of G3. Surrounding land uses include G3’s existing mining/processing operations to the west and northwest, and to the south and southeast, open agriculture lands to the north, and Vasco Road to the east.

Operational Summary: The Project would not involve any changes to the existing operations other than allowing for the continued mining and primary processing of sand resources within the 30-acre portion of the adjacent property. Mining operations at the Project site would continue to be typical of surface sand extraction operations and would be conducted in the same manner as currently occurs at G3’s existing facility. Consistent with G3’s existing operations, sand material would be extracted from the Project site using mobile earth-moving equipment, where it would then be sorted onsite using the existing portable processing plant, and then finally conveyed from the Kellogg/Eason pit via the existing slurry pipeline that connects to G3’s existing permitted processing facilities located offsite to the south. No on-road haul trucks would use public roads to transport the materials to the processing plant. From there, material would continue to be processed and shipped to delivery locations throughout the region in the same manner as presently occurs.

The table below describes the changes that would occur because of the proposed Project.

Activity / Item	Current Project	Proposed Project (Change)
Permitted Project Size (acres)	Existing Kellogg/Eason Mine: ~138 acres	Proposed Project Site Extension: ~30 acres (Increase of ~30 acres) TOTAL: ~168 acres
Total Reclamation Area (acres)	~79 acres (approximate)	~109 acres (~30-acre increase)
Total Mining/Excavation Area (acres)	~79 acres (approximate)	~109 acres (~ 30-acre increase)
Mining Method	Use of excavators, scrapers, dozers, loaders, etc. to extract sand material. Use of an onsite portable processing plant to size/sort excavated material.	No change
Anticipated Mining Depth	Kellogg Pit down to Elevation 0’ above mean sea level (amsl). ~250’ below ground surface (bgs)	Kellogg Pit down to Elevation 95’ amsl. ~155’ bgs. (Reduction in depth of 95’)

Activity / Item	Current Project	Proposed Project (Change)
	Eason Pit down to Elevation 50' below mean sea level (bmsl). Approx. 290' bgs	Eason Pit down to Elevation 50' amsl. Approx. 190' bgs. (Reduction in depth of 100')
Estimated Total Material Volume	~12.6 million gross yd ³	~8.6 million gross yd ³ (Reduction in volume of ~4.0 million yd³)
Estimated Average Extraction Rate	~250,000 to 1,000,000 tons/yr	No change
Water Use (Dust Control)	Approximately 19.2 acre-feet/year	No change
Reclamation End Use	Revegetated grassland/grazing land.	No change
Material Transport Method	The extracted sand/clay material passing through the portable processing plant would be transported as a slurry through enclosed pipelines to G3's existing offsite processing plant operated under separate County permits.	No change

Reclamation: After sand reserves have been depleted, or concurrently if feasible, reclamation of the Project site would commence in accordance with the approved Reclamation Plan, as amended to include the proposed 30-acre Kellogg/Eason extension area.

Project Analysis: To analyze the potential impacts of the proposed Project, multiple technical studies were prepared and included as attachments within this Project Description as listed below

Drainage Study (Attachment 2)

Paleontological Resources Assessment (Attachment 3)

Geology and Soils Study (Attachment 4)

Slope Stability Assessment (Attachment 5)

Noise Impact Analysis (Attachment 6)

Air Quality Impact Assessment (Attachment 7)

Cultural Resources Study (Attachment 8)

Biological Assessment (Attachment 9)

Tree Survey Report (Attachment 10)

Visual Resources Assessment (Attachment 11)

In all cases, impacts were determined to be less than significant with mitigation in some areas. Refer to Section 3.0 below for a comprehensive summary of each technical study that was prepared for the Project.

PROJECT DESCRIPTION

**G3 Enterprises, Inc. – Byron Kellogg/Eason Sand Mine Extension
Land Use Permit Amendment & Reclamation Plan Amendment**

March 2025

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
1.0 INTRODUCTION	1
1.1 Purpose & Scope.....	1
1.2 Project History & Background.....	3
1.2.1 Existing Site History	3
1.2.2 Project Location & Surrounding Land Uses	3
1.2.3 Existing General Plan & Zoning Land Use Designations	4
1.3 Project Information.....	4
2.0 PROJECT DESCRIPTION	5
2.1 Operational Summary.....	5
2.2 Project Approvals.....	6
2.2.1 Surface Mining and Reclamation Act.....	6
2.2.2 Consistency with the General Plan	6
2.3 Operational Details	8
2.3.1 Hours of Operation & Workforce	8
2.3.2 Site Access & Vehicle Activity	8
2.3.3 Excavation Equipment	8
2.3.4 Processing & Ancillary Facilities.....	9
2.3.5 Management of Quarry Overburden.....	9
2.3.6 Blasting	9
2.3.7 Water Use & Supply.....	9
2.3.8 Site Lighting & Security.....	9
2.4 Reclamation Details	10
2.4.2 Revegetation.....	10
2.4.3 Monitoring & Reporting.....	10
2.4.4 Financial Assurance.....	11
3.0 ENVIRONMENTAL SETTING SUMMARY	11
3.1 Water Resources.....	11
3.1.1 Water Supply	11
3.1.2 Surface Water	11
3.1.3 Groundwater Conditions and Quality.....	11
3.1.4 Floodplain	12
3.2 Geology and Geologic Hazards	12
3.2.1 Slope Stability Analysis	15
3.3 Site Drainage.....	16
3.4 Traffic / Trip Generation	18
3.5 Hazardous Materials / Hazardous Waste	18
3.6 Noise	18
3.7 Utilities and Energy.....	19

3.8	Solid Waste	19
3.9	Air Quality / Odor.....	19
3.10	Paleontological / Cultural Resources.....	22
	3.10.1 Paleontological Resources	22
	3.10.2 Cultural Resources	23
3.11	Biological Resources	24
	3.11.1 Tree Survey Report	25
3.12	Agricultural Resources	25
3.13	Visual Resources	25

TABLES

Table 1 – Project Site Summary	2
Table 2 – Surrounding Land Uses.....	4

ATTACHMENTS

1. Figures
2. Drainage Report
3. Paleontological Resources Assessment
4. Geology and Soils Study
5. Slope Stability Assessment
6. Noise Impact Analysis
7. Air Quality Impact Assessment
8. Cultural Resources Study
9. Biological Assessment
10. Tree Survey Report
11. Visual Resources Assessment

PROJECT DESCRIPTION

Byron Kellogg/Eason Sand Mine Extension
G3 Enterprises, Inc.

March 2025

1.0 INTRODUCTION

1.1 Purpose & Scope

G3 Enterprises, Inc. (G3) currently operates a sand mine and processing facility, known as the Kellogg/Eason Mine, located within the County of Contra Costa (County), approximately two miles west of the unincorporated community of Byron, California. The existing Kellogg/Eason Mine currently operates pursuant to Land Use Permit (LUP) No. 51-8 approved in 1958, as well as an associated Reclamation Plan, administered by the County and approved in 1996.

To continue providing a local source of high-quality sand materials to the surrounding region, as well as furnish sand for glass manufacturing facilities, G3 is proposing to augment the existing sand reserves by entitling an approximately 30-acre area within a 65.6-acre parcel (Assessor's Parcel Number [APN] 003-020-049-7), known as the Soite property. This property adjoins the existing mining boundary southeast of the existing Kellogg/Eason excavation pit (referred to herein as the "Project"). The purpose of this Project is to secure the requisite approvals from the County and State, which would permit the continued extraction and processing of the sand resources, along with ancillary activities that would allow for handling and conveyance of the excavated materials, by extending the existing Kellogg/Eason mining pit into the ~30-acre portion of the adjacent Soite property. Specifically, this Project's objectives include the following: (1) extend the existing Kellogg/Eason mining boundary thereby increasing mineable shallow sand reserves; (2) ensure access to known Domengine sandstone deposits, which the County's General Plan recognizes as a valuable commodity for the continued economic vitality of the County, as well as a nationally-important resource; (3) maintain mining operations and employment at G3's existing plant; and, (4) eliminate or minimize the environmental impacts associated with the extraction of this important mineral resource. This Project would amend the existing LUP 51-8 and the existing Reclamation Plan to include proposed mining, processing, and reclamation activities within the Project site.

The Project would not involve any changes to the existing operations other than allowing for the continued mining and primary processing of sand resources within the 30-acre portion of the adjacent property, which are described in detail below. Mining operations at the Project site would be typical of surface sand extraction operations and would be conducted in the same manner as currently occurs at G3's existing Facility. Consistent with G3's existing operations, sand material would be extracted from the Project site using mobile earth-moving equipment, where it would then be sorted onsite using the existing portable processing plant, and then finally conveyed from the Kellogg/Eason pit via the existing slurry pipeline that connects to G3's existing permitted processing facilities located offsite to the south. No on-road haul trucks would use public roads to transport the materials to the processing plant. From there, material would continue to be processed and shipped to delivery locations throughout the region in the same manner as presently occurs.

Currently, the Project site (i.e., ~30-acre portion of the 65.6-acre Soite property) is comprised of open space grasslands that were subject to agriculture and/or livestock operations in the past. There is an existing dirt road running through the center of the site connecting to Camino Diablo in the southwest corner of the site. There is also a small rural structure and an ephemeral drainage and pond within the center portion of the extension site. Surrounding land uses include G3’s existing mining/processing operations to the west and northwest, and to the south and southeast, open agriculture lands to the north, and Vasco Road to the east. The unincorporated community of Byron is located approximately two miles east of the proposed Project site.

After sand reserves have been depleted, or concurrently if feasible, reclamation of the Project site would commence in accordance with the approved Reclamation Plan, as amended to include the proposed ~30-acre Kellogg/Eason extension area. Project reclamation would generally follow the same procedures as described in the existing Reclamation Plan, and would typically involve regrading, re-soiling, and revegetation of the mined lands to grazing lands and habitat consistent with the surrounding area. The amended Reclamation Plan would comply with the current reclamation performance standards pursuant to the California Surface Mining and Reclamation Act (SMARA).

The major components of the proposed Project operations would include the following activities:

- Site preparation, including clearing the site, removal and salvaging of topsoil and subsoil;
- Surface mining and material conveyance;
- Operation of mobile earth-moving equipment;
- Onsite primary processing using the existing processing plant;
- Conveyance of sand material via the existing slurry pipeline to G3’s offsite processing facility;
- Various site improvements as needed for access, safety, and other requirements; and
- Post-mining reclamation and revegetation to open space grasslands.

The Project design and methodology is consistent with the existing mining/processing operations at G3’s existing Facility. The number of employees and hours of operation would remain the same, as once the Project commences, existing employees would simply move to conduct mining on the adjacent Project site. Please see Figure 2 for the proposed mine plan, and Figure 3 for the planned reclamation design of the Project site. Table 1 provides a summary of the Project’s operational parameters and compares these to the existing mining and reclamation activities at G3’s existing Kellogg/Eason Mine.

Table 1 – Project Site Summary

Activity / Item	Current Project	Proposed Project (Change)
Permitted Project Size (acres)	Existing Kellogg/Eason Mine: ~138 acres	Proposed Project Site Extension: ~30 acres (Increase of ~30 acres) TOTAL: ~168 acres
Total Reclamation Area (acres)	~79 acres (approximate)	~109 acres (~30-acre increase)
Total Mining/Excavation Area (acres)	~79 acres (approximate)	~109 acres (~ 30-acre increase)
Mining Method	Use of excavators, scrapers, dozers, loaders, etc. to extract sand material.	No change

Activity / Item	Current Project	Proposed Project (Change)
	Use of an onsite portable processing plant to size/sort excavated material.	
Anticipated Mining Depth	Kellogg Pit down to Elevation 0' above mean sea level (amsl). ~250' below ground surface (bgs).	Kellogg Pit down to Elevation 95' amsl. ~155' bgs. (Reduction in depth of 95')
Estimated Total Material Volume	~12.6 million gross yd ³	~8.6 million gross yd ³ (Reduction in volume of ~4.0 million yd³)
Estimated Average Extraction Rate	~250,000 to 1,000,000 tons/yr	No change
Water Use (Dust Control)	Approximately 19.2 acre-feet/year	No change
Reclamation End Use	Revegetated grassland/grazing land.	No change
Material Transport Method	The extracted sand/clay material passing through the portable processing plant would be transported as a slurry through enclosed pipelines to G3's existing offsite processing plant operated under separate County permits.	No change

1.2 Project History & Background

1.2.1 Existing Site History

G3's existing Kellogg/Eason Mine operates under an approved LUP (No. 51-8, approved February 25, 1958) and Reclamation Plan administered by the County (approved 1996). Mining operations on the Kellogg/Eason Mine began and have been ongoing since 1958, with the most recent iteration of the existing LUP/Reclamation Plan approved by the County in 1996.

See Figure 1 in Attachment 1 which provides an overview of G3's existing Kellogg/Eason Mine which would be modified by the proposed Project. Per the existing approved Reclamation Plan, the fully mined areas would be reclaimed to grazing land .

1.2.2 Project Location & Surrounding Land Uses

As shown in Figure 1 (Attachment 1), the Project site is located approximately two miles to the west of the unincorporated community of Byron, California and is approximately 0.5 miles northwest of the intersection of Vasco Road and Camino Diablo. The Project property is comprised of a single, 65.6-acre parcel (APN 003-020-049-7), of which approximately 30 acres would be disturbed by the proposed Project operations. The Project site is generally undeveloped and has recently been used for grazing cattle, which is also the predominant land use on the surrounding parcels.

As noted above, the Project site is bordered to the northwest and southeast by G3's existing quarries, and grazing land and open space to the north and east. Please refer to Table 2 for a summary of land uses surrounding the proposed Project site.

Table 2 – Surrounding Land Uses

Direction	Zoning Designation	General Plan Designation	Description
North	Agricultural Heavy (A-3) and Agricultural Preserve (A-4)	Agricultural Lands (AL)	Agricultural lands are located immediately north of the Project site.
East	Agricultural Heavy (A-3)	Agricultural Lands (AL)	Agricultural land and Vasco Road border the eastern side of the Project site.
South	General Agricultural (A-2) and Agricultural Heavy (A-3)	Agricultural Lands (AL)	The existing processing facility and other quarries operated by G3 are located immediately south of the Project site.
West	Agricultural Heavy (A-3)	Agricultural Lands (AL)	Camino Diablo Road borders the western side of the Project site along with agricultural lands and a few private residences.

1.2.3 Existing General Plan & Zoning Land Use Designations

The Project site has a County zoning designation of “Agricultural Heavy (A-3)” and a General Plan designation of “Agricultural Lands (AL)”. The entirety of the Project site (APN 003-020-049-7) is under the ownership of G3. Per the Contra Costa County Code, mining is consistent with this agricultural land use designation, and allowable in A-3 zones under General Plan Policy 8-54 which states that *“mining and quarrying shall be a permitted use in certain privately owned areas which are in an open space designation in the General Plan (e.g. Open Space, Agricultural Lands, etc.) and which contain known mineral deposits with potential commercial value. These deposits include, but are not limited to, rocks, gravel, sand, salt and clay”*. (Contra Costa County, 2005-2020).

1.3 Project Information

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 (209) 341-4045
 Contact: Jeffrey Redoutey, Vice President
 Contact Email: jeff.redoutey@g3enterprises.com

Property Owners: G3 Enterprises, Inc.
 502 East Whitmore Avenue
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Applicant’s Agent: Sespe Consulting, Inc.
 374 Poli Street, Suite 200
 Ventura, California 93001
 (805) 275-1515
 Contact: Doug Mason, Project Manager
 Contact Email: dmason@sespeconsulting.com

Lead Agency: Contra Costa County
 Department of Conservation and Development

30 Muir Road
Martinez, California 94553

2.0 PROJECT DESCRIPTION

2.1 Operational Summary

As summarized above, the proposed Project would extend the mining boundary of G3's existing Kellogg/Eason Mine by approximately 30 acres into a portion of the adjacent property (APN 003-020-049-7), known as the Soite property, located immediately east of the existing Kellogg/Eason Mine boundary. Other than the addition of the approximately 30-acre area to the existing mining/reclamation boundary, a decrease in mining depth, and the creation of a consolidated quarry footprint, no other changes to the existing operations are proposed. The pace and nature of onsite mining/processing, the equipment used, and traffic generation/routes would not change as a result of the Project.

Mining operations would be conducted in the same manner as currently occurring at the Kellogg/Eason Mine. Specifically, sand ore would continue to be excavated from open pit quarries, where it would then be transferred to an onsite portable processing plant to remove oversized stones. From there, sand/clay materials would then be passed through a screen slurry and then transported via an existing slurry pipeline to G3's offsite processing plant located to the south of the Project site. Consistent with G3's existing operations, Project operations would generally continue to occur in three distinct phases:

- **Site Preparation and Topsoil/Subsoil Removal:** Prior to mining, the Project site would be cleared, and the topsoil/subsoil and overburden would be removed. Consistent with G3's existing procedures at the Kellogg/Eason Mine, topsoil/subsoil would be salvaged and stored within onsite stockpiles. During reclamation, topsoil and subsoil stored within the stockpiles would be used as needed to support revegetation in those areas within the Project site where the vegetative community would be re-established following completion of mining. Following removal of topsoil/subsoil, overburden consisting of sub-soil and intermittent sand lenses would then be stripped to expose underlying sand reserves. Overburden and interburden materials would be stored onsite for later use during reclamation (see Section 2.3.5).
- **Normal Mining:** After site preparation (i.e., removal of topsoil/subsoil and overburden), mining within the approximately 30-acre Project site would commence and generally continue until reaching the respective design pit depth which in the Kellogg and Eason pits has been decreased from the currently approved mine design. Generally, mining would commence in the western portion of the Project site, extending from the existing excavation area, and move to the east (see Figure 2 in Attachment 1). Sandstone would be excavated using existing mobile earth-moving equipment (e.g., scrapers, dozers, excavators, off-road haul trucks, etc.) and unloaded into the portable onsite processing plant. Once processed in the portable plant, sand ore would then be conveyed in existing sealed pipes as a sand/water slurry to the existing offsite processing plant located to the south. All saleable material excavated from the Project site would be conveyed via the existing slurry pipes, and no haul trucks would be used to transport materials offsite.
- **Reclamation:** After the sand reserves are fully exhausted and mining ceases, reclamation of the Project would commence in accordance with the approved Kellogg/Eason Reclamation Plan, which would be amended to include the 30-acre portion of the Project property. Project reclamation would generally follow the same procedures in effect at the Kellogg/Eason Mine, and would typically involve regrading, re-soiling, and revegetation of the mined lands to grazing lands and habitat. Finished

slopes and the pit bottom would then be covered with topsoil and reclamation materials as needed, and seeded. The existing ephemeral drainage which crosses the extension area will be reclaimed to its pre-mining contours and restored. The seed mix would remain the same as currently described in the existing Reclamation Plan and would consist primarily of annual grass species found in the Project area. The amended Reclamation Plan would comply with the current reclamation performance standards pursuant to SMARA.

The Project design and methodology is consistent with the existing mining operations at the Kellogg/Eason quarries. The number of employees and hours of operation would remain the same, as once the Project commences, existing employees would simply move to conduct mining on the adjacent Project site. See Figure 3 (Attachment 1) for the planned reclamation design of the Project site.

2.2 Project Approvals

Implementation of the Project would require the following County approvals:

- Amendment to LUP 51-8 to allow mining and ancillary activities, as well as post-mining reclamation, within the approximately 30-acre area of the Project property (APN 003-020-049-7).
- Amend the Kellogg/Eason Reclamation Plan (Mine ID No. 91-07-0012) to address post-mining reclamation within the 30-acre portion of the Project property.

In addition to above-reference approvals from the County, other agencies whose review and/or approval of the Project may be necessary include the following:

- Department of Conservation, Division of Mine Reclamation (DMR);
- California Department of Fish and Wildlife (CDFW);
- U.S. Fish & Wildlife Service (USFWS/Service);
- U.S. Army Corps of Engineers (USACE); and
- Central Valley Regional Water Quality Control Board (Regional Board).

2.2.1 Surface Mining and Reclamation Act

SMARA requires that cities and counties adopt local surface mining operation ordinances as a prerequisite to assuming “lead agency” status under SMARA. The County has adopted such an ordinance, which is codified in Chapter 88-11 of the County Code (Contra Costa County, 2023). SMARA requires that all surface mining operations have either a permit or vested rights definition, as well as a reclamation plan (Public Resources Code [PRC] Section 2770(a)¹; County Code Sections 88-11.402, 88-11.602 and 88-11.612)². G3’s existing Mine is a “surface mining operation” as defined in State law and County Code and is subject to both an existing surface mining permit (LUP 51-8) and a Reclamation Plan, of which the most recent iterations were approved by the County in 1996.

2.2.2 Consistency with the General Plan

The proposed amendments to LUP 51-8 and the Reclamation Plan meet the requirements of the County General Plan and Zoning Ordinance. Specifically, the Project:

¹ [Public Resources Code Section 2770](#)

² [Contra Costa County Code - Chapter 88-11 Surface Mining and Reclamation](#)

- Is consistent with the intent and provision of the current County General Plan and applicable provisions of the County's Codes and Ordinances;
- Is compatible with the character of surrounding legally-established development;
- Would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
- Would not be detrimental to the public interest, health, safety, convenience, or welfare;
- Is compatible with existing and potential land uses in the general area where the Project is to be located;
- Will occur on a legal lot;
- Will not have an adverse impact on environmental resources; and
- Will continue to support local employment opportunities.

As discussed above, the Project site has a General Plan designation of "Agricultural Lands (AL)". General Plan Chapter 3.7 states that the AL designation "*is intended to be descriptive of the predominant land-extensive agricultural uses that take place in these areas, but the land use title or description shall not be used to exclude or limit other types of agricultural, open space or non-urban uses...*" (General Plan, Land Use Element, pg. 3-34)³.

Concerning mineral resources, the County's General Plan policies are favorable to mineral resource development. Specifically, General Plan Policy 8-54 states that "*Mining and quarrying shall be a permitted use in certain privately owned areas which are in an open space designation in the General Plan (e.g., open space, agricultural lands, etc.) and which contain known mineral deposits with potential commercial value. These deposits include, but are not limited to, rocks, gravel, sand, salt, and clay.*" (General Plan, Conservation Element, pg. 8-35)⁴.

The Project site is in an area designated by the General Plan as the "East County Area," which includes residential, agricultural, recreational, and open space uses (General Plan, Land Use Element, pg. 3-7 and 3-50). The County Conservation Element expressly identifies the Project area as a valuable mineral resource area for Domengine sandstone on Figure 8-4 (pg. 8-34) within the General Plan. The General Plan states, in relevant part, as follows:

"Figure 8-4 identifies a geological deposit of domengine sandstone, located just south of Camino Diablo and east of Vasco Road. This mineral resource is a valuable commodity for the continued economic vitality of Contra Costa County, as it is the sole deposit of this material in the State of California, and an important resource nationally. Domengine sandstone is used by Pacific Gas & Electric Company as a trench backfill and is a primary ingredient in the manufacture of heat-resistant glass used in the national space program. The resource extends beyond the boundaries designated by the State. This plan calls for the protection of the sandstone resource area." (General Plan, Conservation Element, p. 8-35).

The County identifies the proposed Project site as having a mineral resource that is an important commodity for the County's economic viability. The County continues to state the value of these resources within their surface mining and reclamation ordinance. County Code, Chapter 88-11.606, establishes the criteria for

³ [General Plan Ch. 3 - Land Use Element](#)

⁴ [General Plan Ch. 8 - Conservation Element](#)

issuing a land use permit for surface mining operations stating that the Project shall meet the following standards:

1. Is consistent with the County General Plan;
2. Will not be substantially detrimental to existing residents, structures, or land uses;
3. Will not impose significant adverse impacts on the physical environment; and
4. Will have adequate access.

As noted above, the General Plan recognizes the significance of mineral resources in the Project area and calls for protection of these resources to ensure they can be extracted and utilized. Because the Project consists of adding approximately 30 acres to G3's existing permitted Kellogg/Eason Mine, thereby allowing G3 to continue to develop this locally-important Domengine sandstone resource, the Project would be consistent with the County's General Plan goals and policies. The Project would not be substantially detrimental to existing residents, structures, or land uses and would not impose significant adverse impacts on the physical environment (see summaries in Section 3.0 below for additional detail). The Project site currently has and would continue to have adequate access for mining activities, employment access, as well as emergency access routes. Furthermore, as summarized above, the Project would continue to be consistent with all applicable General Plans and County Ordinances.

2.3 Operational Details

2.3.1 Hours of Operation & Workforce

Consistent with G3's existing entitlements and operations, Project operations would continue to occur up to 24 hours per day, seven days per week. G3 maintains approximately three to five onsite employees during normal mining operations. Following Project approval, these same employees would work within the extended Project site. As such, the number of employees and the hours of operation would remain the same as currently approved.

2.3.2 Site Access & Vehicle Activity

The Project site would continue to be accessed primarily via the existing ingress/egress point connecting to Camino Diablo Road within the southwestern corner of the Project site. Additional site access routes in the north and via an off-road frontage road from the south would continue to be utilized as needed. There would be no change or increase in the number or type of vehicles or haul trucks traveling to and from the site, nor would these existing access points be altered or expanded in any way.

2.3.3 Excavation Equipment

G3 currently utilizes mobile off-road earth-moving equipment for normal operations at the existing Kellogg/Eason Mine. As with the existing employees, existing mobile earth-moving equipment would move into the Project site to continue operations following Project approval, and therefore the number and type of onsite equipment would not change as a result of the Project. The following provides a description of the existing equipment list at G3's Kellogg/Eason Mine, and that would continue to operate at the Project site:

- Two (2) scrapers;
- One (1) wheel loader;
- One (1) off-road haul truck;
- One (1) mobile water truck;

- One (1) grader;
- One (1) dozer; and
- One (1) mobile fuel truck.

2.3.4 Processing & Ancillary Facilities

The primary processing plant, or a functional equivalent, historically utilized at the Kellogg/Eason quarry would continue to be used at the Project site. Similar to employees and excavation equipment, the existing processing plant would move into the Project site to continue operations following Project approval. The rate and manner in which excavated material would be processed would not change as a result of the Project. Other than relocating the existing processing plant into the extension area, the Project does not propose the construction of any new buildings or structures. Processed sand/clay materials would continue to be transferred via the existing slurry pipeline to G3's existing processing facilities to the south.

2.3.5 Management of Quarry Overburden

Consistent with G3's existing operations, overburden from the Project would continue to be stockpiled within the existing onsite storage areas, or used as reclamation backfill and re-soiling in those onsite areas where mining is complete. Overburden stockpiles would continue to be built with minimum slopes of 3:1 (horizontal to vertical) to ensure they remain stable and to prevent erosion. Overburden storage will occur in various locations within the LUP boundary until final placement, as needed during reclamation.

2.3.6 Blasting

Due to the nature of the sand reserves, blasting would continue to not be required. Therefore, explosives would continue to not be stored and/or utilized within the Project site.

2.3.7 Water Use & Supply

The Project would not change or increase the quantity of water used onsite. Project operations would continue to use water trucks for dust control during mining activities and on internal haul roads as needed. Process water would also continue to be used within the primary processing plant. Specifically, water from the nearby settling ponds on the existing Kellogg/Eason Mine, from settling ponds on the adjacent Byron mine, from wells on adjacent parcels or from municipal water sources would continue to be pumped to the wet screens at the existing hopper location and combined with sand from mining activities, so it could then continue to be hydraulically transported to G3's offsite processing facility via the existing slurry pipeline. There would be no additional water use for the proposed Project operations compared to G3's existing Kellogg/Eason operations.

2.3.8 Site Lighting & Security

Other than small portable light fixtures to ensure a safe working environment, no new source of lighting would be required within the Project site. If used, light sources would continue to be limited to those necessary for normal maintenance, security activities, and nighttime operations. Sources of light and/or glare within the extension area would include vehicles and equipment used for quarry establishment and mineral extraction (i.e., mining equipment headlights/safety lights); however, these sources would not create significant levels of light and/or glare, or adversely affect day or nighttime views of the Project site.

24-hour security is currently provided by existing perimeter fencing surrounding the existing mining area, nighttime lighting, and access gates/signage along Camino Diablo. As needed, existing site security fencing and signage would be extended within the proposed ~30-acre extension area prior to commencing onsite operations.

2.4 Reclamation Details

2.4.2 Revegetation

Consistent with the existing approved 1996 Reclamation Plan, portions of the site would continue to be revegetated as part of reclamation. There are no changes to the existing revegetation methods established previously within the existing approved Reclamation Plan. As such, following the completion of mining operations, the following typical sequence of revegetation activities would be undertaken:

- Re-contouring of planting areas, if necessary;
- Control of invasive weeds;
- Placement of topsoil and subsoil;
- Installation of temporary irrigation systems, if necessary;
- Installation of erosion control devices;
- Planting and seeding;
- Maintenance and monitoring; and
- Reporting.

Upon completion of mining, the slopes may be ripped to as needed break up compacted areas. The stored surface stockpiled overburden and topsoil materials would then be spread over the areas to be revegetated to create islands of material with ridges and furrows to aid in holding moisture and windblown seeds. Hydroseeding and broadcast seeding of local native species obtained at local native plant nurseries would augment the revegetation efforts. Commercially available seeds of local native species would also be used to supplement local seeds, all due to availability. Seeding would generally take place between November and January to take advantage of winter precipitation and eliminate or minimize the need for irrigation. Revegetation areas would be clearly staked and flagged to eliminate additional disturbance.

The existing approved reclamation seed mix would not change under the Project. Seed application would be accomplished with hydroseeding equipment or other appropriate application methodology, using both contractors and existing onsite personnel when possible. Consistent with existing protocols, seeding would continue to be done in the fall to early winter to maximize the potential benefit of rainfall.

Lastly, although not anticipated, test plots may be utilized if needed. Irrigation is not planned or proposed at this time but may be incorporated in the future, if necessary, as informed by the success of the test plots, or to success of existing reclaimed areas within the Kellogg/Eason Mine site. If irrigation is needed, systems would be utilized until it's demonstrated that revegetation areas are self-sustaining for at least two years, at which point active irrigation could be discontinued.

2.4.3 Monitoring & Reporting

In general, the existing monitoring and reporting protocols outlined in the 1996 Reclamation Plan would continue to be implemented onsite. Specifically, one year after seeding, the site would be assessed for the

success of seeding efforts and erosion control. If needed, remedial actions that may be employed at that time would include the removal of non-native species, reseeding if necessary, and replacement of erosion control devices. Monitoring would be performed annually for a period of up to five years after reclamation, or until the success criteria described in the 1996 Reclamation Plan. Monitoring and sampling methods would not change and would continue to follow the protocols set forth in the Amended Reclamation Plan.

2.4.4 Financial Assurance

G3 currently maintains an existing Financial Assurance Cost Estimate (FACE) approved by the County for the existing Kellogg/Eason quarry. In accordance with SMARA, this FACE would be reviewed annually and updated accordingly. The FACE would also be updated as needed to address any additional changes described in the Amended Reclamation Plan (i.e., expansion of the area of disturbance), and would be submitted to the County for review and approval under separate cover.

3.0 ENVIRONMENTAL SETTING SUMMARY

3.1 Water Resources

3.1.1 Water Supply

As stated above, the Project operations would continue to use water onsite for dust control and material processing. There would be no change or increase in the quantity of water used onsite, and water would continue to be sourced from wells adjacent to the site under long-term agreements and from the Byron Bethany Irrigation District. Additionally, water collected within the existing onsite settling ponds would continue to be pumped to the wet screens at the existing hopper location at the portable processing plant, where it would continue to be combined with sand and then hydraulically transported via the existing slurry pipeline to G3's offsite processing facility.

3.1.2 Surface Water

Sespe Consulting, Inc. (Sespe) prepared a Drainage Report in March 2025 which included a discussion of the site's surface water features. An ephemeral channel within the Soite property conveys runoff from one upstream drainage area to an ephemeral pond on the eastern end of the property. During mining operations, best Management Practices (BMPs) would control erosion and may divert flows from the ephemeral drainage; however, flows to the stock pond would be maintained as required for biological considerations. Upon reclamation, the channel would be restored to pre-Project condition, ensuring continued flow to the pond. The reclaimed pit would retain stormwater, which would dissipate through infiltration or evaporation. Please refer to Attachment 2 for the full copy of the Drainage Report prepared by Sespe in 2025.

3.1.3 Groundwater Conditions and Quality

Sespe prepared a Geology and Soils Study in July 2024 that included a discussion of the hydrogeologic characteristics of the extension Project area. The study found the Project site is located just outside of Bulletin 118 Groundwater Basin: 5-022.19 San Joaquin – East Contra Costa (ECC) Subbasin (Figure 5), which consists of two primary aquifer zones composed of alluvial deposits: an unconfined to semi-confined Shallow Zone and a semi-confined to confined Deep zone, with clay layers separating the two.

To assess groundwater conditions in the Project vicinity, a review was conducted using various data sources,

including the California Statewide Groundwater Elevation Monitoring (CASGEM), Sustainable Groundwater Management Act (SGMA), the California DWR databases, particularly the Well Completion Report Map Application, and the DWR's Water Data Library. This analysis revealed over 80 wells in the Project's vicinity, encompassing domestic, irrigation, and monitoring wells. These wells, ranging in depth from 160 feet to 640 feet below ground surface (bgs), are located roughly 0.5 to five miles from the site. Based on the publicly available data from the SGMA database and exploratory drilling data conducted by G3 and its predecessors, groundwater is interpreted to flow from southwest to northeast across the region, with a gradient of approximately five feet per mile.

The Project lies outside of a regulated groundwater basin and is therefore not subject to active management or prioritization under SGMA. However, the Project does lie within the East Contra Costa County (ECCC) Integrated Regional Water Management (IRWM) Region. The IRWM is a collaborative effort to manage all aspects of water resources within a specific region. While the Project lies within the IRWM Region, the program does not specifically regulate groundwater used at the site.

To assess groundwater quality, the state Aquifer Risk Map was reviewed. The map assesses the relative risks of groundwater contamination and exposure, measuring numerous factors such as water quality and exposure risks. These risks are ranked on a percentile basis, where lower percentiles indicate lower risk levels. This tool is critical for understanding the potential impact on groundwater resources and for planning appropriate mitigation measures. Based on the Aquifer Risk Map, the Project area falls between a combined risk percentile of 15 and an exposure risk percentile of 33 at the very northeastern edge of the property boundary. However, most of the Project site as mapped indicate an 11th percentile for water quality risk and a 19th percentile for exposure risk. Accordingly, the area around the Project has a low to moderate risk in terms of water quality exposure. As designed, the Project would not entail mining below the regional groundwater level, and considering that equipment maintenance would continue to occur outside of the footprint of excavation, the potential effects of the Project on groundwater quality are considered to be low. Consequently, the Project is not expected to alter or otherwise change the existing water quality exposure risk established for the area. Please refer to Attachment 4 for the full Geology and Soils Study prepared by Sespe in July 2024.

3.1.4 Floodplain

The Project site is situated outside a Federal Emergency Management Agency (FEMA) designated special flood hazard area. According to Flood Map 06013C0510G, effective 3/21/2017, the site is classified within "Zone X," indicating an area of minimal flood hazard.

3.2 Geology and Geologic Hazards

The Project site lies on the east flank of the California Coast Range where sedimentary rocks of the Great Valley have been gently turned upward against the core complex by the tectonic processes forming the coastal mountains. Development of the Project would continue to implement good design and construction practices that would avoid potential geological impacts.

Sespe prepared a Geology and Soils Study in July 2024 to document the geology, soils, and hydrogeologic characteristics of the extension Project. More specifically, this study assesses the potential effects of the Project on the geologic and hydrogeologic setting and surrounding vicinity, with a specific focus on geologic hazards, soils, and groundwater conditions underlying the site. To support this assessment, Sespe utilized

various data sources, including observations from a site visit on March 12, 2024, drilling data provided by G3, and maps from the United States Geological Survey (USGS). Reviews of relevant regulatory documents, basin plans, and water quality control plans also contributed to the analysis. Key sections of the California Public Resources Code (PRC) that guide the evaluation of geological and soil conditions under the California Environmental Quality Act (CEQA) guidelines were also used. This study did not include a site-specific geotechnical analysis related to the quarry mine plan and/or reclamation design, which would be prepared as a stand-alone technical study. Finally, this geologic evaluation did not encompass an assessment of paleontological resources as required under CEQA. The investigation into possible fossil occurrences within the Project site is being managed through a separate Study. Refer to Section 3.10 for a summary of the paleontological study and Attachment 3 for the full report.

Sespe conducted a site reconnaissance on March 12, 2024, to document the geology and soils within the extension area. The site inspection consisted of a pedestrian survey, which was completed by Sespe field geologists. The visual survey focused principally on identifying potential geologic hazards and confirming the mapped geology formations. This fieldwork involved walking along transect lines across the Project site, with an emphasis on areas with exposed rock outcrops and soils. This comparison facilitated a better understanding of the surface geology and soil profiles, along with their correlation with underlying formations and/or structural discontinuities. During the pedestrian survey, Sespe dug trenches and “potholes” into the ground using a rock hammer to characterize the soils. These observations were compared to existing NRCS soil maps to identify relevant soil classification types present at the site. Sespe also performed field plasticity tests by rolling the soil to determine its behavior and aid in correlating the soils to the NRCS soil types mapped for the area.

As part of Sespe’s site reconnaissance, the potential for unique geologic features was evaluated. Such features are those that represent a novel or rare naturally occurring element or feature, are of special interest, or possess the Project area to identify significant scientific or aesthetic value. During the site visit, Sespe did not identify any geologic features that can be classified as unique. Therefore, it is Sespe’s opinion there is no indication for there to be the potential for a unique geologic feature to occur within the Project site.

During the field reconnaissance, Sespe focused on documenting geologic and soil characteristics within the Project boundaries. The main emphasis was on the Quaternary alluvial deposits, the Tertiary Domengine Formation, and the Kreyenhagen Shale Formation. Field observations revealed that the Domengine Formation is the predominant lithology exposed at the surface, with bedding planes generally striking at approximately 322° and dipping 40° to the northeast. The Domengine Formation displayed variations from massively to vaguely bedded, medium-grained, arkosic to quartzose sandstone. Also, present onsite, the Kreyenhagen Shale Formation consisted of thinly bedded diatomaceous shale with some gray shale, as well as undifferentiated Quaternary alluvium. Notably, the presence of significant clay content in the soils indicates the presence of shale. Soil observations, aligned with NRCS soil map descriptions, highlighted the Briones loamy sand and Altamont clay, consistent with well-drained conditions developed from the weathering of underlying bedrock and sedimentary deposits. The potential for these soil types to exhibit expansive properties is deemed to be low.

To assess the potential for fault rupture, the CGS Fault Activity Map was reviewed. No Holocene-Active faults were identified crossing the extension site, however, the Greenville Earthquake Fault Zone, the nearest

Holocene-Active zone (portions of which have been active within the last 200 years) is approximately eight miles southwest of the Project site. Other Holocene-Active faults within a 50-mile radius of the site include the Pleasanton fault (17 miles, west), Calaveras fault zone (19 miles, west), Concord fault (20 miles, northwest) Hayward fault zone (27 miles, west), Green Valley fault zone (30 miles, northwest), Cordelia fault (36 miles, northwest), West Napa fault (40 miles, northwest), Monte Vista fault zone (43 miles, southwest), Rodgers Creek fault (43 miles, northwest), San Andreas fault zone (45 miles, west), and the Ortigalita fault (46 miles, southeast). Pre-Holocene faults in the area include the Midland fault zone, located southeast of Project site. Additionally, several mapped unnamed faults are within the local Project area; however, none of these are classified as active faults based on the review of the CGS data viewer tool. Based on activity status and proximity, none of the faults listed are considered to pose a risk with respect to fault rupture at the Project site.

The study examined the potential for geohazards encompassing the Project area, including active faults, ground shaking, indications of subsidence or lateral spreading, liquefaction susceptibility, and landslides. Combined with a review of data available through CGS and site-specific inspection, geohazards that could potentially adversely impact the Project site were not identified. The review of the CGS data viewer tools confirmed that no active faults cross the Project site, and the nearest Holocene-Active fault (AP fault), the Greenville fault zone, is approximately eight miles southwest of the Project site. Thus, the potential for fault rupture is low. Moreover, the Project site was assessed to have a low to moderate risk for strong seismic ground shaking based on historical earthquake data and proximity to known faults.

The Project site falls within an area showing an earthquake-shaking potential near the mid-to-lower end of the scale, between 0.65-0.75 times gravity (X_g), as indicated by the MS48: Earthquake Shaking Potential for California (revised 2016) layer. This suggests a moderate expected impact from seismic ground shaking. The proximity of notable fault zones, including the Greenville AP Earthquake Fault Zone adds context to the seismic setting of the Project. While this information indicates the area encompassing the Project site may be subject to ground shaking, since no structures would be constructed, the consequential effects are not considered to be pertinent to this evaluation. With respect to landslide potential, the review of the CGS data indicates there are no mapped active or historic landforms, or dormant young slides within and surrounding the immediate Project area. The area does not appear to be particularly susceptible to significant effects of deep-seated landsliding, as well based on the information provided in the state database. Likewise, the soils and geologic properties of the formations do not exhibit characteristics that would indicate significant potential for subsidence, lateral spreading or localized liquefaction. Consequently, ground shaking associated with area seismic activity is not expected to have an adverse effect with respect to these types of geohazards.

To assess the potential for liquefaction, the CGS Liquefaction Zones Map was reviewed. The nearest areas prone to liquefaction are approximately one mile north and northeast of the Project site. No mapped zones are within the Project boundary. Given the Project site's geologic composition, primarily consisting of Briones loamy sand and Altamont clay, the proximity to bedrock, and the depth to groundwater, the potential for liquefaction, subsidence, and lateral spreading is considered minimal. Since no known areas have been identified as susceptible to liquefaction, the potential for lateral spreading and subsidence is considered to be low, as well.

An evaluation of landslide risk was conducted using the DOC Maps Data Viewer, specifically referencing the Deep-Seated Landslide Susceptibility (CGS Map Sheet 58). This analysis provided an overview of the Project

site's susceptibility to landslides, categorizing risk levels from III (low) at lower elevations to VIII (medium) at the ridge crests, based on a standardized susceptibility scale. Based on the state Landslide Inventory database, there is no map of active or historic landslides or dormant young landslide forms at the Project site, nor is there an indication of highly susceptible deep-seated landslides in the immediate vicinity. Therefore, the Project site is not considered to be of significant risk from landslide geohazards.

No other identified geologic hazards that could pose a risk to the Project site were identified as part of this evaluation. Please refer to Attachment 4 for the full Geology and Soil Study prepared by Sespe in July 2024.

3.2.1 Slope Stability Analysis

WSP USA Inc. (WSP) prepared a Slope Stability Assessment (SSA) dated March 7, 2025, to develop the recommended slope angles that are expected to result in globally stable slopes for both the proposed ultimate mining limits and the proposed final reclamation grades in the extended pit. As part of the SSA, WSP reviewed existing geotechnical and geological documentation and other readily available sources including the California Geological Survey (CGS) and the United States Geological Survey (USGS) for the site and surrounding areas. A California Certified Engineering Geologist (CEG) from WSP performed a field reconnaissance of the Kellogg and Eason pits and the Soite area from June 24-25, 2024. 28 geologic altitudes (strike and dip orientations) using a Brunton compass were measured during the field reconnaissance. Geologic discontinuity surfaces consisted of sedimentary bedding planes, joint planes, joint plane sets, and shear/fault surfaces. Five rockslides were observed in the western portion of the Eason pit footwall slope, extending from five to 20 feet below the crest down to the footwall toe, where rock debris has accumulated. The slide masses likely moved as wedges along bedding planes, controlled by steeply dipping joints on their southwest margins.

Ponded water was observed at an elevation of about 95 feet amsl in the Eason Pit during WSP's field reconnaissance in June 2024, with seasonal fluctuations over the past seven years. Groundwater was encountered at approximately nine to 11.5 feet below the pit bottom in 2013, corresponding to an elevation of 100 feet amsl, though there is some uncertainty due to unsurveyed boring locations. A boring drilled above the Kellogg Pit hanging wall in 2012 recorded a maximum groundwater elevation of approximately 85 feet amsl. WSP assumes the historical high groundwater elevation at the site is around 95 feet amsl, but levels fluctuate seasonally and temporally, likely being lower during mining in the proposed extended pit.

The Kellogg/Eason Mine is located in a seismically active area of northern California. As such, the proposed slopes of the extended pit were analyzed by WSP for seismic stability in addition to static stability. Based on the available geologic data and WSP's site observations, active faults with the potential for surface fault rupture are not known to be located beneath or projecting toward the site. In WSP's opinion, the potential for surface rupture at the Kellogg/Eason Mine due to fault plane displacement propagating to the ground surface during the design life of the project is considered low.

The site is underlain at relatively shallow depths by slightly to moderately cemented bedrock of Eocene age, which is not susceptible to liquefaction. Although some alluvial deposits in the Kellogg Creek drainage area are moderately susceptible to liquefaction, they are outside the mined area and would not impact the proposed pit extension. WSP recommends using engineered fill in certain areas to mitigate any potential liquefaction risk, ensuring very low susceptibility.

The results of the slope stability analyses performed indicate that the proposed pit slopes meet the global slope stability criteria of the current study for the critical cross-sections analyzed. The native materials underlying and surrounding the proposed extended pit are not considered to be susceptible to liquefaction, and any backfill that would be placed below the historical high groundwater level is assumed to be adequately compacted to mitigate the liquefaction potential of the fill. WSP considers the likelihood of surface fault rupture occurring in the proposed extended pit to be low.

Based on the results of the data review, field observations, geologic mapping, and geotechnical analyses performed, WSP recommends the following:

- Both interim (i.e., final excavation) and final reclaimed pit slopes should be inclined no steeper than 1H:1V for the north, south, west, and southwest-facing slopes for the configuration and slope heights.
- Both interim and final reclaimed pit slopes should be inclined no steeper than 1.6H:1V for the northeast-facing slopes in the Eason Pit and Soite area and no steeper than 2H:1V for the east and northeast-facing slopes in the Kellogg Pit for the configuration and slope heights.
- The final fill slopes in the southernmost portion of the extended pit should be inclined no steeper than 3H:1V. This recommendation is applicable for the proposed fill slope configuration and heights.
- Fill placed in the southernmost portion of the proposed extended pit should be placed in thin lifts (typically no greater than ten inches) and thoroughly compacted if the fill is located below the historical high groundwater level of Elevation 95 feet amsl.
- Fill placed above the historical high groundwater Elevation of 95 feet amsl in the southernmost portion of the proposed extended pit need not be thoroughly compacted as engineered fill.
- If a groundwater level higher than Elevation 95 feet amsl is observed/measured during the mining operations, then this higher level shall represent the boundary between compacted engineered fill (below) and uncompacted fill (above) for the reclamation fill to be placed in the proposed extended pit. Hence, engineered fill shall be placed up to Elevation 95 feet amsl or up to the highest groundwater level encountered during mining, whichever is higher.
- No further mining or excavation should occur within the current unmined zone between the existing slope crest and Camino Diablo Road between approximately Sections A-A' and C-C'. In other words, mining activities should not progress any closer to Camino Diablo Road within this area (See Figure 2 in Attachment 5).
- The existing toes of the pit slopes between approximately Sections A-A' and CC' lie at an average elevation of approximately 100 feet amsl. Prior to further excavation of pit slopes within this area, a minimum 100-foot wide bench should be maintained between the existing upper slopes above elevation 100 feet amsl and the lower slopes to be excavated below elevation 100 feet amsl.

Please refer to Attachment 5 for the full SSA completed by WSP in March 2025.

3.3 Site Drainage

Consistent with the existing Kellogg/Eason Mine operations, all mining and reclamation operations within the Project site would continue to comply with the National Pollutant Discharge Elimination System (NPDES) General Reclamation Plan for Storm Water Discharges associated with industrial activities (i.e., Industrial General Permit), and would continue to employ storm water Best Management Practices (BMPs). The existing Storm Water Pollution Prevention Plan (SWPPP) would continue to be implemented for the site and

would be updated as required to include operations within the approximately 30-acre extension area. The existing SWPPP would be updated as needed following Project approval.

Sespe prepared a Drainage Report in March 2025 to identify the tributary watershed(s) to the Project site; calculate the onsite runoff volumes and peak flows following reclamation; and calculate the upstream drainage area runoff volumes and peak flows following reclamation. The general methodology, requirements, and recommendations outlined in the Contra Costa County Flood Control and Water Conservation District's (CCC FCWCD) hydrograph and hydrology standards were used as a basis for the report's calculations. The report analysed the 25-year, 3-hour and a 100-year, 3-hour storms for the Project. Calculations were performed for the site drainage conditions for the Project's final reclaimed condition. The upstream runoff volume and peak flows were determined to be similar under the existing conditions, operational mining conditions, and final reclamation conditions for the Project. Therefore, the upstream runoff volume and peak flow calculations presented in the report adequately characterized those for the Project maximum extent of mining condition.

The results of the calculations demonstrated that the 100-year, 3-hour storm event volume for the reclaimed Kellogg/Eason/Soite Pit drainage area would be captured in the reclaimed mining pit. The runoff within the reclaimed pit would be retained until it either infiltrates or evaporates. It was determined that the reclaimed pit storage capacity is many times more than the 100-year storm volume, so the reclaimed pit would contain the maximum water surface elevation due to the 100-year storm with sufficient freeboard. The ephemeral channel that drains to the ephemeral pond east of the site would be restored to the existing conditions as part of Project reclamation. As the channel would be reconstructed post-mining to maintain existing flow conditions, the Project would not have any added flooding impact to surrounding water bodies under the reclaimed condition.

The upstream runoff volume and peak flow under the maximum extent of mining and final reclamation conditions for the Project would be similar. At the maximum extent of mining (prior to reclamation), the mining pit would encompass the entire proposed Soite expansion area and likely receive runoff from the drainage areas denoted as Upstream Drainage Area 1 and Reclaimed Soite Pit (East). Therefore, the combined 100-year, 3-hour storm event runoff volume from Upstream Drainage Area 1, Reclaimed Kellogg/Soite/Eason Pit, and Reclaimed Soite Pit (East) (27.71 acre-feet) represents the total runoff the pit would receive under operational (maximum extent of mining) conditions. As noted above, the mining pit provides sufficient storage capacity to contain the cumulative 100-year, 3-hour storm event volume during this operational condition. Refer to Figure 2 in Attachment 2 for the locations of the site's drainage areas.

As reclaimed, the pit would retain all storm water from the 100-year storm event on-site for the Project's reclaimed condition and maximum extent of mining condition with sufficient freeboard. The proposed mining pits would not contribute to off-site flow under both operational and reclaimed conditions. As mining activities progress, additional drainage control measures/operational BMPs (i.e., basins) would be implemented, as needed to control run-on to the Project. Additionally, the Project will restore the ephemeral drainage channel in the proposed Soite expansion area to its existing condition. Therefore, the site is not expected to have any significant impact to on-site drainage areas. Please refer to Attachment 2 for the full Drainage Report prepared by Sespe in March 2025.

3.4 Traffic / Trip Generation

As stated above, the proposed Project would not generate additional vehicle or truck trips beyond the levels associated with G3's existing Kellogg/Eason Mine operations. Additionally, there would be no change to the existing ingress/egress points, and existing employee and vendor vehicles would continue to access the Project site via the existing driveway connecting to Camino Diablo Road within the southwestern corner of Project site. Additionally, no haul trucks would be used to transport materials offsite via public roadways, as all mined/processed saleable sand materials would continue to be transported offsite using the existing slurry pipeline. The proposed Project would also not require new or additional parking facilities, and vehicles would continue to be parked onsite away from public roadways/rights-of-ways.

3.5 Hazardous Materials / Hazardous Waste

Other than minimal quantities of fuel and lubricants found within heavy equipment and personnel vehicles operating onsite, no hazardous materials would be stored onsite. As needed, minimal vehicle refueling and maintenance would continue to occur onsite and would continue to be in compliance with applicable State and local regulations. Additionally, Project site operations would continue to be subject to provisions for spill prevention and containment/cleanup described within G3's existing Spill Prevention, Control, and Countermeasures (SPCC) Plan and the Hazardous Materials Business Plan (HMBP), which would be updated as needed following Project approval. No hazardous waste would be generated on the Project site. The proposed Project operations would also not generate wastewater.

3.6 Noise

Sespe completed a Noise Impact Analysis (NIA) in March 2025 to quantify the potential noise and vibration effects associated with the continued operation of the existing Kellogg/Eason Mine. The NIA quantified the results of ambient/background noise monitoring and assessed the potential noise effects on nearby sensitive receptors associated with the development and operation of the proposed Project (i.e., material extraction, handling, processing, ancillary operations, and post-mining reclamation within the 30-acre Kellogg/Eason Mine extension area). The NIA was developed to address the following specific impact statements within CEQA Guidelines Appendix G Environmental Checklist Form (California Code of Regulations, Title 14, Division 6, Chapter 3, §15000 – 15387).

- a) *Would the project generate 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?*

Project noise levels resulting from onsite mining and processing operations were found to be acceptable and below applicable Contra Costa County noise standards at the receptors analyzed, with no additional control or mitigation measures required. Therefore, Project noise impacts would be less than significant with no mitigation required.

- b) *Would the Project generate excessive groundborne vibration or groundborne noise levels?*

To assess Project vibration impacts at each receptor location, a predicted Project Vibration (PPV) value of 0.089 inches per second (i.e., large bulldozer) was utilized. Estimated Project vibration levels experienced at nearby receptors are below the applicable Caltrans significance criteria and are considered "barely

perceptible” to “imperceptible” per applicable Caltrans criteria for human response to transient vibration. Therefore, groundborne vibration impacts to nearby receptors resulting from Project operations would be less than significant with no mitigation required.

- 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?*

The Project site is not located within two miles of any private or public airports or airstrips, or in an area governed by an airport land use plan. The Project does not involve the creation of a new noise-sensitive land use (such as residences). For these reasons, the Project would have no impact related to airport/airstrip noise levels.

In summary, the Project would not result in the generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the Project and would not result in the generation of excessive groundborne vibration. Accordingly, the Project would have less than significant noise and vibration impacts, therefore no mitigation measures were recommended. Please refer to Attachment 6 for the full NIA completed by Sespe in March 2025.

3.7 Utilities and Energy

The proposed Project operations would not require the construction of new water, electricity, natural gas, or telecommunication utilities, nor would it require the alteration of existing utility infrastructure.

3.8 Solid Waste

Other than minimal quantities of refuse generated by onsite employees, the Project would not generate or require the handling, storage, processing, or disposal of significant quantities of solid waste. All municipal and small quantities of waste would continue to be managed in compliance with State and Federal regulations.

3.9 Air Quality / Odor

Trinity Consultants completed Air Quality Impact Assessment (AQIA) dated January 2025 to evaluate the potential air quality impacts associated with the Soite expansion Project, which includes a short overburden removal phase and mining phase of the expansion area. The AQIA was prepared in accordance with the standards, procedures, and methodologies established in the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, dated April 2022, and the California Natural Resources Agency’s CEQA Guidelines. CEQA requires that a lead agency evaluate the potential air quality and greenhouse gas (GHG) impacts of a project. Since the Byron Mine is an existing Facility, net project impact emissions were considered. The AQIA evaluated the net change in emissions and net project impact emissions were evaluated to determine whether the Project would result in a significant impact on the environment. The existing Maria South mining operations were used to represent baseline emissions. Refer to the Environmental Impact Report (EIR) associated with SCH#2020040196 for detailed information about Maria South. Sources of emissions from the Project included; material drops points, wind erosion, mining operations, fugitive dust, and mobile sources. The Project results in emissions of reactive organic gases (ROG) or volatile organic compounds (VOC), carbon monoxide (CO), nitrogen oxides (NOx), sulfur oxides

(represented as SO₂), particulate matter (PM₁₀ and PM_{2.5}), and GHGs.

The Net Project emissions were analyzed for 2026 (includes overburden removal phase and mining phase emissions) and 2027 and all subsequent years until the reclamation year (typical mining operations). Project emissions result from the operation of stationary sources (i.e., drop points and wind erosion) and mobile sources (i.e., scrapers, bulldozers, graders, water trucks and contractor trucks). Project maximum emissions were quantified based on the maximum projected throughput for each emission source. Net Project emissions (i.e., maximum Project emissions less Baseline Period emissions) are compared to the BAAQMD's Thresholds of Significance and result in less than significant impacts. Net Project emissions (i.e., maximum Project emissions less Baseline Period emissions) were compared to the BAAQMD's Thresholds of Significance and resulted in less than significant impacts.

The AQIA also evaluated the potential health risks associated with toxic air containment (TAC) emissions, such as diesel particulate matter (DPM) and respirable crystalline silica, and PM_{2.5} from the Project. AERMOD dispersion modeling software and the Hotspots Analysis and Reporting Program (HARP) were used to estimate carcinogenic, acute, and chronic health risks at residential, worker, and sensitive receptors as a result of the TAC emissions. The analysis concluded that Project health risk contributions as well as cumulative risks are below BAAQMD's Thresholds of Significance for Local Risks and Hazards and therefore would result in less than significant impact.

The AQIA was developed to analyze specific impact statements within the CEQA guidelines for air quality and GHG impacts as discussed below.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

As shown in Table 5-3 through Table 5-6 in the attached AQIA (Attachment 7), the net emissions associated with the Project do not exceed applicable significance thresholds and result in less than significant operational impacts. Therefore, the Project does not conflict with or have any adverse impact on the implementation of the 2017 Bay Area Clean Air Plan, nor would the Project disrupt or hinder the implementation of any plan control measures with mitigation incorporated. Therefore, the impacts would be less than significant and no mitigation would be required.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?

As shown in Table 5-3 through Table 5-6 in the attached AQIA (Attachment 7), the Project results in a net emissions increase for PM₁₀ and PM_{2.5} on a daily and annual basis for all operational years. The Project results in a net emission increase for SO₂ on an annual basis for the 2026 operational year and on a daily and annual basis for 2027+ operational years. The Project region is nonattainment for PM_{2.5} and 8-hour ozone. All net emissions increases of criteria air pollutants are below the BAAQMD CEQA Thresholds of Significance. Therefore, the Project's operational emissions have less than significant impacts. As the Project does not conflict with any applicable air quality plans with mitigation incorporated, the Project also does not contribute to cumulatively considerable air quality impacts. Therefore the impacts would be less than significant and no mitigation would be required.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

The primary air toxics associated with the Project are from DPM and crystalline silica from mobile source exhaust and fugitive dust generated by the Project's overburden removal and mining operations. Health risk to local receptors is analyzed using dispersion modeling. The results of the HRA demonstrate the highest cancer, chronic, and annual average PM_{2.5} concentrations as a result of this Project are below BAAQMD's Thresholds of Significance for Risks and Hazards. Table 5-8 in the attached AQIA (Attachment 7) demonstrates that the cumulative impacts from off-site sources summed with the Project's impacts are below BAAQMD's Thresholds of Significance for Risks and Hazards. Therefore the impacts would be less than significant and no mitigation would be required.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The Project does not involve the development of the types of land uses that would result in emissions that are typically associated with odor issues, such as wastewater (sewage) treatment plants, landfills, composting facilities, refineries, or chemical plants. Nor does the Project locate sensitive receptors within proximity of these types of odor-producing sources. Therefore, the Project does not result in impacts associated with odor. The impacts would be less than significant, and no mitigation is required.

Greenhouse Gas Emissions:

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The Project's operational GHG emissions are presented in Table 5-9 and Table 5-10 in the attached AQIA (Attachment 7) and are compared to the BAAQMD Threshold of Significance applicable to the GHG emissions from stationary sources. GHG emissions associated with the Project are well below the 10,000 MT CO₂e per year significance threshold. The Project's operational emissions are therefore considered to have less than significant GHG impacts and no mitigation is required.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

None of the Project elements, nor the Project as a whole, conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. The Project does not conflict with the goals of AB 32, does not hinder the implementation of any of the measures specified in the updated AB 32 Scoping Plan, and complies with all applicable GHG measures already adopted under AB 32 and other authorities. Nor would the Project conflict with the BAAQMD 2017 Clean Air Plan or Contra Costa Climate Action Plan. For these reasons, the Project's GHG emissions are considered to have less than significant impact associated with potential conflicts with a plan, policy or regulation adopted for the purpose of reducing GHG emissions and no mitigation is required.

Please refer to the full AQIA completed by Trinity Consultants in January 2025 for further information

(Attachment 7).

3.10 Paleontological / Cultural Resources

3.10.1 Paleontological Resources

Sespe completed a Paleontological Resources Assessment (PRA) in June 2024 to analyze potential impacts on paleontological resources, which are fossilized remains, traces or imprints of organisms preserved in or on the earth's crust that provide information about the history of life on earth and its evolution. They are considered limited, nonrenewable resources of scientific, cultural, and educational value and are afforded protection under certain federal and state laws and regulations. The PRA identified and summarized existing paleontological data in the vicinity of the Project area, and classified and discussed the relative significance of these resources in the context of the extension Project.

The Project site consists of Quaternary alluvial pebble gravel, sand and clay of valley areas, the Tertiary (middle Eocene) Domengine Formation, and the overlying Tertiary (late Eocene) Kreyenhagen Shale Formation. Fossil occurrences in the Domengine Formation have been documented in several paleontological Publications, while the Kreyenhagen Shale Formation is reported to contain scarce and poorly preserved Foraminifera microfossils, but abundant Radiolaria, based on an assessment of a type locality of the formation.

Information for the PRA was obtained through literature review, museum records, and site observation were used to evaluate the potential for the Project site to yield significant paleontological resources. The PRA also included performing a pedestrian survey to observe for the presence of paleontological resources, and if identified determine their significance with respect to taxonomic, phylogenetic, paleoecologic, taphonomic, biochronologic, or stratigraphic context. The pedestrian survey encompassed walking along transect lines across the Project site, with particular focus on areas with exposed outcrop, visually sweeping side-to-side along each line to examine the ground surface and outcrop, to the extent available, for fossil evidence. In addition, during the pedestrian survey, the observer dug trenches and "potholes" into the ground using a rock hammer to inspect for fossil evidence.

Sespe contacted the Los Angeles County Natural History Museum (LACNHM) to request a search of the museum's database for potential recorded fossil localities on the Project site, and within the general vicinity. The requested search domain encompassed the following USGS 7.5-minute topographic map: Byron Hot Springs, CA quadrangle. For any fossil localities identified through the database search, information pertaining to the stratigraphic context was also requested, to the extent available. Based on the records search, the LACNHM did not identify fossil localities on the Project site, nor in the immediate surrounding area.

The pedestrian survey was conducted on March 12, 2024, and consisted of an approximately 1.7-mile transect that looped across the Project site. No paleontological resources were identified along the transect within the PFV limits. Moreover, along the transect, no evidence of fossil material was observed at the surface, in any of the locations potholed or in the exposed outcrop. A partially bleached, recent-age, non-fossilized cow skull was observed at Station PS-4 as float with no stratigraphic context. Near Station PS-4, at Station PS-5 a pile of bleached, recent-age, non-fossilized cow bones were identified as float, presumably related to Station 1. Additionally, a non-descript, bleached, recent-age, non-fossilized bone was identified at Station PS-12 as surface float. None of the vertebrate bones identified exhibit indications of early diagenesis

or permineralization. Please refer to Attachment 3 for the exact location of the above listed items.

Because no fossils were identified in the material to be mined at the Project site, and no recorded fossil localities were identified by the LACNHM, it is Sespe's opinion that the potential for significant paleontological resources to occur within the site is low. In addition, although fossils have been known to occur in the Domengine and Kreyenhagen Shale Formations, because these fossil occurrences are well documented in paleontological literature, there is a low potential for the site to yield fossils that provide new and significant taxonomic, phylogenetic, paleoecologic, taphonomic, biochronologic, or stratigraphic data. Please refer to Attachment 3 for the full PRA completed by Sespe in June 2024.

3.10.2 Cultural Resources

Tom Origer & Associates completed a Cultural Resources Study for the ~30-acre portion of the Soite property in February 2024. The study was conducted to meet the requirements of Contra Costa County and those of the CEQA. The purpose of the study was to identify potential historical resources other than Tribal Cultural Resources, as defined in Public Resources Code [PRC] 21074 (a)(1)(A)-(B) and discussed in the Regulatory Context section. Tribal Cultural Resources are defined in Public Resources Code [PRC] 21074 (a)(1)(A)-(B). The study area comprises approximately 30 acres off Camino Diablo as shown on the Byron Hot Springs, California 7.5' USGS topographic map.

Archival research found that the portions of the study area had been included in prior cultural resources surveys (Bramlette, Praetzellis, Praetzellis, & Fredrickson, 1988). Nine studies have been completed within a quarter mile of the study area; however, no cultural resources were documented within the study area. One isolated artifact was documented within a quarter-mile of the study area; no other cultural resources had been documented nearby. There are no reported ethnographic sites within a mile of the study area (Kroeber, 1925); (Levy, 1978); (Wallace, 1978).

The Cultural Resources Study included an intensive field survey of the study area that was completed by Julia Karnowski and Taylor Alshuth on January 30, 2024. Field conditions were mostly sunny and cool. Surface examination consisted of walking in 15-meter transects when possible and hoes were used, as needed, to expose the ground surface. Ground visibility ranged from excellent to poor, with vegetation being the primary hindrance. The bank of the seasonal creek that runs through the study area was also examined for evidence of buried sites. The profile of the bank of this creek provided a view of subsurface soils at least five feet below the ground surface. No archaeological site indicators were observed within the study area. Examination of the creek banks did not indicate the presence of buried archaeological site indicators. They concluded, in their opinion, that the high sensitivity is reduced to moderate.

The buildings and structures within the study area meet the age threshold for consideration to the California Register; however, research did not show that the study area was associated with persons important to the history of the Byron area or Contra Costa County, therefore Criterion 1 of the California register is not met.

Research and field surveys suggests that use of the study area has historically been related to agriculture. While the existing buildings and structures are associated with agriculture and likely cattle ranching, the features that remain are simple ubiquitous structures that range in date of construction. Because the buildings and structures are not part of a cohesive complex or significant operation related to agriculture+ and are not good representations of important agricultural use in the area; they are unlikely to meet Criterion

2 of the California Register. The buildings and structures present are not architecturally distinctive and do not meet Criterion 3 of the California Register. Buildings do not generally meet Criterion 4 of the California Register. As such, no archaeological resource or built environment recommendations were determined to be warranted. Please refer to Attachment 8 for the full Cultural Resources Study completed by Tom Origer & Associates in February 2024.

3.11 Biological Resources

LSA Associates, Inc. (LSA) completed a Biological Assessment (BA) dated January 2025 to analyze the potential effects of the Project on federally listed species within the Action Area (i.e., disturbing 29.6 acres of the 65.6-acre parcel). The BA also analyzed the potential effects on state-listed species and state species of special concern.

A total of six federally listed animal species were considered under this BA based on the USFWS species list for the site and the presence of suitable habitat within the Action Area, including vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), California condor (*Gymnogyps californianus*), and San Joaquin kit fox (*Vulpes macrotis mutica*). The Western pond turtle (*Actinemys [=Emys] marmorata*) is currently a candidate for listing under the ESA and was considered under this BA. No federally listed plants were determined to likely to occur in the Action Area. The BA determined that the proposed Action may affect, is likely to adversely affect, four of the federally listed species: vernal pool fairy shrimp, California red-legged frog, California tiger salamander, and San Joaquin kit fox due to the removal of suitable habitat and potential adverse effects to individual animals. The BA determined that the proposed Action may affect, is not likely to adversely affect, vernal pool tadpole shrimp, western pond turtle, and the California condor.

The BA also determined that there was no critical habitat within the Action Area, therefore, the proposed Action would have no effect on critical habitat.

Some of the species discussed in the previous section are also considered special-status species under CDFW jurisdiction, including California red-legged frog, California tiger salamander, western pond turtle, California condor, and San Joaquin kit fox. An additional three plant and nine animal species that are state listed, candidates for state listing, fully protected, California Species of Special Concern, or have a California Rare Plant Rank of 1A, 1B, or 2 also have the potential to occur within the Action Area, including big tarplant (*Blepharizonia plumosa*), diamond-petaled poppy (*Eschscholzia rhombipetala*), Mount Diablo buckwheat (*Eriogonum truncatum*), Crotch's bumble bee (*Bombus crotchii*), coast horned lizard (*Phrynosoma blainvillii*), northern California legless lizard (*Anniella pulchra*), San Joaquin coachwhip (*Masticophis flagellum ruddockii*), burrowing owl (*Athene cunicularia*), golden eagle (*Aquila chrysaetos*), Swainson's hawk (*Buteo swainsonii*), tricolored blackbird (*Agelaius tricolor*), and American badger (*Taxidea taxus*). The BA determined that the proposed Project may impact these twelve species due to the removal of suitable habitat (golden eagle, Swainson's hawk, and tricolored blackbird foraging habitat only). Mitigation for permanent and temporary impacts would be provided through the preservation of 90 acres of grassland habitat (3:1 ratio), the improvement of one pond to make it more suitable for California tiger salamander breeding, and the restoration of an 830 linear foot reach of Kellogg Creek. Refer to Attachment 9 for the full BA completed by LSA in January 2025 for additional information.

3.11.1 Tree Survey Report

LSA completed a Tree Survey Report dated September 13, 2024, that identified, located, and assessed the condition of all trees within the Quarry extension area. The survey was completed by LSA arborist Michelle Nicholes on August 26, 2024. Trees included in the survey were those with a DBH (diameter at breast height) of six inches or greater. The trees were then classified into three categories based on their health and structural condition.

- Good – Trees with good health and structure that have potential for longevity onsite;
- Fair – Trees with somewhat declining health and/or structural defects; or
- Poor – Trees in poor health or with significant structural defects that cannot be mitigated. Trees in this category are expected to continue to decline.

A total of 15 trees were surveyed and it was determined that only three of them were found to be native to the region, the remaining 12 trees were found to be non-native. Native trees include three Blue oaks (*Quercus douglasii*), two of them found to be in good condition with the third found to be in poor condition. The non-native trees included ten Peruvian pepper (*Schinus molle*) trees, one Blue gum eucalyptus (*Eucalyptus globulus*) tree, and one Italian cypress (*Cupressus sempervirens*) tree. Four of these trees were found to be in “poor” condition, seven were found to be in “fair” condition, and one was found to be in “good” condition. Refer to Attachment 10 for the full Tree Survey Report completed by LSA dated September 23, 2024, for additional information including the detailed tree data in Table A and the location of the trees that were surveyed.

3.12 Agricultural Resources

The Project site does not contain farmland designated as “Prime,” “Unique,” or “Statewide Importance” as determined by the California Department of Conservation⁵. As discussed in Section 1.2.3 above, the Project is consistent with the current General Plan and zoning designations. Further, the Project site would be reclaimed for open space and grazing uses, which are consistent with the Project site’s current agricultural uses.

3.13 Visual Resources

LSA completed a Visual Resources Assessment (Assessment) for the Project in March 2025. The Assessment was prepared pursuant to CEQA in order to identify any potential long-term and short-term potentially adverse visual impacts that might result from the Project. The Assessment’s methodology includes defining the Project and its visual setting; identifying sensitive viewpoints for assessment; analyzing the baseline visual quality and character of the identified views; depicting the visual appearance of the project from identified views; assessing the Project’s impacts to those views in comparison to the baseline visual quality and character; and proposing methods to mitigate any potentially significant visual impacts.

The Project is not located in proximity to a State scenic highway however, both Vasco Road and Camino Diablo Road are County-designated scenic routes. The Project also is not located within viewing distance of a designated scenic ridgeway or waterway, but the Project does include rolling hills and rock formations that contribute to the scenic quality of eastern Contra Costa County. The Assessment included four visual

⁵ [Department of Conservation - California Important Farmland Finder](#)

simulations for locations along Vasco and Camino Diablo Road. Assuming a traffic speed of 50-55 miles per hour, the project is estimated to be viewable for approximately three to eight seconds from each viewpoint.

Potential long-term visual impacts of the proposed mining expansion were compared and analyzed as part of this assessment. Views from neighboring properties were assessed, and it was determined to have no direct line of sight to quarry activities due to the intervening topography. Further, quarry activities currently occurring in the Kellogg/Eason excavation pit would continue with the expansion of the quarry onto the proposed Project site. It was determined that implementing the proposed project would result in minimal visual change.

Four different viewpoints representing motorists traveling along Camino Diablo Road and Vasco Road and two County-designated scenic corridors have been identified to show various Project conditions through prepared visual simulations. Due to the screening provided by the terrain and the short duration of views, visual changes to the Project site resulting from the expansion of the quarry area onto the adjacent property would be minimal. Therefore, no significant visual impacts would result from the implementation of the Project, and no mitigation is required. This conclusion was determined based on the significance identified in Appendix G of the CEQA Guidelines, which is the CEQA Environmental Checklist. The aesthetics section of the CEQA Environmental Checklist is included in the Assessment. Refer to Attachment 11 for the full Visual Resources Assessment prepared by LSA in March 2025.

Please contact Planner for Attachments:
Everett.Louie@dcd.cccounty.us

ATTACHMENT 1
Figures

ATTACHMENT 2

Drainage Report

ATTACHMENT 3

Paleontological Resources Assessment

ATTACHMENT 4

Geology and Soils Study

ATTACHMENT 5

Slope Stability Assessment

ATTACHMENT 6

Noise Impact Analysis

ATTACHMENT 7

Air Quality Impact Assessment

ATTACHMENT 8

Cultural Resources Study

ATTACHMENT 9

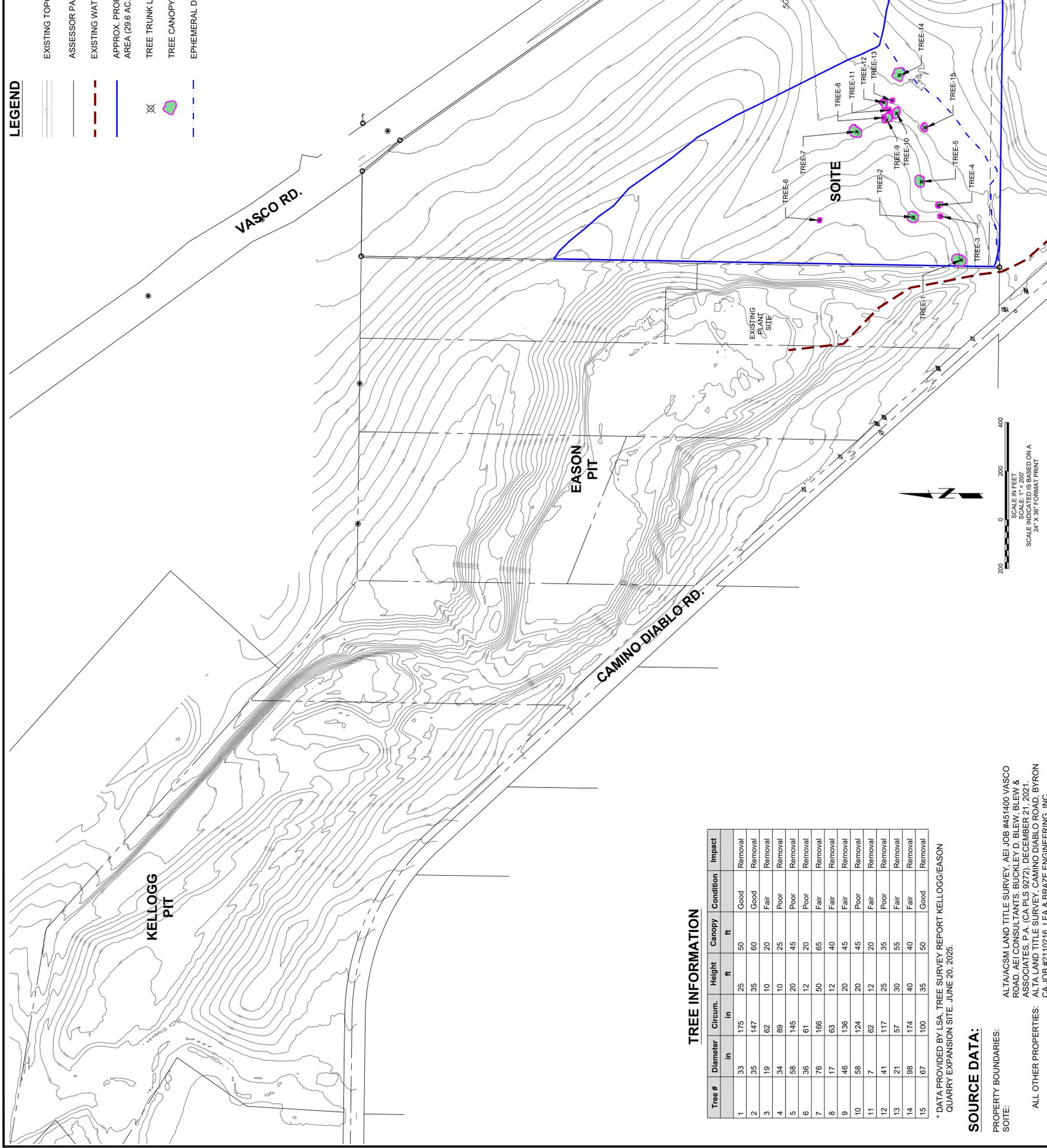
Biological Assessment

ATTACHMENT 10

Tree Survey Report

ATTACHMENT 11

Visual Resources Assessment



LEGEND

- EXISTING TOPOG
- ASSESSOR PA
- EXISTING WAT
- APPROX. PROJ
- AREA (29.6 AC)
- TREE TRUNK L
- TREE CANOPY
- EPHEMERAL D

TREE INFORMATION

Tree #	Diameter in	Circum. in	Height ft	Canopy ft	Condition	Impact
1	33	175	25	50	Good	Removal
2	35	147	35	60	Good	Removal
3	19	62	10	20	Fair	Removal
4	34	89	10	25	Poor	Removal
5	58	145	20	45	Poor	Removal
6	36	61	12	20	Poor	Removal
7	76	166	50	65	Fair	Removal
8	17	63	12	40	Fair	Removal
9	46	136	20	45	Fair	Removal
10	58	124	20	45	Poor	Removal
11	7	62	12	20	Fair	Removal
12	41	117	25	35	Poor	Removal
13	21	57	30	55	Fair	Removal
14	98	174	40	40	Fair	Removal
15	67	100	35	50	Good	Removal

* DATA PROVIDED BY LSA, TREE SURVEY REPORT KELLOGG/EASON QUARRY EXPANSION SITE, JUNE 20, 2025.

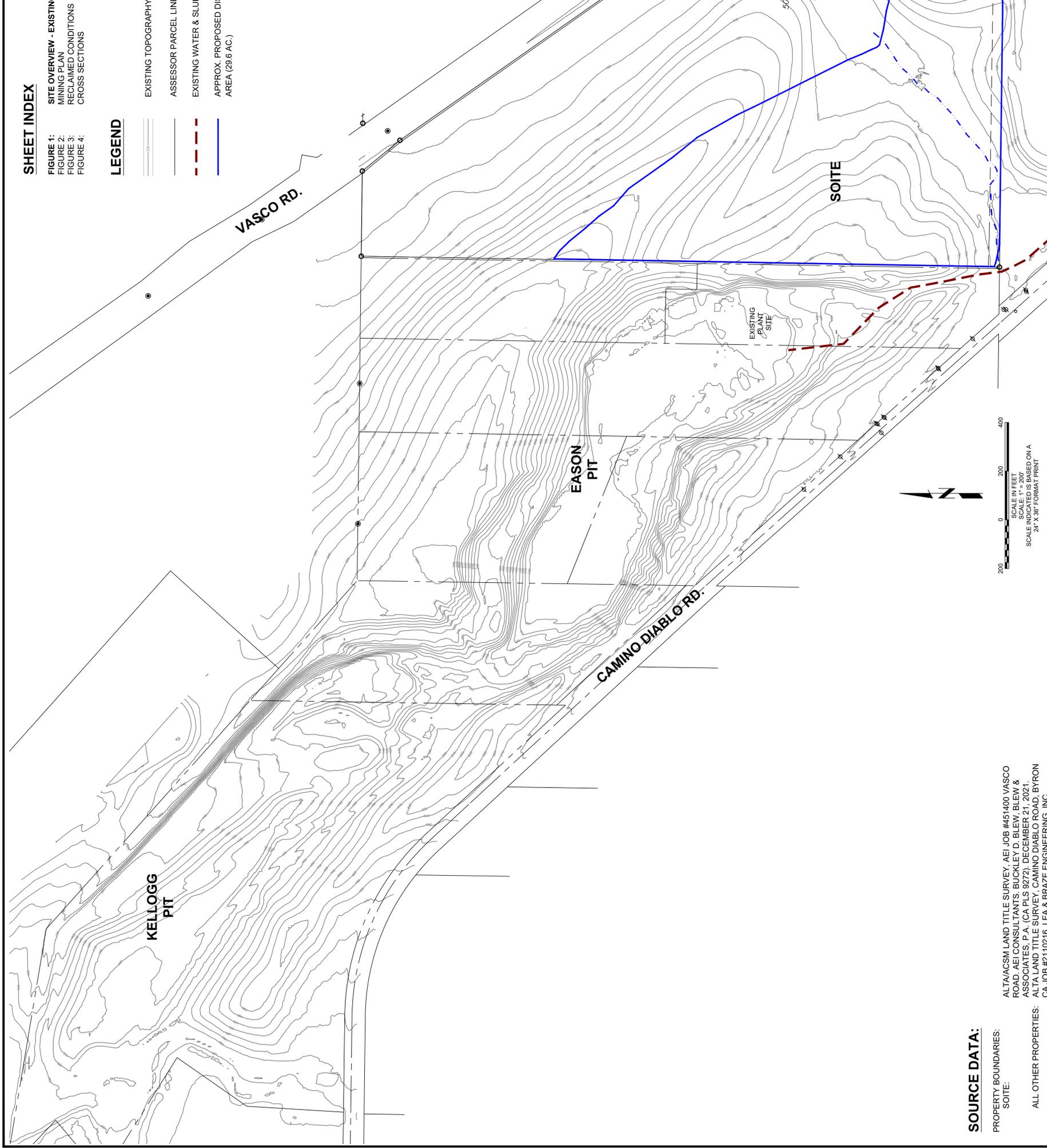
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ALL OTHER PROPERTIES:
ALTA LAND TITLE SURVEY, CAMINO DIABLO ROAD, BYRON CA, JOB #2110216, LEA & BRAZE ENGINEERING, INC.
GREGORY F. BRAZE (CA PLS 7623), AUGUST 17, 2011.

TOPOGRAPHY:
SOITE
BYRON SOITE, JOB# D0211, ENVIROMINE, INC. FLIGHT DATE APRIL 7, 2022.
ENVIROMINE, INC. FLIGHT DATE 2018.
ALL OTHER AREAS:
CONTOUR INTERVAL:
DATUM:
10 FEET
HORIZ= NAD83, CALIFORNIA ZONE 3, US FOOT
VERT= NAVD88



SCALE IN FEET
SCALE: 1" = 200'
SCALE INDICATED IS BASED ON A 24" X 36" FORMAT PRINT



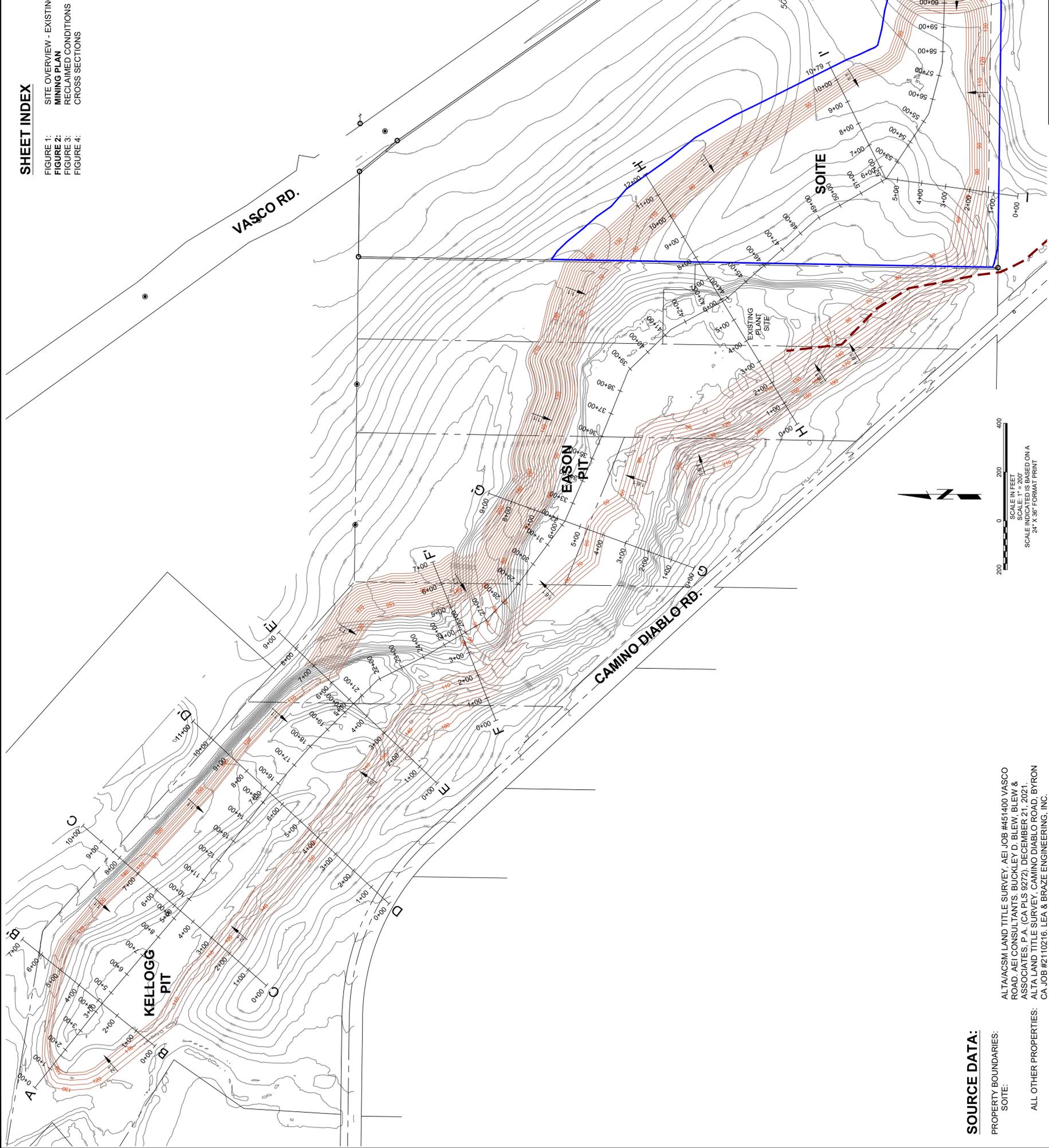
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 ENVIROMINE, INC. FLIGHT DATE 2018.
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 DATUM: VERT= NAVD88



SCALE INDICATED IS BASED ON A 24" X 36" FORMAT PRINT



SHEET INDEX

- FIGURE 1: SITE OVERVIEW - EXISTING
- FIGURE 2: MINING PLAN
- FIGURE 3: RECLAIMED CONDITIONS
- FIGURE 4: CROSS SECTIONS

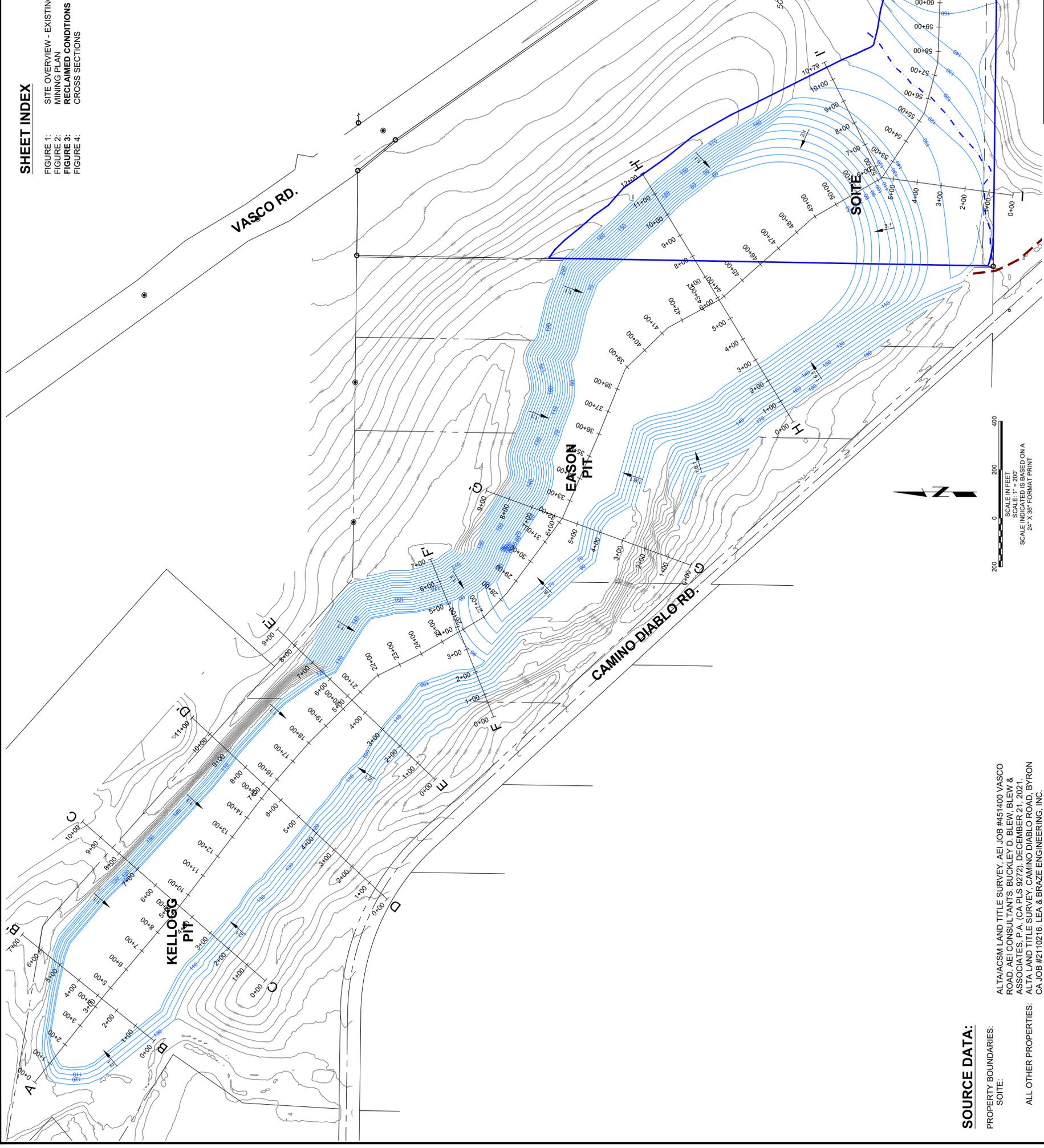
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 GREGORY F. BRAZE (CA PLS 7623), AUGUST 17, 2011.

BYRON SOITE, JOB# D0211, ENVIROMINE, INC. FLIGHT DATE APRIL 7, 2022.
 ENVIROMINE, INC. FLIGHT DATE 2018.
 10 FEET
 HORIZ= NAD83, CALIFORNIA ZONE 3, US FOOT
 VERT= NAVD88





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PROPERTY BOUNDARIES:
 SOITE:

ALL OTHER PROPERTIES:

TOPOGRAPHY:
 SOITE

ALL OTHER AREAS:
 CONTOUR INTERVAL:
 DATUM:

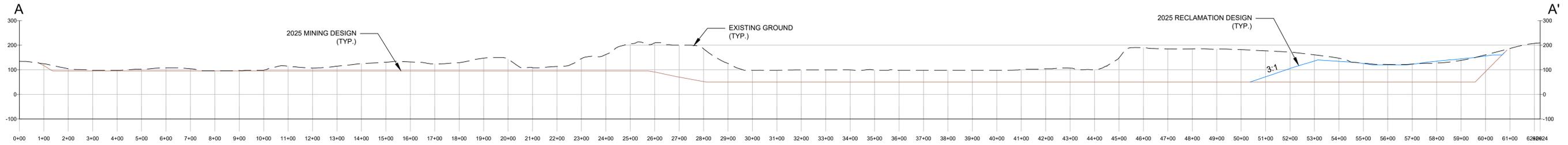
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BYRON SOITE, JOB# D0211, ENVIROMINE, INC. FLIGHT DATE APRIL 7, 2022.
 ENVIROMINE, INC. FLIGHT DATE 2018.
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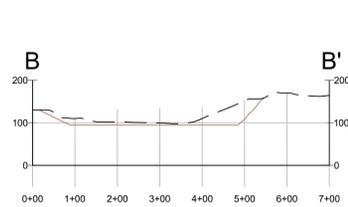


SHEET INDEX

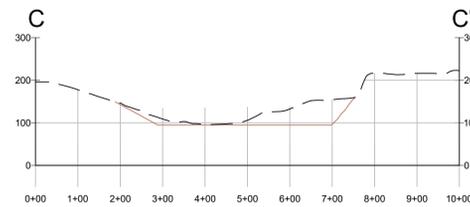
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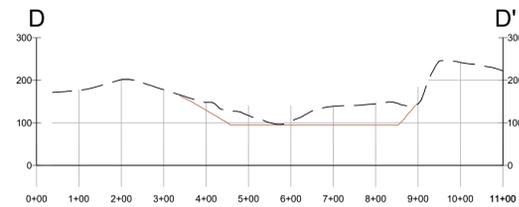
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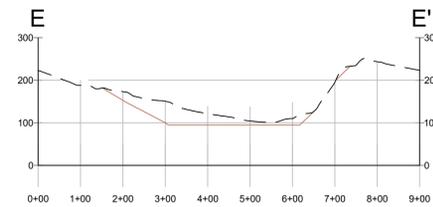
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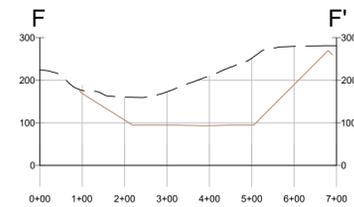
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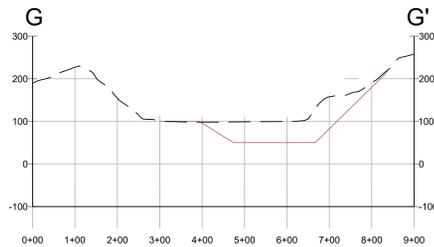
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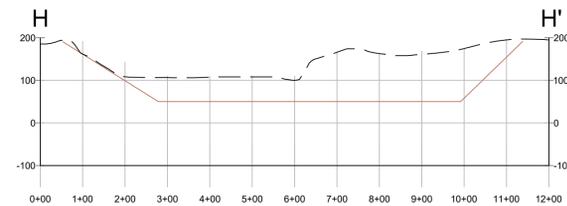
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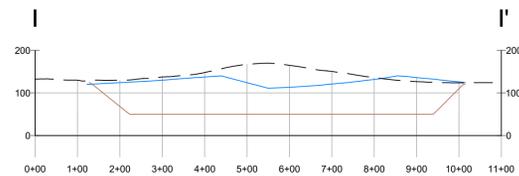
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 VERT: 1" = 200'



SCALE:
 HORZ: 1" = 200'
 VERT: 1" = 200'

LEGEND

- EXISTING GROUND
- 2025 MINING DESIGN
- 2025 RECLAMATION DESIGN

OWNER / APPLICANT G3 ENTERPRISES, INC. 502 EAST WHITMORE AVENUE MODESTO, CALIFORNIA 95358	REVISIONS		G3 ENTERPRISES, INC. BYRON - KELLOGG/EASON EXTENSION CA MINE ID # 91-07-0012 BYRON, CA
	MARK	DATE	
LAND USE CONSULTANT SESPE CONSULTING, INC. 374 POLI STREET, SUITE 200 VENTURA, CALIFORNIA 93001 (805) 275-1515	REVIEWED BY:		PROPOSED MINING PLAN EXTENSION CROSS - SECTIONS
	DATE	DATE	



FIGURE
4

Aerial



Map Legend

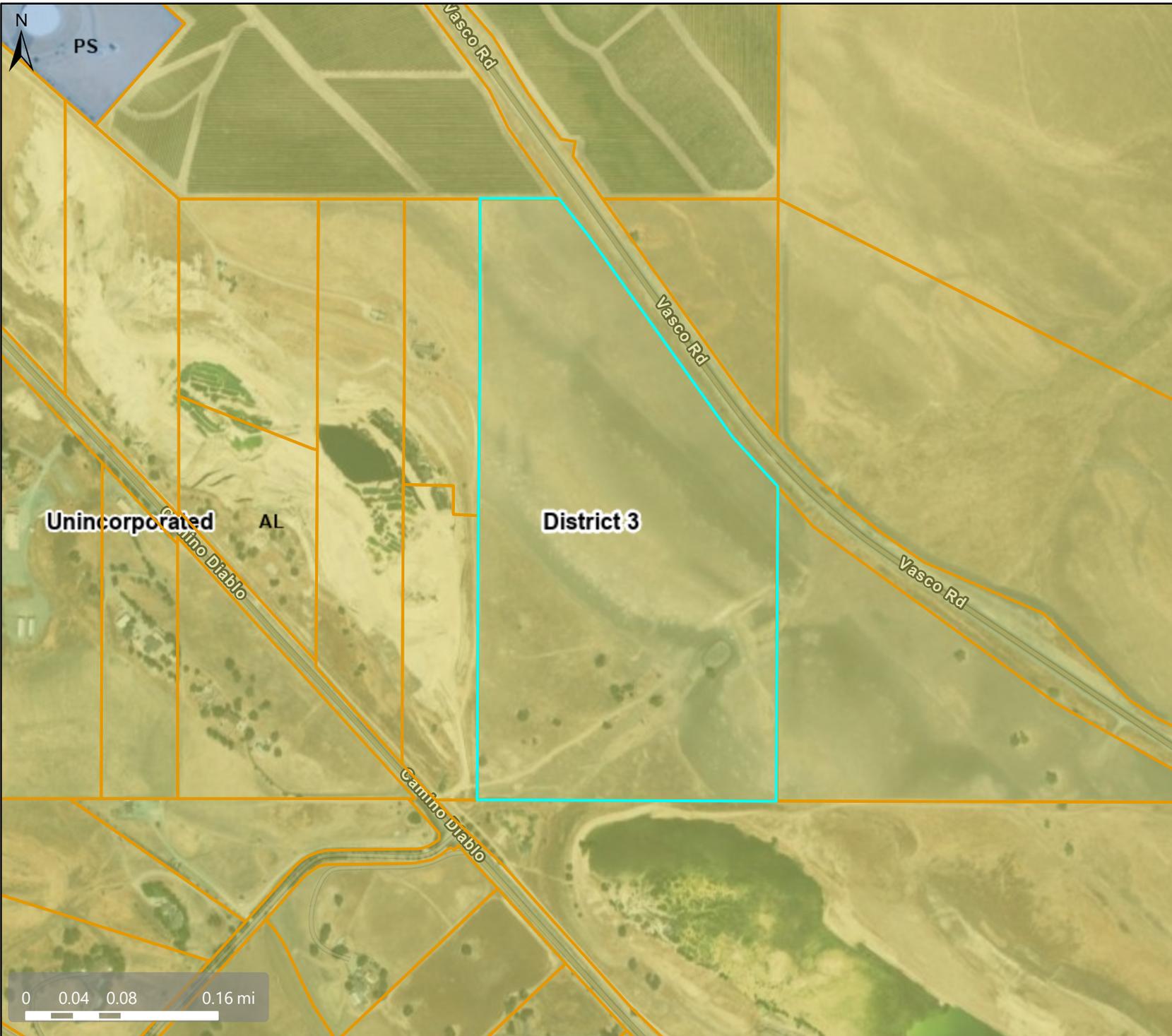
- County Border
- Assessment Parcels
- Planning Layers (DCD)**
 - Unincorporated
 - Board of Supervisors' Districts

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

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



Map Legend

-  County Border
-  Assessment
Parcels
- Planning Layers
(DCD)**
- General Plan**
-  PS (Public and
Semi-Public)
-  AL (Agricultural
Lands) (1 du/10
ac) (1 du/20 ac
in DPZ)
-  Unincorporated
Board of
Supervisors'
Districts

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

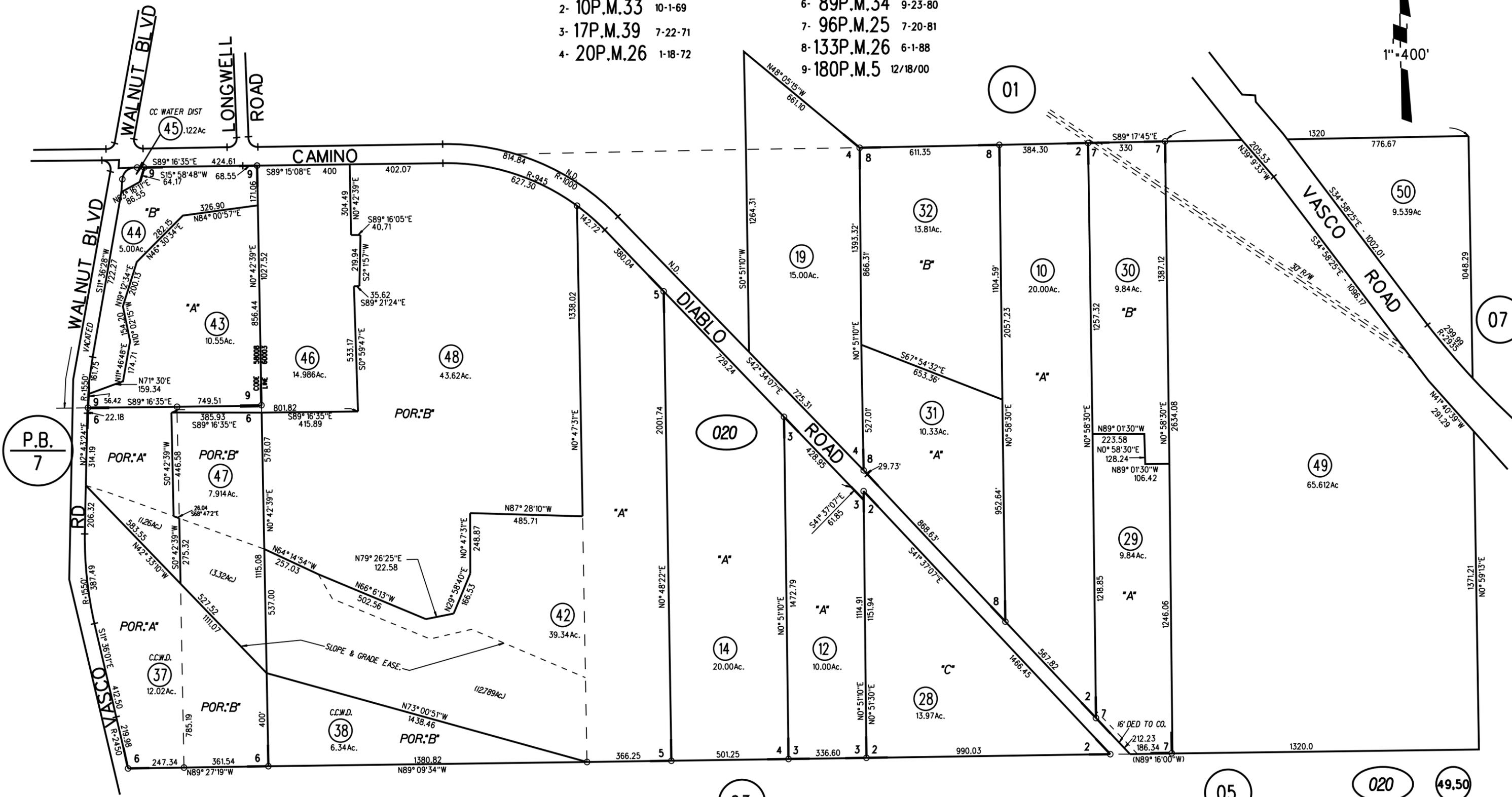
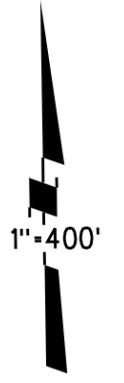
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 PCS: WGS 1984 Web Mercator Auxilia
 Datum: WGS 1984

S 1/2 SEC. 6 T1S R3E M.D.B.M
 POR.SEC.1 T1S R2E M.D.B.M.

- | | | | |
|---------------|---------|--------------|----------|
| 1- 4P.M.16&17 | 7-3-68 | 5- 38P.M.41 | 7-9-75 |
| 2- 10P.M.33 | 10-1-69 | 6- 89P.M.34 | 9-23-80 |
| 3- 17P.M.39 | 7-22-71 | 7- 96P.M.25 | 7-20-81 |
| 4- 20P.M.26 | 1-18-72 | 8- 133P.M.26 | 6-1-88 |
| | | 9- 180P.M.5 | 12/18/00 |



P.B.
7

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

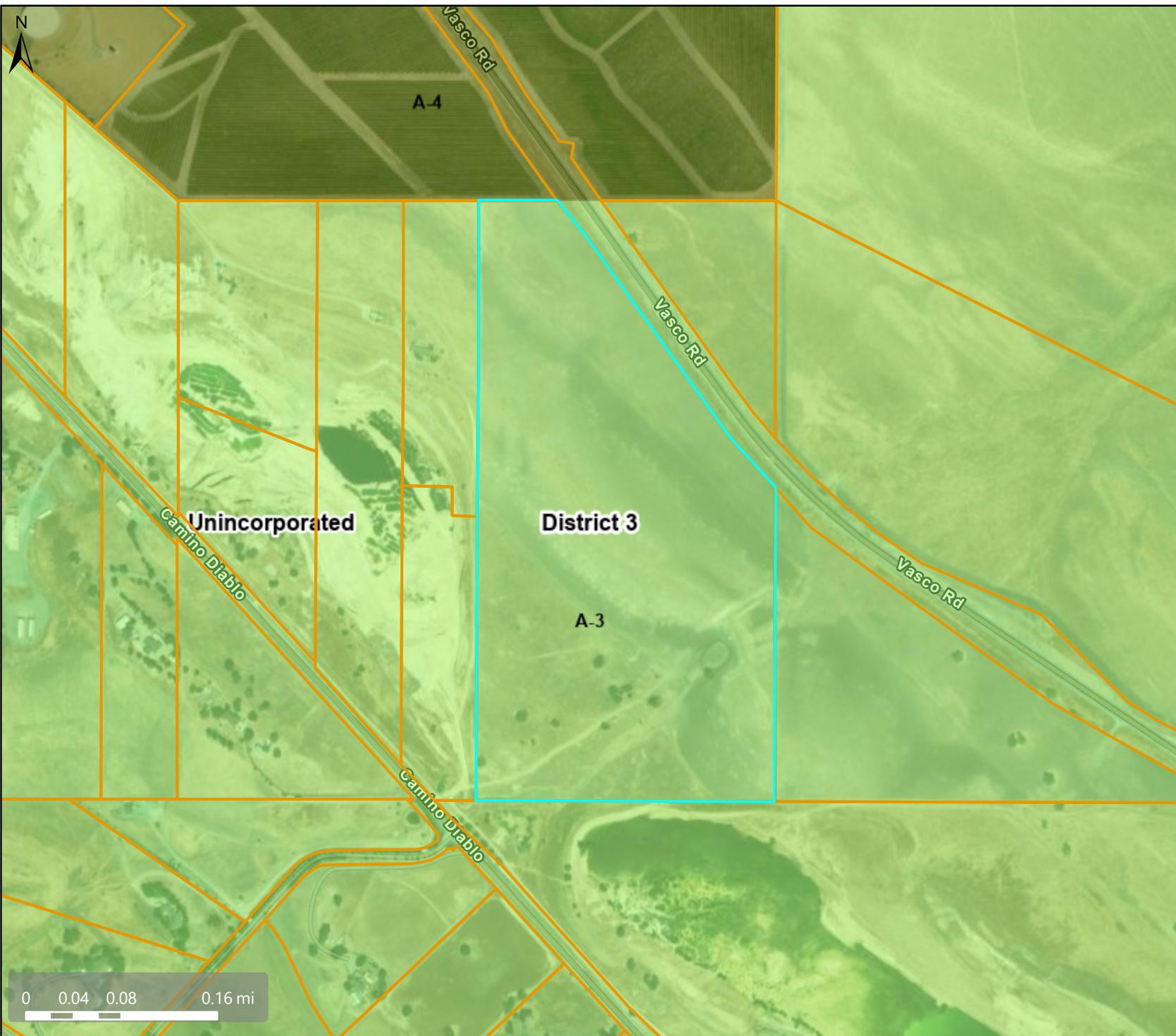
03

05

020

49.50
10/21/21

Zoning - A-3



Map Legend

- County Border
- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE_OVER
- A-3 (Heavy Agriculture)
- A-4 (Agricultural Preserve)
- Unincorporated
- Board of Supervisors' Districts
- District 3

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CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3413

Agenda Date: 8/26/2025

Agenda #: a.

Advisory Board: Byron MAC

Subject: RECEIVE Byron MAC August 2025 Correspondence

Recommendation(s)/Next Step(s):

RECEIVE Byron MAC August 2025 Correspondence

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Deputy Director

July 1, 2025

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

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

- 1. Project Title:** Oliveira Enterprises Compost Facility Land Use Permit
- 2. County File Number:** CDLP21-02042
- 3. Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
- 4. Contact Person and Phone Number:** Grant Farington, Project Planner
(925) 655-2868
- 5. Project Location:** 8005 Bruns Road in the Byron area of unincorporated Contra Costa County (Assessor's Parcel Nos. 001-041-057, 001-041-058, 001-041-059, 001-041-060)
- 6. Applicant / Project Sponsor's Name, Address, and Phone Number:** Brian Oliveira
8005 Bruns Road
Byron, CA 94514
(209) 835-9382

9. Determination: The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 20-day public comment period.

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

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will extend to **5:00 PM, Thursday, July 31, 2025**. Any comments should be submitted in writing to the following address:

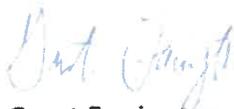
Contra Costa County
Department of Conservation & Development
Attn: Grant Farrington
30 Muir Road
Martinez, CA 94553

or via email to: grant.farrington@dcd.cccounty.us

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

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, contact Grant Farrington by telephone at (925) 655-2868, or email at grant.farrington@dcd.cccounty.us.

Sincerely,



Grant Farrington
Project Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attachment: Project Vicinity

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Oliveira Enterprises Compost Facility Land Use Permit
County File Number – CDLP21-02042
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development,
Community Development Division
30 Muir Road
Martinez, CA 94553
3. **Contact Person and Phone Number:** Grant Farrington, Project Planner
(925) 655-2868
4. **Project Location:** 8005 Bruns Road in the Byron area of unincorporated Contra Costa County (Assessor's Parcel Nos. 001-041-057, 001-041-058, 001-041-059, 001-041-060)
5. **Project Sponsor's Name and Address:** Brian Oliveira
8005 Bruns Road
Byron, CA 94514
6. **General Plan Designation:** AL, Agricultural Lands
7. **Zoning:** A-4, Agricultural Preserve District
8. **Description of Project:** The applicant (project sponsor) requests approval of a Land Use Permit to allow the continuing operation and expansion of a compost facility for windrow composting with a mobile chip and grind operation on the 89-acre Oliveira Enterprises property comprised of four parcels on Bethany Lane, approximately 1,170 feet east of Bruns Road, with a mailing address of 8005 Bruns Road. The compost facility is currently operating on three parcels, including 124 Bethany Lane (Assessor's Parcel 001-041-057), 131 Bethany Lane (Assessor's Parcel 001-041-060), and 136 Bethany Lane (Assessor's Parcel 001-041-058). The compost facility includes existing and proposed windrow composting areas, curing/storage areas, cattle feeding and receiving area, mulch storage areas, offices, off-street parking, and equipment storage areas. Windrow composting currently occurs across two of the parcels south of Bethany Lane, including 124 Bethany Lane and 136 Bethany Lane. Future windrow composting is proposed on the parcel at 148 Bethany Lane (Assessor's Parcel 001-041-059), also south of Bethany Lane. A future office, covered mulch storage, and uncovered mulch storage areas are proposed on the parcel at 131 Bethany Lane that is north of Bethany Lane. The project also includes creation of two water storage ponds, including one pond at 136 Bethany Lane and a second pond at 148 Bethany Lane.

Given the existing topography of the compost facility site that gently slopes downward from an elevation of 70 feet at the southwest corner to 50 feet along the northern property boundary, stormwater runoff

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

ENVIRONMENTAL CHECKLIST

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

SUMMARY:

- a) *Would the project have a substantial adverse effect on a scenic vista? (Less than Significant Impact)*

Figure COS-12 (Scenic Resources) of the Contra Costa County 2045 General Plan Conservation, Open Space, and Working Lands Element identifies the major scenic resources in the County, including scenic ridges and scenic routes, which should be considered when evaluating nearby development proposals. Views of these identified scenic resources are considered scenic vistas. The project site is located approximately 1,170 feet east of Bruns Road, which is a County-designated scenic route. The compost facility does not have any tall structures and is not readily visible from Bruns Road. Future development includes a new office and covered mulch storage; however, both are expected to be one-story structures. Therefore, the project will have a less than significant adverse impact on a scenic vista.

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

The California Department of Transportation (Caltrans) manages the State Scenic Highway program and maintains a list of eligible and officially designated State Scenic Routes on their website. There are no officially designated or eligible state scenic highways in the project in the project vicinity. Thus, the project would have no impact on scenic resources within a state scenic highway.

Figure COS-12 of the County General Plan Conservation, Open Space, and Working Lands Element identifies Bruns Road as a County designated scenic route, which is near the project

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
2. AGRICULTURAL AND FOREST RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

As shown on the California Department of Conservation’s Contra Costa County Important Farmland 2020 map, the project site is located in an area that is defined as “Other Land” and does not contain farmland designated “Prime”, “Unique”, or of “Statewide Importance”. is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project is the continuing operation and expansion of a compost facility for windrow composting with a mobile chip and grind operation. Therefore, the project would not result in any impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? (Less than Significant Impact with Mitigation)*

The project site is in the A-4 Agricultural Preserve District and is under existing Williamson Act Contract, AP No. 13-77. In the A-4 District, permitted uses include agricultural and compatible uses designated in writing in the Williamson Act Contract. Williamson Act Contract, AP No. 13-77, includes Exhibit B that states the structures and land uses allowed on the project site and includes no structures and “grazing and cultivated crops” as land uses. Uses requiring

The project is the continuing operation and expansion of a compost facility for windrow composting with a mobile chip and grind operation. These uses are allowed in the A-4 District with a valid Land Use Permit. Therefore, with approval of the Land Use Permit, the project will not conflict with existing zoning for agricultural use and will not result in conversion of farmland to non-agricultural use.

Sources of Information

- Contra Costa County Ordinance Code, Title 8, Zoning Ordinance.
- Contra Costa County 2045 General Plan. *Land Use Element*.
- Williamson Act Contract, AP No. 13-77.
- California Department of Conservation. *Contra Costa County Important Farmland Map 2020*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3. AIR QUALITY – <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan? (Less than Significant Impacts 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 *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate (CAP)*. The CAP serves as the regional Air Quality Plan for the Air Basin for attaining National Ambient Air Quality Standards (NAAQS) established by the United States Environmental Protection Agency (EPA). The EPA has established NAAQS for six of the most common air pollutants—carbon monoxide, lead, ground level ozone, particulate matter, nitrogen dioxide, and sulfur dioxide—known as “criteria pollutants”. The Air Basin is designated as nonattainment for State standards for 1-hour and 8-hour ozone, 24-hour respirable particulate matter 10 micrometers or less in diameter (PM₁₀), annual PM₁₀, and annual particulate matter 2.5 micrometers or less in diameter (PM_{2.5}).

considered to result in a cumulatively considerable contribution to these regional air quality impacts.

The BAAQMD 2024 CEQA Guidelines include screening criteria for purposes of identifying development projects for potentially significant air quality impacts. If a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts relating to criteria air pollutants and precursors, absent exclusionary conditions. As stated in section 3a, the compost facility will need to obtain an operating permit from Contra Costa Health. With the operating permit, the compost facility would be in compliance with the BAAQMD thresholds of significance.

Fugitive dust (PM10 and PM2.5) would be generated during earthmoving activities but would largely remain localized near the project site. 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 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 for both project operation and new construction, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement mitigation measures Air Quality 1.**

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

- 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 excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

Projects that would site an odor source or a receptor farther than the applicable screening distance, shown in Table 1, would not likely result in a significant odor impact.

Table 1: 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

Source: Bay Area Air Quality Management District., 2017. *Clean Air Plan*.

The compost facility is in a non-urbanized agricultural area where there are no sensitive receptors within one mile of the project site. Also, the proposed project would not introduce sensitive receptors to the project site or the project area. As such, the proposed project would not become a source of odors near existing or planned sensitive receptors. Therefore, odor-related impacts would be less than significant.

Sources of Information

- [Final 2017 Clean Air Plan](#), 2024. *Spare the Air, Cool the Climate, Final 2017 Clean Air Plan*, Bay Area Air Quality Management District.
- [CEQA Thresholds and Guidelines Update](#), 2024. *CEQA Thresholds and Guidelines Update, 2022 CEQA Guidelines*, Bay Area Air Quality Management District.
- Geo-Logic Associates, 2021, submitted August 31, 2023. *Oliveira Enterprises Inc. Compost Facility, Report of Composting Site Information*.
- Integrated Waste Management Consulting, Inc., 2021, submitted October 4, 2021. *Draft Report of Composting Site Information, Oliveira Enterprises, Inc.*

Windrow composting currently occurs across two of the parcels south of Bethany Lane, including 124 Bethany Lane and 136 Bethany Lane. The compost facility does not include any part of the creek or restricted development area on the parcel at 124 Bethany Lane. Future windrow composting is proposed on the parcel at 148 Bethany Lane, also south of Bethany Lane. A future office, covered mulch storage, and uncovered mulch storage areas are proposed on the parcel at 131 Bethany Lane that is north of Bethany Lane. The project also includes creation of two water storage ponds, including a 2,960,000 gallon pond at 136 Bethany Lane and a 6,199,000 gallon pond at 148 Bethany Lane.

Due to the amount of ground disturbance at the current compost facility and the disked parcel east of the BBID water canal, and the avoidance of any compost facility activity within the restricted development area of the creek. It is highly unlikely that the project would affect any special-status plant species.

Regarding special-status wildlife species, in 2019, the California Department of Water Resources (DWR) completed an MND (State Clearinghouse No. 2019109084) for the repair and upgrade of the existing cap at the Old Banks Landfill, located approximately 1,380 feet northeast of Kelso Road, 1,295 feet west of Bruns Road, and approximately 2,500 feet (0.47 mile) west of the project site. The site was characterized by DWR as non-native grassland. DWR identified nine special-status wildlife species that may be adversely affected due to the immediate proximity of the Old Banks Landfill in relation to known occurrences of the special-status wildlife species. Special status species include those species:

- Listed as endangered or threatened under the Federal Endangered Species Act (FESA).
- Listed as endangered or threatened under the California Endangered Species Act (CESA).
- Designated as endangered or rare, pursuant to California Fish and Game Code Section 1901.
- Designated as fully protected, pursuant to California Fish and Game code Sections 3511, 4700, or 5050.
- Designated as a species of special concern by the California Department of Fish and Wildlife.

The nine special status wildlife species that may be adversely affected by the landfill cap repair and upgrade project include the California Tiger Salamander, California Red-Legged Frog, Western Pond Turtle, California Glossy Snake, San Joaquin Coachwhip, Burrowing Owl, California Horned Lark, American Badger, and San Joaquin Kit Fox.

California Tiger Salamander: The California Tiger Salamander is listed as Threatened under FESA. The species is also listed as Threatened under CESA per the California Natural Diversity Database (CNDDB) compiled by the California Department of Fish and Wildlife (CDFW). California Tiger Salamanders inhabit annual grasslands, open mixed woodlands and oak savanna, spending most of its life underground in small mammal burrows. Breeding occurs in

Burrowing Owl: The Burrowing Owl is identified as a Species of Special Concern in the CNDDDB and is found throughout California except at higher elevations. The Burrowing Owl primarily inhabits grasslands but is also found in desert and open shrub habitats. Burrowing Owls use burrows in areas with relatively short vegetation with sparse shrubs and can persist in human-altered landscapes. Individuals in agricultural environments nest along roadsides and water conveyance structures. According to DWR the closest recorded CNDDDB occurrence is 0.15 mile east of the landfill. DWR also stated that Burrowing Owls have been observed in the immediate vicinity of the landfill in Spring 2019. Thus, the compost facility parcels may be suitable areas for Burrowing Owl burrows.

California Horned Lark: The California Horned Lark is identified as a Watch List Species in the CNDDDB. The California Horned Lark has been observed in northern Baja California through California, in the Coast Range north to Humboldt County, and in the Central Valley. The California Horned Lark inhabits open areas dominated by sparse, low herbaceous vegetation or widely scattered low shrubs where it can forage on seeds and insects and nest in hollows on the ground. DWR reported that the closest recorded CNDDDB occurrence was 1.3 miles southeast of the landfill. Although the compost facility is currently operating on three parcels, and the fourth parcel east of the BBID water canal is regularly disked, there are opportunities for potential nesting and foraging habitat in the immediate vicinity of the project site.

American Badger: The American Badger is identified as a Species of Special Concern in the CNDDDB. American Badgers are found throughout California except the North Coast and can inhabit areas below sea level to over 12,000 feet. American badgers inhabit a variety of open, arid habitats but are most abundant in drier open stages of most shrub, forest, and herbaceous habitats with friable soils for burrowing. Natal dens are constructed in dry, sandy soil with sparse overstory. DWR reported that the closest recorded CNDDDB occurrence was 0.8 mile south of the landfill. The edges of the current compost facility and the edges of the fourth parcel may serve as habitat for the American Badger.

San Joaquin Kit Fox: The San Joaquin Kit Fox is listed as Endangered under FESA and Threatened under CESA. The San Joaquin Kit Fox is endemic to the Central Valley and inhabits areas from southern Kern County north to Contra Costa County. In the northern part of its range in the Contra Costa County area the fox occurs primarily in foothill grassland, valley oak savanna, and alkali grasslands. Dens, which are used for temperature regulation, shelter and protect them from adverse weather and predators. The dens are either dug by the foxes, are constructed by other animals, or consist of human-made structures (culverts, abandoned pipelines, or banks in sumps or roadbeds). Many dens may be used throughout the year, and individuals may change dens often. DWR reported multiple occurrences in the immediate vicinity of the landfill, with the most recent observation occurring in 1998. The edges of the current compost facility and the edges of the fourth parcel may serve as burrowing habitat, and there are opportunities for potential foraging and burrowing habitat in the immediate vicinity of the project site.

- J. Motorized equipment shall be kept clean and in good working condition and shall not be left idling while not in use for more than 5 minutes.
- K. Absorbent materials shall be available on-site. Any accidental leaks or spills shall be immediately cleaned up, and the equipment shall not return to the construction area until it has been repaired sufficiently to prevent further leaks or spills.

Biological Resources 2: To avoid and minimize impacts to the California Tiger Salamander and California Red-Legged Frog, the following measures shall be implemented in addition to the Biological Resources 1 measures.

- A. Construction will only be conducted during daylight hours and not during rain events.
- B. Any burrows or large cracks in the ground that will be temporarily impacted during construction will be covered with plywood to prevent collapse.

Biological Resources 3: To avoid and minimize impacts to the Burrowing Owl, the following measures shall be implemented in addition to the Biological Resources 1 measures.

- A. Prior to any ground disturbance related to project construction, the qualified wildlife biologist shall conduct a pre-construction survey in areas identified in the construction planning survey of Biological Resources 1 as having potential Burrowing Owl habitat. The survey will establish the presence or absence of the Burrowing Owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines.
- B. The qualified biologist shall survey the proposed disturbance site and a 250-foot radius from the perimeter of the disturbance site to identify burrows and owls. Adjacent parcels under different land ownership will not be surveyed. Surveys shall take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or Burrowing Owls will be identified and mapped. During the breeding season (February 1– August 31), surveys will document whether Burrowing Owls are nesting in or directly adjacent to disturbance areas. During the nonbreeding season (September 1–January 31), surveys will document whether Burrowing Owls are using habitat in or directly adjacent to any disturbance area. Survey results will be valid only for the season (breeding or nonbreeding) during which the survey is conducted.
- C. If Burrowing Owls are found during the breeding season (February 1 – August 31), all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young shall be avoided. Avoidance will include the establishment of a non-disturbance buffer zone (described in D below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun

- i. If a San Joaquin kit fox is discovered within the project site, the den shall be monitored for 3 days by the qualified biologist using a tracking medium or an infrared beam camera to determine if the den is currently being used.
- ii. Unoccupied dens within the disturbance site shall be destroyed immediately to prevent subsequent use.
- iii. If a natal or pupping den is found, USFWS and CDFW shall be notified immediately. The den will not be destroyed until the pups and adults have vacated and then only after further consultation with USFWS and CDFW.
- iv. If kit fox activity is observed at the den during the initial monitoring period, the den shall be monitored for an additional 5 consecutive days from the time of the first observation to allow any resident animals to move to another den while den use is actively discouraged. For dens other than natal or pupping dens, use of the den can be discouraged by partially plugging the entrance with soil such that any resident animal can easily escape. Once the den is determined to be unoccupied it may be excavated under the direction of the biologist. Alternatively, if the animal is still present after 5 or more consecutive days of plugging and monitoring, the den may have to be excavated when, in the judgement of the biologist, it is temporarily vacant (i.e., during the animal's normal foraging activities).
- v. If dens are identified in the survey area outside the disturbance site, exclusion zones around each den entrance or cluster of entrances shall be demarcated. The configuration of exclusion zones should be circular, with a radius measured outward from the den entrance(s). No project activities will occur within the exclusion zones. Exclusion zone radii for potential dens will be at least 50 feet and will be demarcated with four to five flagged stakes. Exclusion zone radii for known dens will be at least 100 feet and will be demarcated with staking and flagging that encircles each den or cluster of dens but does not prevent access to the den by kit fox.

Implementation of the Biological Resources 1 through Biological Resources 4 mitigation measures would reduce the impacts on special-status wildlife species during new construction on the project site to less than significant levels.

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

The project site is not located in a sensitive area shown on the California Fish and Wildlife Public Access Lands Map. Although not in an identified sensitive area, a creek is located in the western portion of the parcel at 124 Bethany Lane. As discussed in Environmental Checklist Section 4.a, there is no known riparian habitat within the existing creek bed, and the creek is located within a recorded restricted development area. Moreover, the compost facility does not

Biological Resources 5: If project grading or construction work is scheduled to take place between February 1 and August 31, a pre-construction nesting bird survey shall be conducted by a qualified biologist within 14 days of construction, covering a radius of 500 feet for non-listed raptors and 100 feet for non-listed passerines at all locations. Copies of the preconstruction survey shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife (CDFW).

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

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

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

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. The Ordinance applies to all agriculturally zoned parcels, such as the project site. The Ordinance requires tree alteration or removal to be considered as part of the project application.

The proposed project includes a future office and covered mulch storage on the parcel at 131 Bethany Lane, and the creation of two water storage ponds, including one pond at 136 Bethany Lane and a second pond at 148 Bethany Lane. At the time of application for a grading or building permit, trees on the project site would be evaluated to determine if any trees affected by construction activity would be protected under the Tree Protection and Preservation Ordinance. If any code-protected trees would be removed or have construction-related activity within their drip lines, the requirement for a Tree Permit will be evaluated by CDD staff pursuant to the Ordinance. Any tree permit approved for the proposed project would include conditions of approval for the restitution of any tree approved to be removed, protection of those trees where work may occur within the drip lines of the trees, and tree protection measures. As a result of CDD staff applying the Tree Protection and Preservation Ordinance to the proposed project, there would be no conflict with the Ordinance.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5? (No Impact)*

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

- It is listed in the California Register of Historic Places and has been determined to be eligible for listing by the State Historic Resources Commission;
- It 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
- It has been determined to be historically or culturally significant by a lead agency.

The compost facility is currently operating on three parcels of the project site, including 124 Bethany Lane, 131 Bethany Lane, and 136 Bethany Lane. A fourth parcel, 148 Bethany Lane, is located east of the BBID water canal that separates it from 136 Bethany Lane and is regularly disked. There is a creek running through the western portion of the parcel at 124 Bethany Lane within a recorded restricted development area. There is an office on 131 Bethany Lane and a single-family residence on 136 Bethany Lane. The project site and the structures are not in the State Historic Resources Inventory or the Contra Costa County Historic Resources Inventory.

The nearest historical resource is the John Marsh House in Brentwood, approximately 8.7 miles to the northwest of the project site, and therefore, continuing operation of the compost facility on the site will not have an impact on the John Marsh House.

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

The Northwest Information Center of the California Historical Resources Information System (CHRIS), submitted a letter dated November 1, 2021, stating that CHRIS has no record of any

No human remains or cemeteries are known to exist within or near the project site: however, there is a possibility that human remains could be present and accidental discovery could occur. Therefore, **future construction and/or grading activities on the site could result in a potentially significant adverse environmental impact due to disturbance of human remains. Consequently, the applicant is required to implement the following mitigation measures Cultural Resources 2.**

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

- Geo-Logic Associates, 2021, submitted August 31, 2023. *Oliveira Enterprises Inc. Compost Facility, Report of Composting Site Information.*
- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element.*
- Contra Costa County, 2020. *Historical Resources Inventory*
- California Department of Conservation, 2025. *California Historical Resources.*
- California Historical Resource Information System, 2021. *Re: CDLP21-02042 / APNs 001-041-057 & 001-041-058 at 124 & 136 Bethany Lane / Brian Oliveira, November 1, 2021.*

- B. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

Energy 2: The following construction restrictions and requirements shall be implemented both during both project operation and new construction, and shall be included on all construction plans:

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

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

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

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

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

- B. 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.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS – <i>Would the project:</i>				
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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

The California Geological Survey (CGS) has delineated Alquist-Priolo Earthquake Fault Zones along the known active faults in California. The nearest fault considered active by CGS is the Greenville Fault, which is mapped approximately 7.8 miles southwest of the project site. According to the California Earthquake Hazards Zone Application, implemented by the California Department of Conservation, the project site is not within

the report shall include evaluation of (iv) siting and design of the proposed bioswales and water storage ponds, and to address the hazard posed by seismic-related ground failure, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.

Geology 2: The geotechnical report required in Geology 1 shall be subject to review by the County Peer Review Geologist, and review and approval by the Contra Costa County Department of Conservation and Development, Community Development Division (CDD). Improvement, grading, and building plans shall carry out the recommendations of the approved report.

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

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

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

combination with foundation and drainage design that is sensitive to the prevailing soils conditions. Thus, **expansive and corrosive soils on the project site could result in potentially significant impacts on the construction of new structures. Consequently, the project sponsor is required to implement mitigation measures Geology 1 through Geology 4.**

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

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Less than Significant Impact with Mitigation)*

As previously described, the project site is characterized by Brentwood clay loam and San Ysidro loam. Both Brentwood clay loam and San Ysidro loam have a permeability of 0.6 – 2.0 inches per hour, which is considered to be slow permeability and poses severe limitations for septic tanks. The project site currently has well water and a septic system that is permitted by the Contra Costa Health, Environmental Health Division. In order to issue a septic tank permit, the Environmental Health Division would review and inspect design plans for septic tanks ensure that the proposed septic system will not contaminate nearby surface and groundwater. However, the permitting process of the Environmental Health Division would not address the potential effect of the septic system on the groundwater basin. The project site is within the East Contra Costa Groundwater Basin. As shown on Figure COS-9 of the County General Plan Conservation, Open Space, and Working Lands Element, the project site is in an area of 70% to 90% threat to groundwater quality. Thus, **implementation of a new septic system on the project site could result in a potentially significant adverse environmental impact on the groundwater basin. Thus, the applicant is required to implement the following mitigation measure Geology 5.**

Geology 5: If a new septic system is proposed on the project site, the geotechnical report required in Geology 1 shall include evaluation of the effect of the effluent on the elevation of the water table. This task consists of several components: (i) review of the septic system plans, (ii) review of the effect of the anticipated volume of effluent on the elevation of the water table, (iii) performing a sufficiently broad-scoped investigation to adequately characterize subsurface conditions, and (iv) design-level recommendations for the septic system, as warranted.

Implementation of this mitigation measure would reduce the groundwater basin impact to a less than significant level.

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

Although there are no known unique paleontological resources or geologic features on the project site, **there is a possibility that buried fossils and other paleontological resources or hidden geologic features could be present on the project site and accidental discovery could**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS – <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Greenhouse gases are gases that trap heat in the atmosphere and contribute to global climate change. Greenhouse gases include gases such as carbon dioxide, methane, nitrous oxide, and various fluorocarbons commonly found in aerosol sprays. Typically, a single residential or commercial construction project in the County would not generate enough greenhouse gas (GHG) emissions to substantially change the global average temperature; however, the accumulation of GHG emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

In an effort to reduce California’s contribution to climate change, the State Legislature enacted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires that California cap its GHG emissions at 1990 levels by 2020. Locally, the Contra Costa County Board of Supervisors adopted the Climate Action Plan in December 2015. Subsequently, the Board of Supervisors adopted the Contra Costa County Climate Action and Adaptation Plan 2024 Update on November 5, 2024. The 2024 Update is based on earlier sustainability and energy efficiency efforts in the County and includes a number of GHG emission reduction strategies that support energy efficiency. Strategy NI-4, Sequester carbon on natural and working lands in Contra Costa County, applies to the compost facility. Strategy NI-4 includes the following action: “Promote regenerative agricultural and landscaping techniques that incorporate cover crops, mulching, compost application, field borders, alley cropping, conservation crop rotation, prescribed grazing, and reduced tillage to promote healthy soil and soil conservation.”

On October 11, 2023, Integrated Waste Management Consulting submitted an email forwarding an email from the Alameda County Waste Management Authority. In its email, StopWaste states that instituting carbon farming at the Altamont Property by applying 3,500+ cubic yards of compost on 100+ acres, has increased soil carbon concentrations by 1.2 tons/acre-year. StopWaste further states that the Oliveira compost facility provided 1,700 cubic yards of compost material. Thus, the continuing operation of a compost facility on the project site would be consistent with the strategies of the adopted Climate Action and Adaptation Plan 2024 Update and would have a less than significant impact with respect to the generation of GHG.

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

SUMMARY:

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Less Than Significant Impact)*

Planned future expansion of the compost facility would have associated use of fuels, lubricants, paints, and other construction materials during the construction period. On November 15, 2021, Contra Costa Health, Hazardous Materials Programs submitted an email stating that project construction may be subject to regulations requiring a Hazardous Materials Building Plan (HMBP). Contra Costa County Ordinance Code Chapter 450-2 provides regulations administered by Contra Costa Health, regarding hazardous material response plans, inventories, and risk management. Contra Costa County Ordinance Code Section 450-2.008(b) requires the establishment of a HMBP, if necessary, that specifies the use, quantities, storage, transportation, disposal and upset conditions for hazardous materials in accordance with state and county regulations. Thus, an HMBP may be required to ensure no significant public exposure from the operation of a compost facility on the project site. If the project is approved, a Condition of Approval will require evidence that it has complied with County Code Chapter 450-2 prior to

information, used by the State, local agencies and developers to comply with the California Environmental Quality Act. Considering that neither the project site nor the surrounding area is identified on the Cortese list, the project would expectedly have no impacts relating to hazardous materials sites.

- 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? (Less Than Significant Impact)*

The project site is located approximately 1.55 miles southeast of Byron Airport and is an area covered by the Contra Costa County Airport Land Use Compatibility Plan. The Contra Costa County Airport Land Use Compatibility Plan serves to promote compatibility between the airports of Contra Costa County and the land uses that surround them. In a letter dated December 17, 2021 letter, Airport Land Use Commission staff recommended that the project be evaluated under the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) to determine that no hazards to air navigation are created as a result of the proposed windrow composting. In a letter dated December 28, 2022, the OE/AAA states that the project has the potential to attract hazardous wildlife on or near the public-use airport and should adhere to the policies of Advisory Circular 150/5200-33. Section 2.2.5 addresses composting operations on or near airport properties and states that off-airport composting operations should be located no closer than 1,200 feet from any aircraft operations area. The existing compost facility is approximately 7,320 feet from the nearest portion of Byron Airport and thus the project will have less than a significant impact on potential hazards for the nearby public use airport.

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

The project site on Bethany Lane is accessed from Bruns Road which connects with Byron Highway. As shown on Figure TR-4 of the County General Plan Transportation Element, Byron Highway is a County-designated arterial roadway that would be used in the event of an emergency requiring evacuation of the local neighborhood. Since the project does not involve any roadway modifications, and work within a public right-of-way would be subject to review by the Contra Costa County Public Works Department to ensure that such work will not disrupt vehicular travel on public roadways, the project is expected to have a less than significant impact on the implementation of an adopted emergency evacuation plan.

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

The parcel at 124 Bethany Lane is in the High Fire Hazard Severity Zone (FHSZ) in a State Responsibility Area (SRA), and the parcels at 131 and 136 Bethany Lane are in the Moderate and High FHSZs in an SRA, while the parcel at 148 Bethany Lane is in a Moderate FHSZ within a Local Responsibility Area (LRA) with the northern edge in a Non-Wildland Non-Urban zone

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

SUMMARY:

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

The project includes future windrow composting on the parcel at 148 Bethany Lane; a future office, covered mulch storage, and uncovered mulch storage areas on the parcel at 131 Bethany Lane; and creation of two water storage ponds, including one pond at 136 Bethany Lane and a second pond at 148 Bethany Lane. This construction would occur over approximately 48 acres and would be regulated pursuant to the National Pollution Discharge Elimination System (NPDES) program. The State Water Resources Control Board (SWRCB) has adopted a statewide General Permit that applies to most storm water discharges associated with construction activity. Pursuant to the General Permit, if the proposed construction activity would disturb more than one acre of land, an applicant would be required to develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that includes Best Management Practices

The agricultural activities on 89-acre Oliveira Enterprises property rely on existing well water, and the addition two water storage ponds that would be created as part of the project. The primary agricultural activities include windrow composting, curing and product storage, and mulch storage. The use of an onsite well is regulated by the Contra Costa Health, Environmental Health Division, and must comply with the applicable standards, including, setback, sustained yield, water quality, and construction. Accordingly, the potential impact of the project on groundwater supplies would be less than significant.

The future water storage ponds and bioswales, along with pervious windrow composting areas, uncovered storage areas, and parking areas, would facilitate groundwater recharge and help offset new impervious surface area on the project site. Thus, the proposed project would have a less than significant impact on groundwater recharge.

c) *Would the project 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? (Less than Significant Impact)*

As discussed in Environmental Checklist Section 7.b, runoff from Brentwood clay loam is slow and there is no hazard of erosion where the soil is tilled and exposed, and runoff from San Ysidro loam is slow and there is a slight hazard of erosion where the soil is tilled and exposed. Given the continuing operation of the site as a compost facility, there will not be any substantial erosion. Incorporation of the applicable geotechnical measures including drainage related improvements as described in Environmental Checklist Section 7.a.iii would further reduce the environmental impact related to substantial soil erosion.

ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Less than Significant Impact)*

The project includes future windrow composting on the parcel at 148 Bethany Lane, and a future office, covered mulch storage, and uncovered mulch storage areas on the parcel at 131 Bethany Lane. As discussed above in Environmental Checklist Section 10.a, the applicant has submitted a preliminary SWCP, whereby storm water runoff would be collected from impervious surfaces that would be created on the project site and directed to multiple bioswales along the northern and eastern perimeter areas of the property. The Public Works Department will review the SWCP for compliance with the collect and convey drainage requirements of Division 914 of the County Ordinance Code. Through compliance of the project with the requirements of Division 914, the project would have a less than significant impact on surface runoff.

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

of a seiche in the Bethany Forebay could extend onto the three parcels of the currently operating compost facility. As discussed in Environmental Checklist Section 9.b, aside from cow manure, project operation does not involve the handling, use, or storage of substances that are considered hazardous. As a result, the risk of release of pollutants due to inundation of the compost facility would be less than significant.

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

As discussed in Environmental Checklist Section 10.a above, the applicant would be required to develop and implement a SWPP that includes BMPs to reduce potential impacts to surface water quality during construction on the project site. If the project is approved, a Condition of Approval will require the applicant to submit evidence that coverage under the State Water Resources Control Board Construction General Permit has been obtained prior to issuance of a building permit. In addition, the project is required to comply with the requirements of Division 914 of the County Ordinance Code. With development and implementation of the SWPP and compliance of the project with the requirements of Division 914, the project would not conflict with a water quality control plan or groundwater management plan.

Sources of Information

- Geo-Logic Associates, 2021, submitted August 31, 2023. *Oliveira Enterprises Inc. Compost Facility, Report of Composting Site Information.*
- Integrated Waste Management Consulting, Inc., 2021, submitted October 4, 2021. *Draft Report of Composting Site Information, Oliveira Enterprises, Inc.*
- Contra Costa County Ordinance Code, Title 9, Division 914. *Drainage.*
- Contra Costa County Ordinance Code, Title 10, Division 1014. *Stormwater Management and Discharge Control.*
- United States Department of Agriculture, Soil Conservation Service, 1977. *Soil Survey of Contra Costa County, California.*
- [Web Soil Survey](#), 2025. *USDA Web Soil Survey.*
- [FEMA Flood Map Service Center | Search By Address](#), 2025. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0530G, effective 03/21/2017.*
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle.*
- Contra Costa County 2045 General Plan. *Health and Safety Element.*
- [Dam Breach Inundation Map Web Publisher](#), 2025. *California Department of Water Resources, Bethany Forebay Dam Breach Inundation Map.*

Zoning

As discussed in Environmental Checklist Section 2.b, the project site is in the A-4 Agricultural Preserve District and is under existing Williamson Act Contract, AP No. 13-77. In the A-4 District, permitted uses include agricultural and compatible uses designated in writing in the Williamson Act Contract. In addition, uses requiring a Land Use Permit in the A-4 District includes commercial facilities for creating value-added farm products, and related commercial agricultural uses including sheds, warehouses and other buildings for the storage of agricultural products and equipment. The project includes the continuing operation and expansion of a compost facility for windrow composting with a mobile chip and grind operation. **The compost facility and structures would be in conflict with Exhibit B of the existing Williamson Act Contract AP, No. 13-77, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement mitigation measure Agricultural Resources 1**

Implementation of the Agricultural Resources 1 mitigation measure would reduce the impact of the conflict with the Williamson Act contract to a less than significant level.

Sources of Information

- Geo-Logic Associates, 2021, submitted August 31, 2023. *Oliveira Enterprises Inc. Compost Facility, Report of Composting Site Information.*
- Contra Costa County 2045 General Plan. *Land Use Element.*
- Contra Costa County 2045 General Plan. *Public Facilities and Services Element.*
- Contra Costa County Ordinance Code, Title 8, *Zoning Ordinance.*
- Williamson Act Contract, AP No. 13-77.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
13. NOISE – Would the project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Community Noise Exposure Levels are shown in Table HS-3 of the County General Plan’s Health and Safety Element. Lots in the area around the project site are primarily agricultural in nature with the exception of the BBID property at 7995 Bruns Road, which includes an office building. The project site itself is in operation as a compost facility but includes an office on 131 Bethany Lane and a single-family residence on 136 Bethany Lane. Table HS-3 shows that levels of 60 dB or less are normally acceptable and noise levels up to 70 dB are conditionally acceptable for residential uses, and levels of 65 dB or less are normally acceptable and noise levels up to 75 dB are conditionally acceptable for office uses.

Noise from the operation of the compost facility would be primarily from the mobile chip and grind operation. This equipment is estimated to produce noise levels of approximately 81 dB at a distance of 50 feet. During construction of the future office, covered mulch storage, and water storage ponds, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. The maximum projected noise level of construction equipment operating on the project site could be up to 88 dBA at a distance of 50 feet. **Although the grading and construction activities, and operation of the chip and grind equipment would be temporary, the activities could have a potentially significant noise impact on the onsite residence and the BBID office. Consequently, the applicant is required to implement the following mitigation measures.**

- Howard County Council, 2007. *Typical Equipment Noise Levels*.
- Bolt, Beranek, and Newman, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*. U.S.E.P.A. Office of Noise Abatement and Control, Contract 68-04-0047.
- City of Los Angeles, 2023. *Sunset & Everett Project, Vibration Technical Report*.
- Contra Costa County Airport Land Use Commission. 2021. *RE: Application Review – Oliveira Composting Facility, December 17, 2021*.
- Contra Costa County. 2022. *Byron Airport Compatibility Policies, July 2022*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING – <i>Would the project:</i>				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

The 89-acre project site is an operating compost facility with one onsite single-family residence. The continuing operation of the compost facility will not add any new residence to the site. The compost facility that currently operates on 62.52 acres of the 89-acre Oliveira Enterprises property (124 Bethany Lane, 131 Bethany Lane, 136 Bethany Lane). Expansion of the facility onto the 26.48 acre parcel at 148 Bethany Lane will increase the size of the compost facility by 42%. As discussed in Environmental Checklist Section 17.a, , the compost facility currently has 30 incoming one-way vehicle trips per day to the project site including employees, deliveries, regulatory visits, etc. Therefore, for a conservative estimate, assuming there are currently 30 employees at the facility, the expanded facility could have 13 additional employees. Nearby places to live in Contra Costa County would be in the 94513 (Brentwood), 94514 (Byron), and 95391 (Tracy) zip code areas. Based on the US Census 2020 estimate of 3.73 persons per household for the Tracy zip code area rather than 3.07 persons per household for the Brentwood zip code area or 2.15 persons per household for the Byron zip code area, the employee-based population addition would be 49 persons. These persons could live in the Brentwood, Byron, or Tracy zip code areas. Using Census 2020 data, an estimated 67,394 persons live in the Brentwood zip code area, 1,248 persons live in the Byron zip code area, and 24,709 persons live in the Tracy zip code area. Assuming all additional employees and their families move into these zip code areas, the population of the Brentwood zip code area could increase by 0.07%, the

provided by Station 99 located at 1685 Bixler Road (9.2 miles driving distance to the north). Expansion of the compost facility is required to comply with the applicable provisions of the 2022 California Fire Code, the 2022 California Building Code, and applicable Contra Costa County Ordinances that pertain to emergency access, fire suppression systems, and fire detection/warning systems. Prior to the issuance of building permits, the construction drawings would be reviewed and approved by the CCCFPD. As a result, potential impacts of the proposed project on fire protection would be less than significant.

b) *Police Protection? (Less than Significant Impact)*

Police protection and patrol services in the Byron area and the project vicinity are provided by the Contra Costa County Sheriff's office. In addition to regular patrol service, the Sheriff's Office Delta Station is located at 9100 Brentwood Boulevard (11.3 miles driving distance to the northwest). The compost facility is currently existing in a sparsely populated agricultural area. Therefore, expansion of the facility would not be expected to significantly affect the provision of police services to the Bruns Road neighborhood. Thus, the project will have a less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.

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

The Byron Union School District and Liberty Union High School District provide public education services from kindergarten to 12th grade to students in the project vicinity. Students in this area would attend Discovery Bay Elementary School located at 1700 Willow Lake Road (10.2 miles driving distance to the north), Excelsior Middle School located at 14301 Byron Highway (6.7 miles driving distance to the northwest), and Liberty High School located at 850 2nd Street (12.7 miles driving distance to the northwest). The enrollment at Discovery Bay Elementary School is 407 students; the enrollment at Excelsior Middle School is 428 students; and the enrollment at Liberty High School is 2,786 students.

Indirectly, as described in Environmental Checklist Section 14.a, the project could result in a maximum increase of 49 person in the Brentwood and/or Byron and/or Tracy zip code area. Based on Census 2020 data, 24.40% of the population of the Brentwood zip code area, 38.14% of the population of the Byron zip code area, and 29.67% of the population of the Tracy zip code area would be between the ages of 5 and 19 years old. Therefore of the 49 new persons associated with the project, at most 19 persons would be between the ages of 5 and 19 years old. Assuming all 19 persons would be attending Discovery Bay Elementary School, Excelsior Middle School, or Liberty High School, the project-related increase in enrollment would be at most 4.67%. However, it is unlikely that all of the additional employees or their families would live in the Byron zip code area due the limited number of residences within this zip code. Therefore, the corresponding project-related increase in enrollment at any school would be less than 4.67%. Accordingly, school impacts would be expected to be less than significant.

- [Parks, Recreation, & Community Services Department | City of Tracy, CA, 2025. City of Tracy, Parks, Recreation, & Community Services Department.](#)
- [Locations | Contra Costa County Library, 2025. Contra Costa County Library, Locations.](#)
- [Health Centers & Clinics | Contra Costa Health, 2025. Contra Costa Health, Health Centers & Clinics.](#)

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

As discussed in Environmental Checklist Section 15.d, the continuing operation and expansion of the compost facility project does not include any park facility. As a result, persons residing on the project site, and project employees and their families, would use parks in the City of Brentwood and/or in the Town of Discovery Bay and/or in the City of Tracy. These parks provide recreational facilities such as playgrounds, picnic and barbecue areas, and youth and adult recreational programs. In addition to these recreational facilities, the Bethany Reservoir State Recreation Area in northeastern Alameda County, administered by California State Parks, provides 608 acres of reservoir and open space that provide opportunities for activities such as hiking, boating, fishing, picnicking, and sailing. As described in Environmental Checklist Section 14.a, the project could result in a maximum increase of 49 person in the Brentwood and/or Byron and/or Tracy zip code area. Given the number of parks in the Brentwood-Discovery Bay and Tracy areas, and the Bethany Reservoir State Recreation Area, the impacts of 49 additional persons induced by the proposed project on neighborhood and regional parks would be less than significant.

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

single-family residences, the existing single-family residence on the project site generates a total of 2 (1 AM and 1 PM) peak hour trips. Thus, there would be 31 total peak-hour trips for the project site. Accordingly, a project-specific traffic impact analysis is not required. Since the project would yield less than 100 AM or PM peak hour trips, the proposed project would not conflict with circulation in the Bruns Road area.

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

The Transportation Analysis Guidelines include the following screening criteria for new development projects. If the proposed new development 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.

The proposed project is the continuing operation and expansion of a compost facility that currently generates 138 daily trips. Expansion of the compost facility that currently operates on 62.52 acres of the 89-acre Oliveira Enterprises property (124 Bethany Lane, 131 Bethany Lane, 136 Bethany Lane) onto the 26.48 acre parcel at 148 Bethany Lane will increase the size of the compost facility by 42%. Therefore, a conservative estimate of 59 new daily vehicle trips would be generated by expanding the compost facility onto all 89 acres of the project site. Therefore, a VMT analysis is not required. Accordingly, the proposed project with expansion of the compost facility would have a less than significant transportation impact and would be consistent with CEQA Guidelines Section 15064.3(b).

- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (No Impact)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES – <i>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:</i>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?? (No Impact)*

As discussed in Environmental Checklist Section 5, the project site is in use as a compost facility on three of the parcels and the fourth parcel is an agricultural parcel that is regularly disked. There is an office on 131 Bethany Lane and a single-family residence on 136 Bethany Lane. The project site and the structures are not in the State Historic Resources Inventory or the Contra Costa County Historic Resources Inventory.

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

As discussed in Environmental Checklist Sections 5.b, 5.c, and 7.f above, **buried cultural resources could be present on the project site. Therefore, future construction and/or grading activities on the site could result in accidental discovery of archaeological resources, human remains, buried fossils and other paleontological resources, or hidden geologic features during grading and other earthwork on the site, resulting in a potentially significant impact. Thus, the project sponsor is required to implement the mitigation measures of Cultural Resources 1 and Cultural Resources 2.**

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

Sources of Information

- Geo-Logic Associates, 2021, submitted August 31, 2023. *Oliveira Enterprises Inc. Compost Facility, Report of Composting Site Information.*

Under the SWCP, storm water runoff would be collected from impervious surfaces that would be created on the project site, including the future office, covered mulch storage, and hardscape, and directed to multiple bioswales along the northern and eastern perimeter areas of the property. The windrow composting and uncovered storage areas would be self-treating and allow the areas to continue to percolate rainfall into the ground, with excess runoff draining as sheet flow towards the bioswales. The SWCP is subject to review and approval by the Contra Costa County Public Works Department. With implementation of the SWCP, project operations would have a less than significant impact on water quality and water discharge.

Regarding the septic system, as discussed in Environmental Checklist Section 7.e, the project site is within the East Contra Costa Groundwater Basin in an area of 70% to 90% threat to groundwater quality. Thus, **implementation of a new septic system on the project site could result in a potentially significant adverse environmental impact on the groundwater basin. Thus, the applicant is required to implement the Geology 5 mitigation measure.**

Implementation of this mitigation measure would reduce the groundwater basin impact to a less than significant level.

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

The project site is in an agricultural area that is not served by any municipal water system, and therefore, the project would have no effect on water facilities. Similar to other land uses in the vicinity, the proposed project would use an on-site groundwater well. The well is subject to review and approval by the Environmental Health Division. Accordingly, the impact of providing water to the proposed project would be less than significant.

- c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (No impact)*

The project site is in an agricultural area that is not served by any wastewater system, and therefore, the project would have no effect wastewater treatment facilities. Thus, there would be no impact to any wastewater treatment provider.

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

The project is the continuing operation and expansion of a compost facility for windrow composting with a mobile chip and grind operation. The facility processes organic waste that might have otherwise been taken directly to a landfill for disposal. Facilities that recover materials that would otherwise be disposed of as waste usually receive a fraction of "contamination" which is mixed into incoming loads. Contamination for a compost facility may

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

The proposed project would be required to comply with applicable federal, state, and local laws related to solid waste. Continuing operation and expansion of the compost facility would not conflict with existing regulations applicable to solid waste. Similarly, construction of the future office and covered mulch storage would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, the project would have no impact.

Sources of Information

- Contra Costa County 2045 General Plan. *Public Facilities and Services Element.*
- Integrated Waste Management Consulting, Inc., 2021, submitted October 4, 2021. *Draft Report of Composting Site Information, Oliveira Enterprises, Inc.*
- Geo-Logic Associates, 2021, submitted August 31, 2023. *Oliveira Enterprises Inc. Compost Facility, Report of Composting Site Information.*
- [CalGreen-Construction-Demolition-Debris](#), 2025. *Contra Costa County, Conservation and Development Department, CalGreen / Construction & Demolition (C&D) Debris Recovery Program.*
- [Approved-CD-Processing-Facilities](#), 2025. *Contra Costa County, Approved Construction & Demolition (C&D) Processing Facilities.*
- [Franchise-Agreements](#), 2025. *Contra Costa County, Franchise Agreements.*
- [Waste Hauler Map](#), 2025. *Contra Costa County, Waste Hauler Area Map.*

- c) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Less than Significant Impact)*

Much of the project site is in a High FHSZ in a SRA or Moderate FHSZ in a SRA, with most of the portion east of the BBID water canal in a Moderate FHSZ in an LRA. Prevailing winds in the Byron area are generally from the west-southwest, with wind speeds of generally 10-20 mph with wind gusts that can be up to 25-35 mph. Given these conditions, there would be a risk of wildfire spreading onto the project site primarily from the west-southwest. However, there are a number of offsetting factors that reduce wildfire risks, including California Department of Water Resources facilities (California State Aqueduct, Bethany Forebay, Banks Pumping Station) located southwest of the site; the BBID water canal that runs through the portion of the site south of Bethany Lane and borders the parcel north of Bethany Lane to the north and the east; the primarily agricultural lots in the surrounding area; and the relatively flat topography of the site and surrounding area. Moreover, as discussed in Environmental Checklist Section 20.a, expansion of the compost facility is required to comply with the applicable provisions of the 2022 California Fire Code, the 2022 California Building Code, and applicable Contra Costa County Ordinances that pertain to emergency access, fire suppression systems, and fire detection/warning systems. Accordingly, access to and from the compost facility would be reviewed and approved by the CCCFPD and would not be substantially encumbered due to a wildfire and persons on the project site would be able to readily evacuate if necessary. Therefore, wildfire risk to the project employees and occupants of the single-family residence on the project site would be less than significant.

- d) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Less than Significant Impact)*

As discussed in Environmental Checklist Section 20.b above, the expansion of the compost facility would be reviewed and approved by the CCCFPD. Compliance with all Fire Protection District requirements would ensure that temporary or ongoing impacts to the environment due to wildfires would be less than significant.

- e) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Less than Significant Impact with Mitigation)*

In Environmental Checklist Sections 7.a.iii and 7.c, **construction of new structures on the project site would create potentially significant impacts due to liquefaction. The risks of liquefaction could be exacerbated by post-fire-related conditions. Accordingly, the project sponsor is required to implement mitigation measures Geology 1, Geology 2, Geology 3, and Geology 4.**

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

would have potentially significant impacts on agricultural resources, air quality, special-status wildlife species and nesting birds, buried archaeological and paleontological resources and human remains, energy resources, and the groundwater basin. Mitigation measures, including Agricultural Resources 1, Air Quality 1, Biological Resources 1 through 5, Cultural Resources 1, Cultural Resources 2, Energy 1, Energy 2, and Geology 5, are proposed in this Environmental Checklist that address these potentially significant impacts. If the proposed project is approved, the mitigation measures will be conditions of approval of the proposed project and the Project Sponsor will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Less than Significant Impact)*

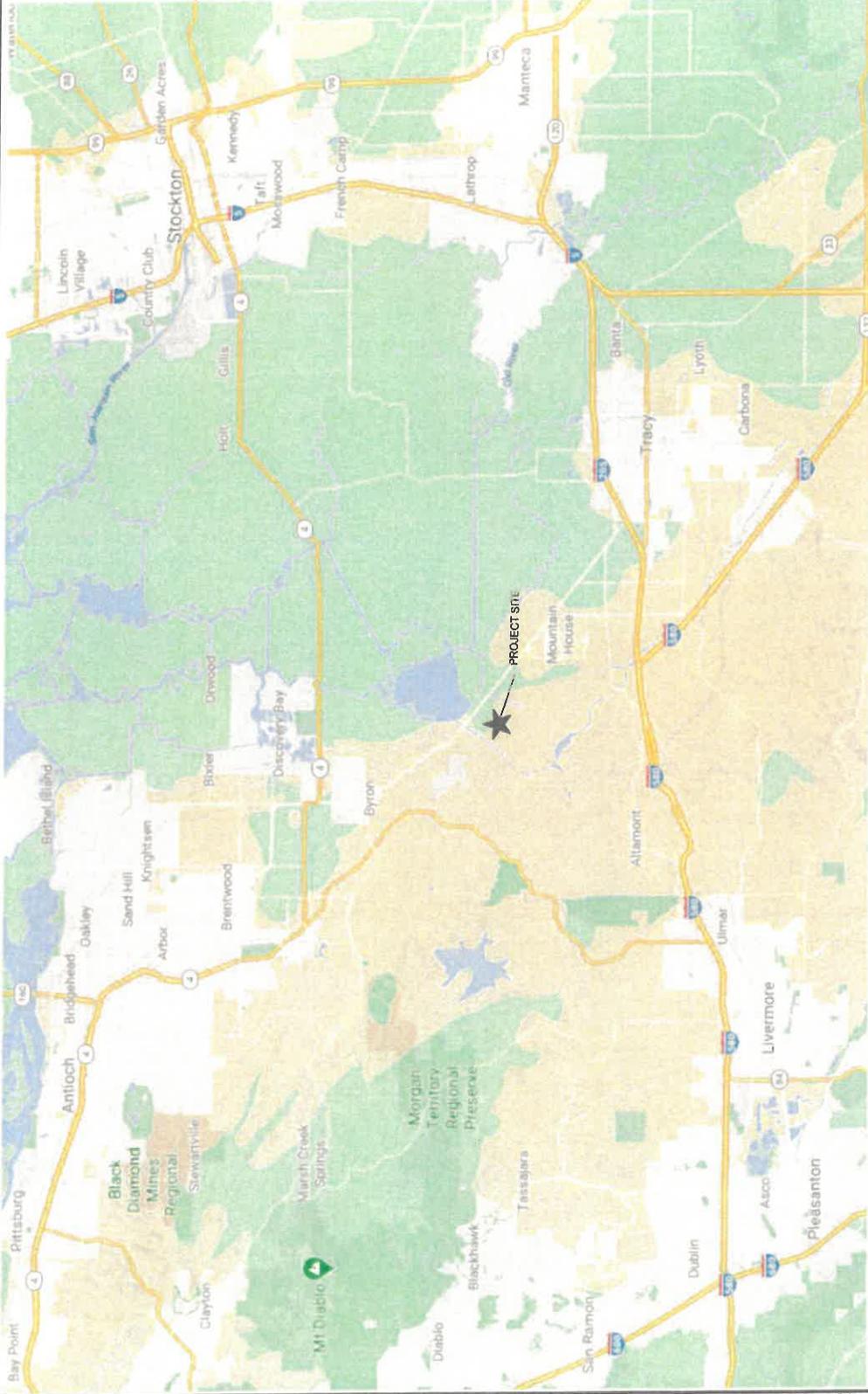
The continuing operation and expansion of the compost facility would not create substantial cumulative impacts. The compost facility is currently operating on three parcels of the four-parcel Oliveira Enterprises property. A future office and covered mulch storage would be constructed within the current facility, along with creation of an uncovered mulch storage area and a water storage pond. Future windrow composting would be developed on the fourth parcel along with creation of a second water storage pond. The expansion of the facility on land under a Williamson Act Contract in a predominantly agricultural area would not be expected to create substantial cumulative impacts. Thus, the proposed project would be consistent with the existing agricultural land use and would have less than significant cumulative impacts.

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

This Environmental Checklist has disclosed impacts that would be less than significant with the implementation of mitigation measures. These mitigation measures are required in the conditions of approval for the proposed project, and the 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.

ATTACHMENTS

- 1. Vicinity Map**
- 2. Project Plans**



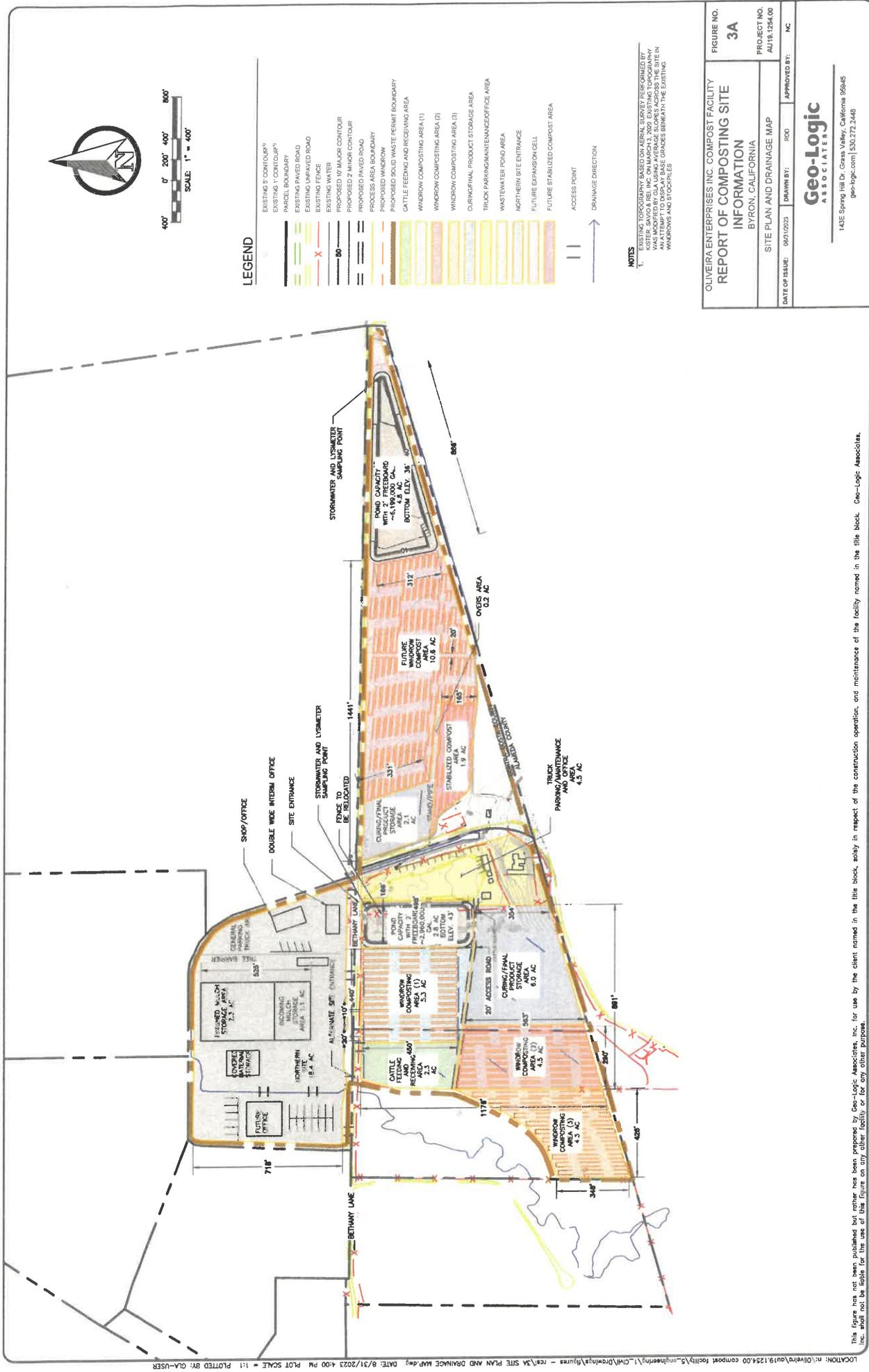
2 M 0 1 M 2 M 4 M

NOTES
1. MAP OBTAINED FROM GOOGLE MAPS, OCTOBER 2020

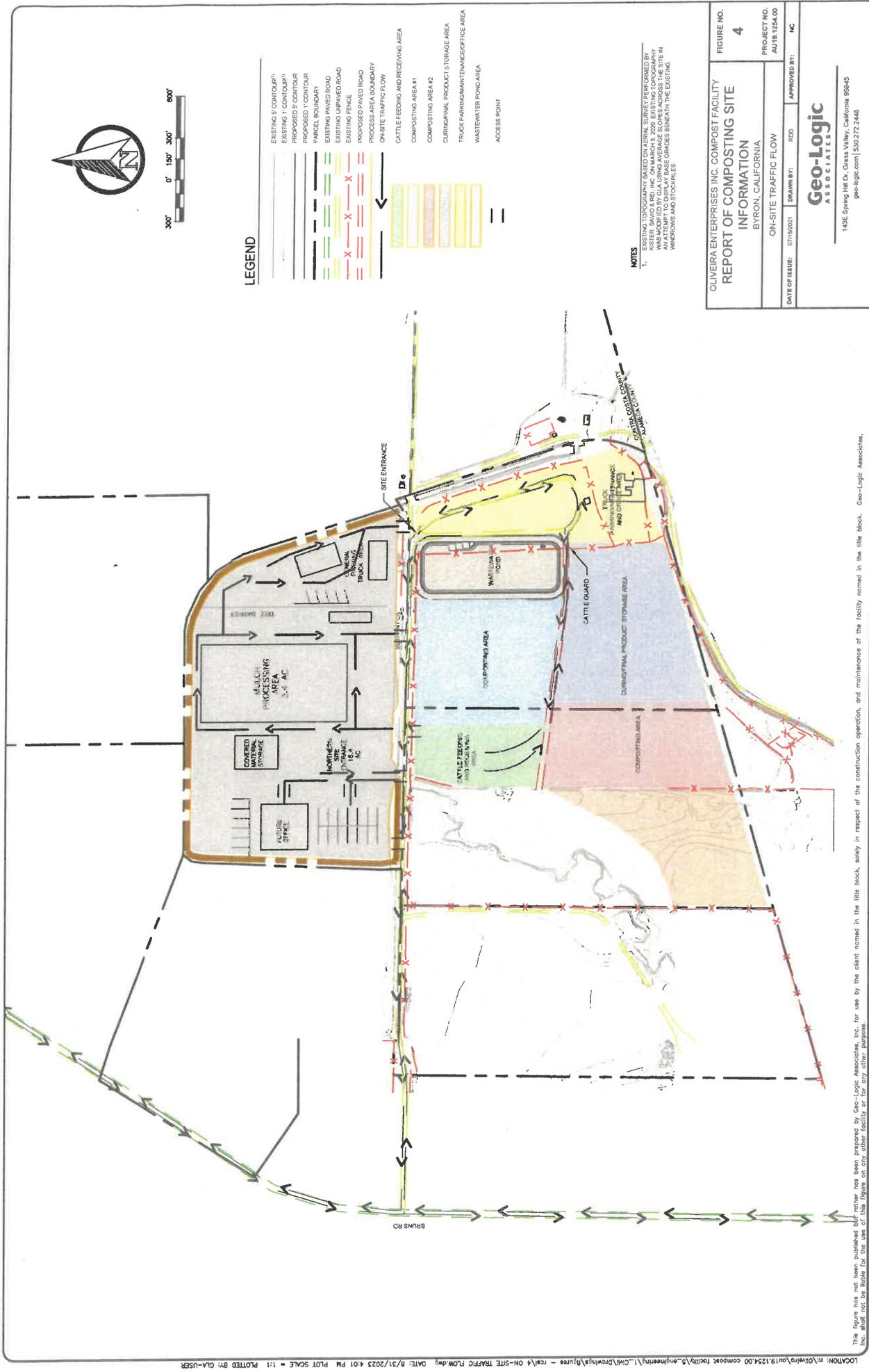
OLIVEIRA ENTERPRISES INC. COMPOST FACILITY		FIGURE NO.
REPORT OF COMPOSTING SITE INFORMATION		1
BYRON, CALIFORNIA		PROJECT NO. AUR-125406
VICINITY MAP		DATE OF ISSUE: 07/15/2021
DRAWN BY: RDO	APPROVED BY: NC	
Geo-Logic ASSOCIATES, INC.		
<small>1400 Spring Hill Dr., Grass Valley, California 95945 geologic.com 530.772.2440</small>		

RECEIVED
on **08/31/2023** **CDLP21-02042**
By **Contra Costa County**
Department of Conservation and Development

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LOCATION: n:\05\19\019\1254\00 compost facility\2_eng\hwy\1_cmt\Drawings\figures - rdd\4 ON-SITE TRAFFIC FLOW.dwg DATE: 8/31/2023 4:01 PM PLOT SCALE = 1:1 PLOTTED BY: CA-USR

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Byron Municipal Advisory Council



Linda Thuman, Chair

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

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

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

Draft Record of Actions

6:00 p.m.
October 26, 2021

1. **MEMBERS PRESENT:** Chair Linda Thuman, Vice Chair Nisen (late), Councilmember Larsen, Councilmember Lopez, and Councilmember Schmit.
MEMBERS ABSENT:
2. **APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Thuman. Second made by Larsen. Motion Carried 4-0. AYES: Larsen, Lopez, Schmit, and Thuman.
3. **PUBLIC COMMENT:**
None.
4. **AGENCY REPORTS:**
 - a. **Office of the Sheriff:** No Report.
 - b. **California Highway Patrol:** No Report.
 - c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of September. Director Steve Smith provided an update on the East Contra Costa Fire Board policies and activities.
 - d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on Covid-19; Vasco Road improvements; Byron Community Clean-Up, Saturday, October 30th.
5. **PRESENTATION**
None.
6. **ITEMS FOR DISCUSSION AND/OR ACTION:**
 - a. **Agency Comment Request CDLP21-02042:** Applicant requests approval of a Land Use permit to allow a composting facility on approximately 30 acres of the approximately 50-acre lot located at 124 and 136 Bethany Lane in Byron. Applicant Brian Oliveira provided an overview for the Land Use application. Oliveira stated the facility has existed at its current location since the mid-late 90's and now legalizing the facility. The composting facility is used for ag purposes and bag soils. Motion to approve the application made by Lopez. Second made by Schmit. Motion carried: 5-0. AYES: Larsen, Lopez, Nisen, Schmit and Thuman.
7. **CONSENT ITEMS:**
 - a. **Approval of the Record of Actions for September 28, 2021:** Motion to approve as presented made by Thuman. Second made by Nisen. Motion carried: 4-0-1. AYES: Larsen, Lopez, Nisen, and Thuman. ABSTAIN: Schmit (did not attend 9/28/21 meeting).
8. **CORRESPONDANCE/ANNOUNCEMENTS**
 - a. R-09/30/21 County Zoning Administrator Agenda for October 4, 2021
 - b. R-09/30/21 County Planning Commission Cancellation Notice
 - c. R-10/14/21 County Zoning Administrator Agenda for October 18, 2021
 - d. R-10/19/21 County Planning Commission Agenda for October 27, 2021
9. **FUTURE AGENDA ITEMS**
10. **ADJOURNMENT**

There being no further business before the Byron Municipal Advisory Council, Chair Thuman adjourned the meeting at 6:48pm. The next regularly scheduled Byron Municipal Advisory Council meeting on November 23, 2021 at 6:00p.m. and location to be determined due to Covid-19.

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, June 16, 2025

1:30 PM

30 Muir Road, Martinez

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

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

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

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

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

- 3a. MICHAEL MCGHEE (Applicant - Owner), County File CDMS23-00003 & CDDP23-03046: The applicant requests approval of a Vesting Tentative Map and Development Plan applications to subdivide an approximately 28,800-square-foot project site into four (4) parcels (“Parcel A”, “Parcel B”, “Parcel C” and “Parcel D”). Parcels A and B will each have an area of 5,175 square feet, while Parcel C and Parcel D will have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor’s parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes a Development Plan for the construction of a single-family residence on each of the four resultant lots, and a tree permit authorizing the prior removal of two (2) code protected trees, and dripline encroachment for an additional two (2) code protected trees. The subject property is a vacant lot located at 0 Second Street (immediately west of 162 Second Street) in the Rodeo area of unincorporated Contra Costa County. (APN: 357-371-005, -006, -007, -008, -013, -014, -015, Zoning P-1 Planned Unit District) AV 25-2306

- Attachments:** [01 CDMS23-00003 Findings and COAs](#)
[02 maps_plans](#)
[03 Agency Comments](#)
[04 CDMS23-00003 Draft ISMND 1.6.25](#)
[05 CDMS23-00003 Final MND](#)
[06 MMRP](#)

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. JANICY CANALES ON BEHALF OF AMERICAN TOWER (Applicant) - CONTRA COSTA WATER DISTRICT (Owner), County File CDLP24-02023: The applicant requests approval of a Land Use Permit for the continuing operation of an existing American Tower wireless telecommunications facility that was established under Land Use Permit CDLP09-02037. No modifications to the wireless facility are proposed. The project site is located at 19430 Vasco Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor’s Parcel Number: 003-010-018) DL 25-2307

- Attachments:** [Attachment A Findings & COAs](#)
[Attachment B Maps](#)
[Attachment C As Built Plans](#)
[Attachment D Photos](#)
[Attachment E Agency Comments](#)
[Attachment F Radio Frequency Emission Survey](#)

- 5b. JASMINE DENNIS, RPM TEAM (Applicant) - TOWN OF DISCOVERY BAY (Owner), County File CDDP24-03052: The applicant requests approval of a Development Plan to modify approved Final Development Plan CDDP74-03014 to allow construction of a new 8,315 square-foot administrative building for the Discovery Bay Community Service Department, 28 new off-street parking spaces, a new administrative building monument sign, and 10,357 square feet of new landscaping. The applicant also requests a Tree Permit for the removal of three code-protected trees, including one 60-inch diameter Acacia and two 14-inch diameter Mediterranean Fan Palm trees. The project site is 1601 Discovery Bay Boulevard in the Discovery Bay area of unincorporated Contra Costa County. (Zoning: P-1 Planned Unit District) (Assessor's Parcel Number: 008-200-017) GF [25-2310](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Maps](#)
[Attachment C Plans](#)
[Attachment D Agency Comments](#)

- 5c. YOCHAI KIDRON (Applicant and Owner), County File CDDP20-03031: The applicant requests approval of a Development Plan to convert an existing two-story, 1,040 square-foot commercial building into a duplex with a proposed addition of 246 square feet. The applicant also requests a Variance to allow zero off-street parking spaces (where four spaces are required). The project site is 3449 San Pablo Dam Road in the El Sobrante area of unincorporated Contra Costa County. (Zoning: R-B, Retail Business District) (Assessor's Parcel Number: 420-031-030) GF [25-2311](#)

Attachments: [Attachment A Findings and COAs](#)
[Attachment B Project Plans](#)
[Attachment C Agency Comments](#)
[Attachment D Maps](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JULY 7, 2025.

2 MINOR SUBDIVISION: PUBLIC HEARING

- 2a** SHELLY BUTLER, KIER & WRIGHT (Applicant) - TOM FEHR, SVI FORNI LLC (Property Owner); County File #CDMS24-00023: A request for approval of a tentative map to subdivide an existing multi-tenant industrial property into five commercial condominium units for the purposes of individual ownership. The subject property is located at 5020 Forni Drive in the unincorporated Concord area of Contra Costa County. Zoning: Light Industrial (L-I); APN: 159-362-003 25-2781

Attachments: [Attachment A - Findings and Conditions](#)
[Attachment B - Maps](#)
[Attachment C - Site Photos](#)
[Attachment D - Project Plans](#)
[Attachment E - Agency Comments](#)

3 LAND USE PERMITS: PUBLIC HEARING

- 3a** LOUIS MIRAMONTES (Applicant), LOUIS AND KRISTI MIRAMONTES (Owners), County File CDLP23-02056: The applicant requests approval of a Land Use Permit and Small Lot Design Review to construct a 2,840 square-foot second single-family residence with an attached 536 square-foot garage and a new driveway on a substandard size lot. The applicant is also requesting authorization of an Exception to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey).The project site is located at 6621 Johnston Road in the San Ramon area of unincorporated Contra Costa County. (Zoning: A-20 Exclusive Agricultural District) (Assessor's Parcel Number: 204-120-015) DL 25-2782

Attachments: [Attachment A - Findings and COAs](#)
[Attachment B - Maps](#)
[Attachment C - Agency Comments](#)
[Attachment D - CHRIS Summary Letter](#)
[Attachment E - Project Plans](#)
[Attachment F - MND](#)
[Attachment G - MMRP](#)

4 WIRELESS ACCESS PERMIT: PUBLIC HEARING

4a VERIZON WIRELESS (Applicant) - Contra COSTA COUNTY PUBLIC WORKS DEPARTMENT / NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File CDWA25-00009: The applicant requests approval of a Wireless Access permit to allow for the continued operation of an existing Verizon wireless telecommunications facility located on an existing utility pole within the Marsh Creek Road public right-of-way, which was originally established under Land Use Permit #CDLP13-02055. The project includes the removal of an existing 30' utility pole and the installation of a new 37'6"-tall replacement pole at the same location. Additionally, the project includes the removal and replacement of two (2) existing antennas and associated radio equipment presently mounted to the existing utility pole. The two (2) proposed new antennas would be affixed at the end of wooden cross arms, extending horizontally 2'6" from the eastern and western sides of new utility pole. The subject property is located within the Marsh Creek Road public right-of-way, along the northern side of the roadway adjacent to the property addressed 14101 Marsh Creek Road in the Clayton area of unincorporated Contra Costa County. (APN: ROW 078-140-010, Zoning: A-2 General Agricultural District) CP

25-2784

- Attachments:** [Attachment A - Findings and COAs](#)
[Attachment B - Maps](#)
[Attachment C - Agency Comments](#)
[Attachment D - CHRIS Summary Letter](#)
[Attachment E - Project Plans](#)
[Attachment F - MND](#)
[Attachment G - MMRP](#)



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, July 21, 2025

1:30 PM

30 Muir Road, Martinez

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

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

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

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

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

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, July 23, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

For assistance with remote access, please contact County staff at (925) 494-4516

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

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

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, AUGUST 13, 2025.

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

3. LAND USE PERMIT: PUBLIC HEARING

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

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



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, August 13, 2025

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELLED

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, AUGUST 27, 2025 AT 6:30 P.M.

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

25-3352

Attachments: [01 CDMS23-00003 Findings and COAs](#)
[02 maps plans](#)
[03 Agency Comments](#)
[04 CDMS23-00003 Draft ISMND 1.6.25](#)
[05 CDMS23-00003 IS Final5.2025](#)
[06 MMRP](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING