Department of Conservation and Development

County Planning Commission

Wednesday, August 27, 2025 – 6:30 P.M.

STAFF REPORT **Agenda Item #____**

Project Title:	Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment and Development Plan
County File:	CDSD23-09646, CDRZ23-03270, CDGP21-00004, CDDP23-03012
Applicant	Benoit McVeigh, dk Engineering
Owner(s):	Dobbins Properties, LLC
Zoning/General Plan:	A-2, General Agricultural District / AL, Agricultural Lands
Site Address/Location:	0 Camino Pablo (immediately east of Tharp Avenue intersection), in the Moraga area of unincorporated Contra Costa County (APN: 258-290-029)
California Environmental Quality Act (CEQA) Status:	Mitigated Negative Declaration, SCH 2024110934
Project Planner:	Adrian Veliz, Senior Planner (925) 655-2879 adrian.veliz@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of the Camino Pablo Single-Family Residential Subdivision Project to allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. The ADU elements of the project are subject to ministerial approval of ADU permits under separate applications. The remaining 16 acres would remain as undeveloped land within a deed-

restricted scenic easement. The Project is described more fully below in this staff report. The planning commission will consider and make recommendations to the Contra Costa County Board of Supervisors on the following project components:

- Map amendments to the Land Use Element of the General Plan by way of amending the land use map to designate the project site as Residential Low-Density (RL), and Resource Conservation (RC) designations;
- A rezoning of the Project site to a project-specific Planned Unit (P-1) district;
- A Vesting Tentative Map (VTM) to subdivide the residential development area into 13 single-family residential lots, and five (5) additional parcels proposed for open space, landscaping, and public/private rights-of-way;
- A Preliminary and Final Development Plan to allow the construction of the Camino Pablo project with associated roadway, infrastructure improvements, and grading activities for site preparation and mitigation of landslide hazards;
- The establishment of a scenic easement via grant deed of development rights to Contra Costa County for a 16-acre area identified on the VTM as "Parcel A"

II. RECOMMENDATION

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

A. OPEN the public hearing on the Camino Pablo project, RECEIVE testimony, and CLOSE the public hearing;

B. RECOMMEND that the Board of Supervisors:

i. ADOPT the Mitigated Negative Declaration/Initial Study (MND) SCH 2024110934, consisting of the December 13, 2024 draft MND and the August 14, 2025 Final MND, and the December 13, 2024 Mitigation Monitoring and Reporting Plan (MMRP), based on the attached findings; and specify that the Department of Conservation and Development (located at 30 Muir Road, Martinez, CA) is the custodian of the documents and other materials, which constitute the record of proceedings upon which this decision is based;

ii. ADOPT a resolution amending the General Plan to change the land use

designation of the Project site to Residential Low-Density (RL) and Resource Conservation (RC) designations (CDGP21-00004);

iii. ADOPT an ordinance rezoning the ±7.9-acre development area to a Planned Unit (P-1) district (County File #CDRZ23-03270);

iv. APPROVE the Vesting Tentative Map for the Project (County File #CDSD23-09646);

v. APPROVE the Preliminary and Final Development Plan for the Project (County File #CDDP23-03012);

vi. APPROVE the findings in support of the Project;

vii. APPROVE the Project conditions of approval;

viii. APPROVE the Camino Pablo Project.

III. GENERAL INFORMATION

A. General Plan: The Camino Pablo Project site is located within an Agricultural Lands (AL) General Plan Land Use designation.

B. Zoning: The Camino Pablo project site is located within a General Agricultural (A-2) zoning district.

C. California Environmental Quality Act (CEQA): A draft Mitigated Negative Declaration/Initial Study (MND) was prepared and published for the application. The public review period for the draft MND started on November 26, 2024, with a public comment period extending through December 26, 2024. On December 13, 2024, at the request of the applicant, CDD staff published a revised IS/MND which corrected typographical errors and added clarification to discussion of mitigation measures identified in CEQA checklist sections pertaining to Public Services and Wildfire. The revised draft IS/MND was recirculated on December 13, 2024 and the public comment period was extended through January 15, 2025. The December 13, 2024, draft MND is included as Attachment 5. CDD staff received written comments in response to the publication of the draft IS/MND from a total of seven correspondents - five public agencies, one private

organization, and one neighboring property owner. A Final MND, included as Attachment 7, has been prepared for the Camino Pablo Project, including the comments received on the draft IS/MND, responses to the comments received, and staff-initiated text changes, either to provide additional clarifying information or to correct typographical errors. The text changes are not the result of any new significant adverse environmental impact, do not diminish the effectiveness of any mitigation included in the pertinent section, and do substantially alter any findings in the respective sections of the IS/MND document.

D. Tribal Cultural Resources: In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on February 6, 2024 to the Confederated Villages of Lisjan Nation and the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria and/or the Villages of Lisjan Nation to either request or decline consultation in writing for this project. To date, no response has been received from either the Confederated Villages of Lisjan Nation or the Wilton Rancheria.

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

E. Lot Creation: The subject property consists of a portion of "Parcel A", as

established by the County's approval of Minor Subdivision #MS13-87 and depicted on the Parcel Map recorded with the County Clerk-Recorder's office on July 21, 1988 (Book 134 Pgs. 34-36). The project site was established in its current configuration via granted deed recorded in connection with Lot Line Adjustment #CDLL15-00043, which was approved by the Zoning Administrator on February 26, 2016.

F. Prior Applications Related to the Project Site:

1. CDLL15-00043: A lot line adjustment reconfiguring interior lot lines amongst five contiguous tax parcels, including the Project site. This Lot Line Adjustment was administratively approved by the Zoning Administrator on February 26, 2016.

IV. SITE/AREA DESCRIPTION

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

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

V. PROJECT DESCRIPTION

The Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan project includes Major Subdivision application CDSD23-09646. Rezone application CDRZ23-03270, General Plan Amendment application CDGP21-00004, and Development Plan application CDDP23-03012, to

allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. If the project is approved, each ADU will require ministerial approval of separate ADU permit applications, which are to be submitted after the final map is recorded and prior to the issuance of building permits. The remaining northern 16.0 acres of the site would remain as agricultural open space.

The project site is a legal lot in the AL Agricultural Lands, General Plan land use designation. The applicant has submitted a Major Subdivision application to create an 18-lot subdivision as shown below, including 13 residential lots (Parcels 1 through 13), open space Parcel A, landscape Parcels B and C, and street Parcels D and E. Parcels 1 through 13 and Parcels B through E encompass the proposed residential development on the southern portion of the site. Parcel A is the northern 16.0 acres of the site that would remain as open space.

To allow the Major Subdivision to proceed the applicant requests a General Plan Amendment to redesignate the southern 7.9 acres as SL Single-Family Residential–Low Density to allow multiple single-family residences on this portion of the site. The applicant also requests that the County Rezone the southern 7.9-acre portion of the project site from the A-2 General Agricultural District to a P-1 Planned Unit District and has submitted a Development Plan application for the P-1 District to allow development of 13 one- and two-story detached single-family residences on individual lots. The lots would range in size from 15,368 square feet to 27,827 square feet, with an average lot size of approximately 19,969 square feet. Attached ADUs would be included in 11 of the homes, while Parcels 7 and 8 would not include an ADU. The 7.9-acre southern portion would have a net development area of 6.65 acres (without street Parcels D and E) with a resultant net density of 1.95 residential units per acre, which would be within the 1.0 and 2.9 single-family units per net acre density range for the SL General Plan land use designation.

Parcel	**Land Use**	**Size (Sq. Ft.)**	**(Acres)**
1	Residential	21,352.00	0.49
2	Residential	20,234.00	0.46
3	Residential	18,516.00	0.43
4	Residential	18,276.00	0.42
5	Residential	17,064.00	0.39

6	Residential	19,247.00	0.44
7	Residential	22,039.00	0.51
8	Residential	16,448.00	0.38
9	Residential	27,827.00	0.64
10	Residential	27,090.00	0.62
11	Residential	19,281.00	0.44
12	Residential	15,368.00	0.35
13	Residential	16,861.00	0.39
A	Open Space	697,036.00	16.00
B	Landscaping	6,948.00	0.16
C	Landscaping	22,916.00	0.53
D	Public Right-of-Way Dedication Street "A"	44,431.00	1.02
E	Public Right-of-Way Dedication (Camino Pablo)	10,454.00	0.24
Total		1,041,388.00	23.91

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

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

The residential lots would comprise 5.95 acres of the 7.9-acre gross development area, with the remaining acreage dedicated to the street right-of-way (1.26 acres) and common area landscaping (0.69 acres). The residential lots would have minimum 20-foot front yard setbacks, 15-foot rear yard setbacks, 10-foot side yard setbacks, and a minimum 25 feet aggregate side yard setback. The common area landscaping

would provide visual buffers that would separate the homes from Camino Pablo. Parcel D would be the cul-de-sac, which would be dedicated to Contra Costa County. Parcel E consists of a 0.24-acre area adjacent to Camino Pablo, which would be dedicated to the Town of Moraga.

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

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

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

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

to obscure the walls upon maturity.

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

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

VI. AGENCY COMMENTS

On April 25, 2023, an Agency Comment Request packet for the Camino Pablo residential subdivision project was sent to a number of public agencies, including the County Department of Conservation and Development (DCD) Building Inspection Division, DCD Grading Inspection Division, DCD Advanced Planning, DCD Transportation Planning, DCD Housing Programs, DCD Solid Waste Programs, County Environmental Health, County Peer Review Geologist, County Department of Public Works, Moraga-Orinda Fire Protection Division, Central Contra Costa Sanitary District, East Bay Municipal Utility District, Town of Moraga, Moraga School District, County Local Agency Formation Commission (LAFCO), County Mosquito & Vector Control District, and John Muir Land Trust. Agency comments received by staff are included in Attachment 4. Following are summaries of the agency comments received.

A. Central Contra Costa Sanitary District (CCCSD): In an email dated April 25, 2023, CCCSD staff advised that the project site is located outside of the district's sphere of influence (SOI) and service boundaries. Therefore, the project would require

an approval from the County Local Agency Formation Commission (LAFCO) for the SOI change and annexation of the property within the district's service boundaries. Additionally, the comments provide details regarding the criteria of consideration for the requisite LAFCO approval. Lastly, CCCSD staff advise that there is no indication that LAFCO would object to changing the SOI and allowing CCCSD to annex and serve the property.

An Advisory Note has been included in the Conditions of Approval regarding additional approvals needed from outside agencies, including CCCSD. It is the applicant's responsibility to contact the CCCSD to obtain any necessary approvals to establish sanitary sewer service.

B. DCD Housing Programs: In an email dated May 17, 2023, housing programs staff advised that the project is subject to the County's Inclusionary Housing Ordinance (IHO) and requested that the applicant submit an inclusionary housing plan to demonstrate compliance therewith. The project is conditioned to ensure compliance with the County's IHO, consistent with the inclusionary housing plan submitted on June 30, 2023.

C. County Local Agency Formation Commission (LAFCO): In an email dated April 25, 2023, LAFCO staff noted that the project site is outside of the spheres of influence (SOI) and service boundaries of bother Central Contra Costa Sanitary District and East Bay Utility District. Therefore, the project will require LAFCO approval of annexation of the project site into these districts in order to receive municipal water and sanitary sewer service.

An advisory note has been included in the Conditions of Approval regarding additional approvals needed from outside agencies. It is the applicant's responsibility to contact LAFCO to obtain any necessary approvals from this agency.

D. County Mosquito & Vector Control District (CCCMVCD): In a returned agency comment request form dated April 27, 2023, CCCMVCD staff advised that the project is required to employ measures necessary to ensure no creation or maintenance of a public nuisance, as defined by California Health & Safety Code §2060 et. seq.

An advisory note has been included in the project conditions of approval

regarding additional approvals needed from outside agencies, including CCCMVCD.

E. East Bay Municipal Utility District (EBMUD): In a memo dated May 15, 2023, EBMUD staff advised that the project site is located outside of EBMUD's service area and would need to be annexed before water service can be provided.

An advisory note has been included in the project conditions of approval regarding additional approvals needed from the outside agencies, including the water district. It is the applicant's responsibility to contact EBMUD and obtain all necessary approvals to establish municipal water service for the project.

F. County Peer Review Geologist: In a letter dated August 14, 2023, Darwin Myers Associates provides comments on geotechnical review letters prepared for the project. The peer-review geologist's recommendations have been included as conditions of approval.

G. Department of Public Works, Engineering Services Division: In a memo dated August 19, 2025, Engineering Services Division staff provide comments pertaining to traffic and circulation, site drainage, and stormwater management requirements that are applicable to the project. Public works recommendations have been included as conditions of approval for the Camino Pablo project.

VII. ENVIRONMENTAL REVIEW

On November 25, 2024, the Contra Costa County Department of Conservation and Development, Community Development Division (CDD), published a draft IS/MND, included as Attachment 5, that analyzed potential significant adverse environmental impacts of the proposed project. Potentially significant impacts were identified in the draft IS/MND, including agricultural resources, air quality, biological resources, cultural resources, energy, geology and soils, hydrology, noise, public services, tribal cultural resources, and wildfire.

Pursuant to Section 15073 of the California Environmental Quality Act (CEQA), which requires a minimum 30-day public review period, the draft MND included a comment period extending through December 26, 2024. On December 13, 2024, at the request of the applicant, CDD staff published a revised IS/MND which corrected typographical errors and added clarification to discussion of mitigation measures

identified in CEQA checklist sections pertaining to Public Services and Wildfire. The revised draft IS/MND was recirculated on December 13, 2024, and the public comment period was extended through January 15, 2025. The purpose of the public review period is for the public to submit comments on the adequacy of the environmental analysis in the draft IS/MND. CDD received written comments in response to the publication of the draft IS/MND from a total of seven correspondents - five public agencies, one private organization, and one neighboring property owner.

Staff has prepared a Final MND for the Camino Pablo project, included as Attachment 7, including the comments received on the draft IS/MND, responses to the comments received, and a description of staff-initiated text changes, either to provide additional clarifying information or to correct typographical errors. The text changes are not the result of any new significant adverse environmental impact, do not alter the effectiveness of any mitigation included in the pertinent section, and do not alter any findings in the section.

A Mitigation Monitoring Program was prepared based on the mitigation measures recommended in the draft MND. The draft Mitigation Monitoring and Reporting Program (MMRP) is included as Attachment 6. It is the finding of CDD staff that the mitigation measures identified within the draft MND would adequately mitigate identified project impacts to less than significant levels or lower. Nevertheless, the project proponent has voluntarily agreed to adopt substitute Biological Resources mitigation measures specified by the California Department of Fish and Wildlife (CDFW) in order to enhance the effectiveness of the identified mitigation measures. Pursuant to CEQA guidelines section 15074.4(a), the lead agency may substitute mitigation measures identified in the draft MND for measures that are determined to be equivalent or more effective. Therefore, a Final MMRP has been prepared, including the CDFW-recommended mitigation measures to provide enhanced protection for Biological Resources. The Final MMRP is included as Attachment 8. If approved, the MND mitigation measures would apply to the Camino Pablo project as Conditions of Approval.

VIII. STAFF ANALYSIS AND DISCUSSION

A. General Plan Consistency:

Urban Limit Line and 65/35 Land Preservation Standard: The County's General

Plan includes a 65/35 Land Preservation Plan, which limits urban development to no more than thirty-five percent (35%) of the land in the County and requires that at least sixty-five percent (65%) of the land in the County be preserved for agriculture, open space, wetlands, parks, and other nonurban uses ("65/35 Land Preservation Standard").

Among other things, Measure C-1990 (approved by the County's voters) established the County's Urban Limit Line ("ULL") to implement and enforce the 65/35 Land Preservation Standard. The Measure C-1990 ULL was subsequently incorporated into the County General Plan and County Ordinance Code. In 2004, County voters approved Measure J. Among other things, Measure J required the County and all cities within the County to have a voter-approved urban limit line, developed and maintained in accord with the "Principles of Agreement for Establishing the Urban Limit Line" (collectively, "Principles"), to receive the sales tax proceeds from Measure C-1988. In November 2006, County voters approved Measure L. Among other things, Measure L: (1) extended the term of the 65/35 Land Preservation Standard to December 31, 2026.

The project site is located entirely within the urban limit line, and includes a proposal to redesignate a 7.9-acre portion of the site from its present Agricultural Lands (AL) designation to a Residential Low (RL) designation, while the remaining 16-acre portion of the site outside of the area of development would be redesignated to Resource Conservation (RC). Thus, the general plan amendment includes general plan designations which are appropriate give the sites location within the ULL.

As of 2024, approximately 28% of the total countywide land area has been designated for urban uses. Thus, redesignating the 7.9-acre area of development from an agricultural to a residential designation poses no immediate threat to the County's continued compliance with the 65/35 Land Preservation Standard. The project includes the establishment of a deed restriction over a 16-acre area (67%) of the project site which would preclude future urban development on the site at a ratio that is consistent with the goals of the 65/35 Land Preservation standard. Thus, the project would not conflict with the 65/35 Land Preservation Standard.

Land Uses: The entire project site is located within an Agricultural Lands (AL) General Plan Land Use designation. As part of the proposed Project, the applicant

seeks approval of a General Plan Amendment to change the 7.9-acre residential development area to a Single-Family Residential Low-Density (SL) designation. The project proposes maintaining the remaining 16-acres of the project site (identified as Parcel A on the VTM) as open space grazing land within its present AL designation. In the course of processing the Camino Pablo project applications, the Contra Costa County 2045 General Plan was adopted by the Board of Supervisors on November 5, 2024. Upon the adoption of the Contra Costa County 2045 General Plan, the SL designation no longer appears on the County Land Use Map. Consequently, the project description has been changed to reflect the newly adopted land use designation of Residential Low Density (RL), which permits residential density equivalently (1-3 dwellings/net acre) as that of the former SL designation. At the suggestion of staff, the applicant has agreed that the newly-created Resource Conservation (RC) land use designation would be most appropriate for Parcel A given its intended preservation as open space grazing land. The project is conditioned to require the applicant to enter into a Community Benefit Agreement (CBA). It is the intent of the County to coordinate with the Town of Moraga to target the expenditure of funds collected as part of the CBA in a manner that will benefit the Moraga area of unincorporated Contra Costa County.

The land uses permitted within the RL designation include low density, predominantly single-family residences on lots approximately 15,000 square-feet to one-acre in size. Limited non-residential uses that serve and support nearby homes may also be permissible within the RL designation.

The Resource Conservation (RC) designation is applied to the watersheds of reservoirs owned by public utilities, mitigation banks, habitat restoration sites, ecologically significant or environmentally sensitive areas that are not within publicly-owned parkland. The project is immediately adjacent to East Bay Municipal Utility District's East Bay watershed lands, including Upper San Leandro watershed which is adjacent to the project site. Additionally, CDD staff has identified Mitigation Measure Agricultural Resources-1, which would restrict structural development/improvements in the area of Parcel A via Grant Deed of Development Rights to Contra Costa County over this area of the Project site. The property owner intends to continue utilizing Parcel A for cattle grazing, a land use consistent with the RC designation.

Density: The RL designation allows for residential densities ranging between 1-3 dwelling units per net acre. The 7.9-acre southern portion would have a net development area of 6.65 acres (without street Parcels D and E) with a resultant net density of 1.95 residential units per acre, which would be within the 1 and 3 dwelling units per net acre density range for the RL General Plan land use designation. There are no density standards applicable to the RC designation. Based on the above, the density of the proposed project will be consistent with the allowed range detailed in the County General Plan.

Property Size: The General Plan Land Use Element indicates that sites within the RL designation can range from 15,000 square feet up to 1-acre in area. Lots within the residential development area will range between 15,368 to 27,827 square feet in area, all within specified range. The RC designation lacks discussion of a desired or anticipated property size for the designation since residential uses are not permitted within this land use designation. The area of residential development is consistent with the RL designation in terms of anticipated parcel sizes.

Stronger Communities Element: The Stronger Communities Element of the 2045 County General Plan provides policies for specific geographic areas of the unincorporated County. These specific area policies focus on providing additional policies that pertain to the unique characteristics and needs of each identified area. The Stronger Communities Element identifies 22 communities, selected through public input and collaboration with County staff, and provides policies/goals for each. The project site, and the Lamorinda area in general, are not amongst the communities identified therein.

Growth Management Element: To regulate growth associated with development projects, the Growth Management Element of the General Plan includes policies intended to achieve the following goals: 1) that new residential and nonresidential growth pay for the facilities required to meet the demands resulting from that growth, 2) cooperative transportation and land use planning in Contra Costa County, 3) land use patterns that make more efficient use of the transportation system, and 4) infill and redevelopment in existing urban and brownfield areas.

The project is subject to regional development mitigation fees, including those established by the locally applicable regional transportation planning committee,

consistent with Policy GMP1.1 and GMP1.2. The project would not generate 100 or more daily peak hour trips and thus does not warrant additional study for consistency with Contra Costa Transit Authority's travel demand forecasting, as specified in policy #GM-P2.3. The project fronts Camino Pablo, a county designated bicycle route within this area of the County. project is along a major thoroughfare for the area, which allows for the proposed infill project to make efficient use of the existing transportation system, consistent with Goal GM-3. The project also supports multi-modal transportation with the inclusion of a new sidewalk along the proposed interior cul-de-sac roadway as well as improvements to existing sidewalk along the project's Camino Pablo frontage. Based on the above, no conflicts are anticipated with the goals and policies within the Growth Management Element.

Housing Element: The Housing Element of the General provides an assessment of both the current and future housing needs within the County, and to include strategies that establish housing goals, policies, and programs. To implement and address the County's housing needs and issues there are eight goals (HE-1 through HE-8) and goal-specific policies that are provided within the General Plan that address needs such as Housing/Neighborhood Conservation, Housing Production, Special Needs Housing, Housing Affordability, Provision of Adequate Residential Sites, Removal of Governmental Constraints, and the Promotion of Equal Housing Opportunities; some of which are implemented at a regional, policy, or program level, and thus would not be enforced at the planning review stage for an individual development project. As part of development review of the proposed project, staff identified policies HE-1, HE-2 and HE-4 as applicable to the proposed development. As discussed below, the project is consistent with and in furtherance of applicable housing element policies.

Housing Element Goal HE-1 is to "maintain and improve the quality of the existing house stock and residential neighborhoods in Contra Costa County." The proposed project is consistent with this goal as this project is residential in nature and would result in the construction of additional housing in the unincorporated Moraga area. Housing Element goal HE-2 is to "increase the supply of housing with a priority on the development of affordable housing." The project would increase the housing stock in the area. Although no deed-restricted affordable units are proposed, the project proponent has elected to contribute an in-lieu fee to comply with County's Inclusionary Housing Ordinance (IHO) requirements for the provision of affordable housing in the County. The project's compliance

with the IHO is consistent with Housing Element goal HE-4 to "improve housing affordability for both renters and homeowners."

Conservation, Open Space, Working Lands Element: The Conservation Element of the General Plan is concerned with the identification, preservation, and management of natural resources within the County including agricultural, ecological, water, historic and cultural, scenic, mineral and energy resources. There are no known mineral resources on the property. As part of the environmental review of the Camino Pablo project, staff have identified potential impacts to cultural resources, open space, and biological resources. With the implementation of mitigation measures, all such impacts are expected to occur at less than significant levels, if at all. Due to the project site's location adjacent to the urbanized Town of Moraga, the potential for such resources existing on or in close proximity to the site is low. The project site has been completely disturbed by prior land-use activities, and vegetation is sparse due to compacted gravel applied to much of the site. There are no known occurrences of special status species of plants/wildlife on or near the site. There are no creeks/waterways, agricultural lands, or known mineral or cultural resources on or near the subject property. Therefore, the project has little to no potential for conflict with conservation policies intended to conserve such resources within Contra Costa County.

Public Facilities and Services Element: The Public Facilities and Services Element requires that new developments demonstrate that fundamental utilities and services can be provided to support the proposed project. Accordingly, the availability of services such as fire protection and police protection, as well as the availability infrastructure for water, sanitary sewer, drainage, and recreational services are analyzed during the application review process.

- Fire Protection: As explained more fully in the Final IS/MND, the Project Site is in an area served by the Moraga-Orinda Fire District (MOFD). The County and the MOFD have communicated throughout the application review and CEQA review portions of the Project. On the recommendation of the MOFD, Mitigation Measure **Public Services-1** has been added to the project, requiring the preparation of a Fire Protection Plan (FPP) for the district's review and approval. The development and implementation of the FPP will ensure that the project utilizes fire-resistant construction materials and create appropriate defensible space buffers, will ensure that the MOFD is able to provide effective emergency fire services to the

project.

- Police Protection: The project site is within an area of the County served by the County Sherriff's office. The population increase associated with the proposed 13 residential units is estimated to be approximately 37 people. This represents a marginal increase for the area and thus would only result in a nominal increase in calls for law enforcement. There is no indication in the record that the project would result in the need for new or expanded Sheriff facilities in order to maintain acceptable service ratios, response times, or other performance objectives. Further, the project is conditioned to require the formation of police services district for the 13 lots.

- Water: The Project Site is not currently located within the service area of a public water supplier but is physically adjacent to the service area for the East Bay Municipal Utility District (EBMUD). In agency comments provided by the EBMUD, it is indicated that water service is available to the project upon annexation of the property within their service boundaries and sphere of influence. Thus, the project will have access to an adequate municipal water supply.

- Sanitary Sewer: The Project Site is not currently located within the service area of a public sanitary sewer provider but is physically adjacent to the service area for the Central Contra Costa Sanitary District (CCCSD). In agency comments provided by the CCCSD, it is indicated that sewer service is available to the project upon annexation of the property within their service boundaries and sphere of influence. Thus, the project will have access to an adequate sanitary sewer system.

- Drainage: The majority of the Project Site would be left undeveloped, and thus the existing drainage patterns in those areas would not be modified. Construction of the proposed residences and streetscape improvements will require the installation of a new on-site storm drainage system. The new drainage system will consist of street gutters, inlets, basins, and underground piping that will convey runoff to existing storm drain infrastructure within the Camino Pablo right-of-way. With the implementation of the new storm drainage system, designed to the specifications required under Division 914 of the County Ordinance Code ensure that the project will not result in the need for new or expanded

unplanned off-site storm drain facilities.

- Recreational Services: The California Department of Parks and Recreation, the East Bay Regional Parks District, County, and incorporated cities in the vicinity of the Project Site each maintain state, County, or local parks, trails, and/or community recreational facilities throughout the County for public use. To ensure sufficient recreational areas are established to serve the County, the General Plan's Growth Management Element and the County Ordinance Code (Section 920-6.202) require three acres of neighborhood parks and recreational facilities per 1,000 members of the population. As stated previously, the project would not cause a significant population increase in the Moraga area. Accordingly, the project would not result in a significant increase in the use of existing recreational public resources in the area. Since the project would only marginally increase population in the area by an estimated 37 persons, and has ample access to existing parks, including Rancho Laguna Park ±750 feet south of the project, the project will not expectedly necessitate the provision of new park facilities. Additionally, all new single-family residences in unincorporated Contra Costa County are subject to Park Dedication and Park Impact Fees, which are collected prior to the issuance of building permits for the new single-family dwellings. The small scale of the project, and the collection of requisite Park Impact and Park Dedication fees ensures that the project will not result in any significant adverse impacts on park facilities in the County.

Health and Safety Element: The Health and Safety Element of the General Plan is coordinated with the Land Use Element, and as a result may at times justify the lowering of density or alternate design modification for development such as the proposed residential project based on health/safety hazards such as seismic hazards, air quality, wildfire hazards, and other hazards associated with climate change. The project site is not located within a FEMA flood hazard zone. The project site is not along the coastline, or waterways, thus, no conflict is expected to arise with policies pertaining to flooding or sea level rise.

The project site is not located within a liquefaction hazard, or Alquist-Priolo Fault hazard zones, as mapped by the California Department of Conservation. However, the site, including a portion of the residential development area, is within a landslide hazard zone, and past landslides have occurred on the subject

property. General Plan Health and Safety Policies HS-P11.1 through HS-P11.6, require mapping of seismic hazards, prohibit construction of buildings where seismic hazards cannot be mitigated, and discourage construction within fault zones and steeply sloped areas. Various Geotechnical review letters prepared for the site by consulting engineers, ENGEO, have concluded that development of the site is feasible and provide recommendations for foundation design that are appropriate for the geologic setting. The project has been forwarded to the County peer review geologist, who concurs that existing landslide hazards on site can be mitigated through the use of soundly engineered building foundations. All recommendations from the peer-review geologist have been incorporated as conditions of approval. Therefore, the project will mitigate geologic hazards consistent with the aforementioned policies of the Health and Safety Element.

The project site is located within a Very High Fire Hazard Severity Zone (VHFHZ), as mapped by CalFire. General Plan Policy #HS-P7.1 states that projects resulting in new residential units within the VHFHZ should be denied. This policy is not applicable to the Camino Pablo project due to the fact that the application was deemed complete on October 2, 2023, prior to the adoption of this policy as part of November 5, 2024, adoption of the 2045 General Plan. The project will be required to provide a Fire Protection Plan, for review/approval by the Moraga Orinda Fire Protection District, consistent with Policy #HS-P7.4. The fire protection plan will provide measures for fire-resistant construction material and modifying fuel loading. The project is subject to fire district requirements to provide defensible space, and the provision of adequate water supply for fire suppression purposes. With the development and implementation of the Fire Protection Plan the project would be considered generally consistent with applicable Fire Hazard Policies specified within the health and safety element.

Transportation Element: The Transportation Element of the General Plan includes policies and goals intended to promote effective transportation system that promotes multi-modal transportation. The project site is located along Camino Pablo in the unincorporated Moraga area of the County. The project includes a sidewalk along one side of the interior access roadway, which connects to existing sidewalk improvements along the portion of Camino Pablo fronting the site. The project includes an offer of dedication over a 25-foot-wide portion of the project site along Camino Pablo, a public right-of-way maintained by the Town of Moraga. The project is conditioned to require the applicant to consult with the Town of Moraga regarding frontage improvements along this right-of-way,

including studies relating to the installation of traffic calming measures or the removal of on-street parking to facilitate the installation of a Class II bicycle lane. The project, including anticipated frontage improvements along Camino Pablo, is consistent with and in furtherance of Transportation Element polices requiring development projects to minimize conflicts between vehicles and pedestrians/cyclists (Policy TR-P3.2), manage access points along collector roadways by minimizing vehicular access points (Policy TR-P4.4), and designing roadways to include traffic calming and complete streets features to accommodate emergency response vehicles while maintaining safety for vulnerable road uses (Policies TR-P4.10).

B. Zoning Compliance: The applicant proposes to rezone the 7.9-acre area of residential development to a project-specific Planned Unit (P-1) zoning district. If approved, the new P-1 district will allow for flexibility of applicable development standards, provided that substantial consistency with the General Plan as well as the intent of the County Ordinance Code, is maintained with respect to public health, safety, and general welfare. Currently, the Project Site is undeveloped and located entirely within a General Agricultural District (A-2), which is limited with respect to land uses unrelated to the raising of crops or livestock, that can be established. However, the Project Site is immediately adjacent to urban areas in Moraga, which helps to ensure compatibility between the new development and its surroundings. Allowing the Project Site to be rezoned and developed under the proposed P-1 district will allow for development in a manner substantially similar to that of the areas immediately surrounding the Project. The 13 residences proposed for the 7.9-acre residential development area will continue the single-family residential character of the adjacent Sky View court development to the south, as well as other established single-family residential neighborhoods located west of the site. Approximately 16 acres of the project site will be deed restricted to ensure preservation of undeveloped areas of the property.

Residential Lots: The project includes an application for approval of a vesting tentative subdivision map, which will allow the creation of up to 13 residential lots within the designated 7.9-acre residential development area. The proposed lots will range in size from 15,368 square feet to approximately 27,827 square feet in area and will be developed with single-family residences constructed in compliance with the design standards of the project-specific P-1 district. The applicable setbacks, yards, and building heights will vary based on the size and

location characteristics of each lot. Except as explicitly modified by the design standards of the P-1 district, development of the residential lots will be guided by standards set forth in the R-15 Single-Family Residential zoning district.

C. Off-Street Parking: Each proposed single-family residence includes a two-car garage, consistent with the off-street parking requirements for single-family residential development.

D. Traffic: The project has been reviewed for consistency with *Contra Costa County Transportation Analys Guidelines.* These guidelines state that residential projects resulting in 20 or fewer residential units would not expectedly result in significant traffic impacts warranting additional Vehicle Miles Traveled (VMT) analysis. The project consists of thirteen residential units, excluding ADU's which are subject to separate ministerial approval and therefore are not included in this discretionary project. Therefore, the nature and scale of the project are such that no significant traffic-related impacts are anticipated as a result.

E. Site Access and Circulation: Vehicular access to the project site for future occupants would be via a new cul-de-sac roadway, accessed via Camino Pablo. The project would implement roadway widening and frontage improvements, including a proposed ±0.24-acre section along Camino Pablo (Parcel E on Proposed VTM), proposed to be dedicated to the Town of Moraga, that would result in a 38-foot-wide paved roadway within a 68-foot-wide right-of-way. An 8-foot paved sidewalk is also proposed along the property's Camino Pablo frontage. As proposed, Camino Pablo would meet the County's minimum width requirements for Private Collector Streets, as specified in Chapter 98-4 of the County Ordinance Code. However, the portion of the Camino Pablo fronting the project site is maintained by the Town of Moraga. The project is conditioned to require the developer to consult with Town of Moraga officials regarding frontage improvements along this right-of-way prior to filing a final map.

F. Drainage: Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on the property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm waters to an adequate natural watercourse. The proposed drainage plan has been designed consistently with these requirements and does not require the granting of an exception to

Division 914. Stormwater on site would be collected via drain inlets and pipes along the interior roadway (Street A) which direct the water towards C.3 facilities. Stormwater is ultimately discharged into existing storm drain infrastructure within the Camino Pablo right-of-way. County staff with the Department of Public Works, Engineering Services division have advised that there are no known drainage issues in the project vicinity. Thus, the implementation of the project drainage plan ensures project consistency with applicable requirements of Division 914 of the County Ordinance Code.

G. Storm Water Management and Discharge Control Ordinance: This project is required to be in full compliance with the County's Storm water Management and Discharge Control Ordinance, the Storm water "C.3" Guidebook (*sixth edition*), and the requirements of the Regional Water Quality Control Board. A preliminary Storm Water Control Plan dated June 30, 2023, has been submitted for review by the Engineering Services Division of the County Department of Public Works (PW). The project is conditioned to require the provision of a final SWCP for the review/approval of PW to ensure project compliance with all applicable C.3 regulations.

H. Annexation to Lighting District: The project site is not annexed into the lighting district. The Applicant will be required, as a condition of approval, to annex into the Community Facilities District (CFD) 2010-1 formed for the Countywide Street Light Financing.

I. Area of Benefit Fee: The applicant will need to comply with the applicable requirements of the Bridge/Thoroughfare Fee Ordinance for the Central County Area of Benefit, as adopted by the Board of Supervisors. These fees shall be paid prior to the issuance of building permits.

J. Drainage Area Fee Ordinance: The project site lies within "unformed" Drainage Area 102. This area is not subject to any special drainage fee ordinance, or related fees.

IX. CONCLUSION

With Conditions of Approval, the proposed project is consistent with applicable policies and standards of the General Plan and zoning code. In addition, an environmental analysis of the project was completed and found that the proposed

project would not have a significant impact on the environment with the incorporation of specific mitigations. Staff recommends approval of the Camino Pablo project, based on the attached findings and subject to the attached conditions of approval.

Attachments:

1) Findings and Conditions of Approval
2) Proposed Zoning Map
3) Maps and Plans
4) Agency Comments
5) Draft IS/MND
6) Draft MMRP
7) Final IS/MND
8) Final MMRP
9) PowerPoint

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDSD23-09646, CDRZ23- 03270, CDGP21-00004, CDDP23-03012; BENIOT MCVEIGH DK ENGINEERING (APPLICANT), DOBBINS PROPERTIES, LLC (OWNERS)

FINDINGS

A. General Plan Amendment Findings

1. **Required Finding**: The adoption of the proposed General Plan amendment is in the public interest, as required under Government Code Section 65358(a).

   Project Finding: Adopting the General Plan amendment would redesignate 7.9 acres of the project site from Agricultural Lands (AL) to Residential Low Density (RL). redesignating the 7.9-acre southern portion of the site from agricultural use to residential development poses no immediate threat to the County's compliance with the 65/35 Standard. However, approval of the project may induce further development pressure on nearby agricultural lands also located within the ULL, including the remaining 16 acres of the project site as well as the 16-acre remnants of the Carr Ranch property immediately east of the project site. Mitigation Measure Agricultural Resources 1 has been included to mitigate the potential risk of future agricultural land conversion by requiring a deed restriction over the 16-acre open space area identified on the VTM as "Parcel A". Additionally, the applicant has agreed to designate Parcel A under a Resource Conservation (RC) designation to further limit future development pressure on Parcel A. As such, adopting this General Plan amendment would provide a positive impact by halting further conversion of agricultural land in the area.

2. **Required Finding**: The adoption of the proposed General Plan amendment will not exceed the annual limit on General Plan amendments specified in Government Code Section 65358(b).

   Project Finding: Adoption of the General Plan amendment will not exceed the annual limit of four amendments to any mandatory element, as this would be the first amendment to the Land Use Element of 2025.

3. **Required Finding**: That upon adoption of the proposed General Plan amendment, the General Plan will remain internally consistent and compatible, as required under Government Code Section 65300.5(a).

Project Finding: Adoption of the proposed General Plan amendment will not cause inconsistency or incompatibility within the General Plan. Redesignating the project site from Agricultural Lands (AL) to Residential Low Density (RL) would not result in any policy changes that would be inconsistent or incompatible; rather, the redesignation simply allows for additional residences to be built compared to AL designation.

4. **Required Finding**: That adoption of the proposed General Plan amendment will not violate the provisions of the 65/35 Land Preservation Standard or Urban Limit Line, as outlined in Measure L -2006.

   Project Finding: Adopting the General Plan amendment would redesignate 7.9 acres of the project site from Agricultural Lands (AL) to Residential Low Density (RL). The remaining 16-acre open space parcel, "Parcel A", would be redesignated from Agricultural Lands (AL) to Resource Conservation (RC). The subject property is located within the Urban Limit Line (ULL). The RL land use designation is an urban land use designation, which can only be established within the ULL. As such, the property's location is in compliance with the Urban Limit Line for the scope of the project.

   As of 2024, approximately 28% of the total countywide land area has been designated for urban uses. Thus, redesignating the 7.9-acre southern portion of the site from agricultural use to residential development poses no immediate threat to the County's compliance with the 65/35 Standard. However, approval of the project may induce further development pressure on nearby agricultural lands also located within the ULL, including the remaining 16 acres of the project site as well as the 16-acre remnants of the Carr Ranch property immediately east of the project site. Mitigation Measure Agricultural Resources 1 has been included to mitigate the potential risk of future agricultural land conversion by establishing a deed restriction over the 16-acre open space "Parcel A". Additionally, Parcel A would be redesignated to a Resource Conservation (RC) designation which further limits future urban development pressure over this area of the property, consistent with the intent and purpose of the 65/35 Land Preservation Standard. As such, adopting this General Plan amendment will not violate the 65/35 Land Preservation Standard.

5. **Required Finding**: That adoption of the proposed General Plan amendment is compliant with the provisions of Measure J-2004, the Contra Costa Growth Management Program, and related Contra Costa Transportation Authority resolutions.

a) **Project Finding**: The Contra Costa Transportation Authority (CCTA) is the County's designated Congestion Management Agency (CMA) who is responsible for administering the Measure J ½ cent sales tax to fund a voter-approved Expenditure Plan of transportation programs and projects, and to administer the Growth Management Program (GMP) that is designed to help Contra Costa County plan for and accommodate the continued increases in population, households, and jobs that are expected to occur through the year 2035.

The Measure J Expenditure Plan allocates funding for major projects and programs, including Local Transportation Maintenance and Improvement funds (i.e., return-to-source). To be eligible to receive return-to-source funds, local agencies must demonstrate compliance with the core requirements of the Measure J GMP. One component of compliance requires local agencies to evaluate the impacts of proposed new development and general plan amendments (GPA) by preparing a CCTA-compliant traffic study and evaluating impacts on the relevant Regional Transportation Planning Committee's (RTPC) Action Plans for Routes of Regional Significance (RRS). However, some projects and GPAs may not generate traffic volumes that trigger the threshold for application of these review procedures or negatively affect Action Plan's Regional Transportation Objectives (RTOs). Typically, major development projects and GPAs with 100 or more net-new peak hour vehicle trips would require notification to the RTPC and preparation of a traffic study. GPAs of 500 or more net-new peak hour vehicle trips would be subject to all of the above, as well as the GMP GPA review process (i.e., consultation with neighboring jurisdictions).

The proposed project includes a GPA, rezone, and a single-family residential subdivision (13 single-family residences of which 11 will contain attached accessory dwelling units (ADU)). The site is 23.9-acres where the southern 7.9 acres will contain all proposed development, and the remaining northern 16.0 acres would remain as agricultural open space. The proposed project site is located within the Lamorinda Action Plan area and is not directly accessible by any RRS. Given the scope of the proposed project (13 single-family units with 11 ADUs), review by the RTPC or application of the GMP GPA review process would not be required. Additionally, the County complies with all core requirements of the GMP.

Therefore, adoption of the proposed GPA and resulting development would be consistent with the provisions of Measure J and CCTA GMP.

B. Rezoning Findings

1. **Required Finding**: The change proposed will substantially comply with the general plan.

   Project Finding: The project includes rezoning the 7.9-acre area of residential development, from its present General Agricultural (A-2) district to a site-specific Planned Unit (P-1) zoning district. The project also includes a General Plan Amendment redesignating the same area's General Plan land designation from Agricultural Lands (AL) to Residential Low-Density (RL). The project includes the development of single-family residences within the P-1 zoning district, consistent with the uses permitted RL designation. The project density within the P-1 district is consistent with the range of densities permitted within RL. Additionally, the residential land uses permitted under the project-specific P-1 will also be consistent with various other applicable policies and goals of the General Plan associated with the 65/35 Land Preservations Standard, transportation, utilities, conservation, and safety.

2. **Required Finding**: The uses authorized or proposed in the land use district are compatible within the district and to uses authorized in adjacent districts.

   Project Finding: The project-specific P-1 zoning district will allow for the development of 13 single-family residential lots and associated improvements. The immediate project vicinity includes single-family residential development existing south and west of the project, and grazing lands to the north/east. The project does not involve any non-residential land uses within the P-1 district, thus, there is little potential for conflict with established residential or pastoral land uses. The residential development area will be consistent in scale and size existing residential development existing south/west of the site. Conformance with applicable regulations and policies set forth by Contra Costa County requiring design review, such as Ordinance Code 84-66.1402 (design objectives for P-1 planned unit districts), will further ensure that the visual character and quality of the Residential Development Area is consistent with community standards. Therefore, the uses permissible within the site-specific planned unit district are compatible within the district, as well as to uses authorized in adjacent districts.

3. **Required Finding**: Community need has been demonstrated for the use proposed, but this does not require demonstration of future financial success.

   Project Finding: There is an increasing and continuous demand for additional housing stock within Contra Costa County, which the project's residential uses will contribute towards reducing. In addition, the project's deed restriction over undeveloped open space grazing land for permanent protection and preservation helps sustain the County's 65/35 Land Preservation Standard.

C. Vesting Tentative Map Findings

1. **Required Finding**: The advisory agency shall not approve a tentative map unless it shall find that the proposed subdivision, together with the provisions for its design and improvement is consistent with the applicable general and specific plans required by law.

   Project Finding: The Project's Vesting Tentative Subdivision Map (VTM) application has been reviewed along with all other submitted plans, and for compliance with applicable regulations in effect on the date the application was deemed complete. The development shown on the VTM, as a whole, is consistent with the General Plan as explained in further detail in the "General Plan Consistency" section of these findings. There is no specific plan that covers the Project Site.

2. **Required Finding**: The advisory agency shall make findings as required concerning the fulfillment of construction requirements.

   Project Finding: The project will be subject to building code provisions which are applicable at the time when building permit applications are submits. The VTM has been conditioned to require the undergrounding of all new utility distributions within the 7.9-acre residential development area. Any relevant undergrounding would be subject to Government Code section 66473.6, addressing reimbursements for relocating or undergrounding certain utilities. Additionally, the Project has been conditioned in a manner that requires the Applicant to complete most of the construction requirements (i.e. roadway improvements, drainage improvements) prior to recordation of the Final Map unless construction of said improvements is guaranteed with sufficient security in accordance with the

relevant provisions of the Subdivision Map Act and the County's Subdivision Ordinance.

D. Findings of Approval of P-1 Zoning District and Final Development Plan

1. **Required Finding:** The applicant intends to start construction within two and one-half years from the effective date of the zoning change and plan approval.

   Project Finding: The applicant has indicated that they intend to commence construction within 2 ½ years off the effective date of the zoning change and plan approval.

2. **Required Finding:** The proposed planned unit development is consistent with the County General Plan.

   Project Finding: The project includes a General Plan Amendment from Agricultural Lands (AL) to Residential Low-Density (RL) and includes a rezone of the project site to a Planned Unit District. (P-1). The RL General Plan designation is appropriate for low-density, predominantly single-family residential development on lots ranging from approximately 15,000 square-feet to one-acre in area. Residential density ranging from 1-3 Primary land uses in the RL designations shall include residences and structures typically ancillary thereto. The residential project is consistent with the Contra Costa County 2045 General Plan, as summarized below.

   Urban Limit Line and 65/35 Land Preservation Standard: The County's General Plan includes a 65/35 Land Preservation Plan, which limits urban development to no more than thirty-five percent (35%) of the land in the County and requires that at least sixty-five percent (65%) of the land in the County be preserved for agriculture, open space, wetlands, parks, and other nonurban uses ("65/35 Land Preservation Standard").

   Among other things, Measure C-1990 (approved by the County's voters) established the County's Urban Limit Line ("ULL") to implement and enforce the 65/35 Land Preservation Standard. The Measure C-1990 ULL was subsequently incorporated into the County General Plan and County Ordinance Code. In 2004, County voters approved Measure J. Among other things, Measure J required the County and all cities within the County to have a voter-approved urban limit line, developed and maintained in accord with the "Principles of Agreement for Establishing the Urban Limit Line" (collectively, "Principles"), to receive the sales tax

proceeds from Measure C-1988. In November 2006, County voters approved Measure L. Among other things, Measure L: (1) extended the term of the 65/35 Land Preservation Standard to December 31, 2026.

The project site is located entirely within the urban limit line, and includes a proposal to redesignate a 7.9-acre portion of the site from its present Agricultural Lands (AL) designation to a Residential Low (RL) designation, while the remaining 16-acre portion of the site outside of the area of development would be redesignated to Resource Conservation (RC). Thus, the general plan amendment includes general plan designations which are appropriate give the sites location within the ULL.

As of 2024, approximately 28% of the total countywide land area has been designated for urban uses. Thus, redesignating the 7.9-acre area of the development from an agricultural to a residential designation poses no immediate threat to the County's continued compliance with the 65/35 Land Preservation Standard. The project includes the establishment of a deed restriction over a 16-acre area (67%) of the project site which would preclude future urban development on the site at a ratio that is consistent with the goals of the 65/35 Land Preservation standard. Thus, the project would not conflict with the 65/35 Land Preservation Standard.

Land Uses: The entire project site is located within an Agricultural Lands (AL) General Plan Land Use designation. As part of the Project, the applicant seeks approval of a General Plan Amendment to change the 7.9-acre residential development area to a Single-Family Residential Low-Density (SL) designation. The project proposes maintaining the remaining 16-acres of the project site (identified as Parcel A on the VTM) as open space grazing land within its present AL designation. In the course of processing the Camino Pablo project applications, the Contra Costa County 2045 General Plan was adopted by the Board of Supervisor's on November 5, 2024. Upon the adoption of the Contra Costa County 2045 General Plan, the SL designation no longer appears on the County Land Use Map. Consequently, the project description has been changed to reflect the newly adopted land use designation of Residential Low Density (RL), which permits residential density equivalently (1-3 dwellings/net acre) as that of the former SL designation. At the suggestion of staff, the applicant has agreed that the newly-created Resource Conservation (RC) land use designation would be most appropriate for Parcel A given its intended preservation as open space grazing land.

The land uses permitted within the RL designation include low density, predominantly single-family residences on lots approximately 15,000 square-feet to one-acre in size. Limited non-residential uses that serve and support nearby homes may also be permissible within the RL designation.

The Resource Conservation (RC) designation is applied to the watersheds of reservoirs owned by public utilities, mitigation banks, habitat restoration sites, ecologically significant or environmentally sensitive areas that are not within publicly-owned parkland. The project is immediately adjacent to East Bay Municipal Utility District's East Bay watershed lands, including Upper San Leandro watershed which is adjacent to the project site. Additionally, CDD staff has identified Mitigation Measure Agricultural Resources-1, which would restrict structural development/improvements in the area of Parcel A via Grant Deed of Development Rights to Contra Costa County over this area of the Project site. The property owner intends to continue utilizing Parcel A for cattle grazing, a land use consistent with the RC designation.

Density: The RL designation allows for residential densities between 1-3 dwelling units per net acre. The 7.9-acre southern portion would have a net development area of 6.65 acres (without street Parcels D and E) with a resultant net density of 1.95 residential units per acre, which would be within the 1 and 3 dwelling units per net acre density range for the RL General Plan land use designation. There are no density standards applicable to the RC designation. Based on the above, the density of the project will be consistent with the allowed range detailed in the County General Plan.

Property Size: The General Plan Land Use Element indicates that sites within the RL designation can range from 15,000 square feet up to 1-acre in area. Lots within the residential development area will range between 15,368 to 27,827 square feet in area, all within specified range. The RC designation lacks discussion of a desired or anticipated property size for the designation since residential uses are not permitted within this land use designation. The area of residential development is consistent with the RL designation in terms of anticipated parcel sizes.

Stronger Communities Element: The Stronger Communities Element of the 2045 County General Plan provides policies for specific geographic areas of the unincorporated County. These specific area policies focus on providing additional policies that pertain to the unique characteristics and needs of each identified area. The Stronger Communities Element identifies 22 communities, selected through public input and collaboration with County staff, and provides policies/goals for

each. The project site, and the Lamorinda area in general, are not amongst the communities identified therein.

Growth Management Element: To regulate growth associated with development projects, the Growth Management Element of the General Plan includes policies intended to achieve the following goals: 1) that new residential and nonresidential growth pay for the facilities required to meet the demands resulting from that growth, 2) cooperative transportation and land use planning in Contra Costa County, 3) land use patterns that make more efficient use of the transportation system, and 4) infill and redevelopment in existing urban and brownfield areas.

The project is subject to regional development mitigation fees, including those established by the locally-applicable regional transportation planning committee, consistent with Policy GMP1.1 and GMP1.2. The project would not generate 100 or more daily peak hour trips, and thus does not warrant additional study for consistency with Contra Costa Transit Authority's travel demand forecasting, as specified in policy #GM-P2.3. The project fronts Camino Pablo, a county designated bicycle route within this area of the County. project is along a major thoroughfare for the area, which allows for the infill project to make efficient use of the existing transportation system, consistent with Goal GM-3. The project also supports multi-modal transportation with the inclusion of a new sidewalk along the interior cul-de-sac roadway as well as improvements to existing sidewalk along the project's Camino Pablo frontage. Based on the above, no conflicts are anticipated with the goals and policies within the Growth Management Element.

Housing Element: The Housing Element of the General provides an assessment of both the current and future housing needs within the County, and to includes strategies that establish housing goals, policies, and programs. To implement and address the County's housing needs and issues there are eight goals (HE-1 through HE-8) and goal-specific policies that are provided within the General Plan that address needs such as Housing/Neighborhood Conservation, Housing Production, Special Needs Housing, Housing Affordability, Provision of Adequate Residential Sites, Removal of Governmental Constraints, and the Promotion of Equal Housing Opportunities; some of which are implemented at a regional, policy, or program level, and thus would not be enforced at the planning review stage for an individual development project. As part of development review of the project, staff identified policies HE-1, HE-2 and HE-4 as applicable to the development. As discussed below, the project is consistent with and in furtherance of applicable housing element policies.

Housing Element Goal HE-1 is to "maintain and improve the quality of the existing house stock and residential neighborhoods in Contra Costa County." The project is consistent with this goal as this project is residential in nature and would result in the construction of additional housing in the unincorporated Moraga area. Housing Element goal HE-2 is to "increase the supply of housing with a priority on the development of affordable housing." The project would increase the housing stock in the area. Although no deed-restricted affordable units are, the project proponent has elected to contribute an in-lieu fee to comply with County's Inclusionary Housing Ordinance (IHO) requirements for the provision of affordable housing in the County. The project's compliance with the IHO is consistent with Housing Element goal HE-4 to "improve housing affordability for both renters and homeowners."

Conservation, Open Space, Working Lands Element: The Conservation Element of the General Plan is concerned with the identification, preservation, and management of natural resources within the County including agricultural, ecological, water, historic and cultural, scenic, mineral and energy resources. There are no known mineral resources on the property. As part of the environmental review of the Camino Pablo project, staff has identified potential impacts to cultural resources, open space, and biological resources. With the implementation of mitigation measures, all such impacts are expected to occur at less than significant levels, if at all. Due to the project site's location adjacent to the urbanized Town of Moraga, the potential for such resources existing on or in close proximity to the site is low. The project site has been completely disturbed by prior land-use activities, and vegetation is sparse due to compacted gravel applied to much of the site. There are no known occurrences of special status species of plants/wildlife on or near the site. There are no creeks/waterway, agricultural lands, or known mineral or cultural resources on or near the subject property. Therefore, the project has little to no potential for conflict with conservation policies intended to conserve such resources within Contra Costa County.

Public Facilities and Services Element: The Public Facilities and Services Element requires that new developments demonstrate that fundamental utilities and services can be provided to support the project. Accordingly, the availability of services such as fire protection and police protection, as well as the availability infrastructure for water, sanitary sewer, drainage, and recreational services are analyzed during the application review process.

- Fire Protection: As explained more fully in the Final IS/MND, the Project Site is in an area served by the Moraga-Orinda Fire District (MOFD). The

County and the MOFD have communicated throughout the application review and CEQA review portions of the Project. At the recommendation of the MOFD, Mitigation Measure **Public Services-1** has been added to the project, requiring the preparation of a Fire Protection Plan (FPP) for the district's review and approval. The development and implementation of the FPP will ensure that the project utilizes fire-resistant construction materials and create appropriate defensible space buffers, will ensure that the MOFD is able to provide effective emergency fire services to the project.

- Police Protection: The project site is within an area of the County served by the County Sherriff's office. The population increase associated with the 13 residential units is estimated to be approximately 37 persons. This represents a marginal increase for the area and thus, would only result in a nominal increase in calls for law enforcement. There is no indication in the record that the project would result in the need for new or expanded Sheriff facilities in order to maintain acceptable service ratios, response times, or other performance objectives. Further, the project is conditioned to require the formation of police services district for the 13 lots.

- Water: The Project Site is not currently located within the service area of a public water supplier, but is physically adjacent to the service area for the East Bay Municipal Utility District (EBMUD). In agency comments provided by the EBMUD, it is indicated that water service is available to the project upon annexation of the property within their service boundaries and sphere of influence. Thus, the project will have access to an adequate municipal water supply.

- Sanitary Sewer: The Project Site is not currently located within the service area of a public sanitary sewer provider but is physically adjacent to the service area for the Central Contra Costa Sanitary District (CCCSD). In agency comments provided by the CCCSD, it is indicated that sewer service is available to the project upon annexation of the property within their service boundaries and sphere of influence. Thus, the project will have access to an adequate sanitary sewer system.

- Drainage: The majority of the Project Site would be left undeveloped, and thus the existing drainage patterns in those areas would not be modified. Construction of the residences and streetscape improvements will require the installation of a new on-site storm drainage system. The new drainage

system will consist of street gutters, inlets, basins, and underground piping that will convey runoff to existing storm drain infrastructure within the Camino Pablo right-of-way. With the implementation of the new storm drainage system, designed to the specifications required under Division 914 of the County Ordinance Code ensure that the project will not result in the need for new or expanded unplanned off-site storm drain facilities.

- Recreational Services: The California Department of Parks and Recreation, the East Bay Regional Parks District, County, and incorporated cities in the vicinity of the Project Site each maintain state, County, or local parks, trails, and/or community recreational facilities throughout the County for public use. To ensure sufficient recreational areas are established to serve the County, the General Plan's Growth Management Element and the County Ordinance Code (Section 920-6.202) require three acres of neighborhood parks and recreational facilities per 1,000 members of the population. As stated previously, the project would not cause a significant population increase in the Moraga area. Accordingly, the project would not result in a significant increase in the use of existing recreational public resources in the area. Since the project would only marginally increase population in the area by an estimated 37 persons, and has ample access to existing parks, including Rancho Laguna Park ±750 feet south of the project, the project will not expectedly necessitate the provision of new park facilities. Additionally, all new single-family residences in unincorporated Contra Costa County are subject to Park Dedication and Park Impact Fees, which are collected prior to the issuance of building permits for the new single-family dwellings. The small scale of the project, and the collection of requisite Park Impact and Park Dedication fees ensures that the project will not result in any significant adverse impacts on park facilities in the County.

Health and Safety Element: The Health and Safety Element of the General Plan is coordinated with the Land Use Element, and as a result may at times justify the lowering of density or alternate design modification for development such as the residential project based on health/safety hazards such as seismic hazards, air quality, wildfire hazards, and other hazards associated with climate change. The project site is not located within a FEMA flood hazard zone. The project site is not along the coastline, or waterways, thus, no conflict is expect to arise with policies pertaining to flooding or sea level rise.

The project site is not located within a liquefaction hazard, or Alquist-Priolo Fault hazard zones, as mapped by the California Department of Conservation. However, the site, including a portion of the residential development area, is within a landslide hazard zone, and past landslides have occurred on the subject property. General Plan Health and Safety Policies HS-P11.1 through HS-P11.6, require mapping of seismic hazards, prohibit construction of buildings where seismic hazards cannot be mitigated, and discourage construction within fault zones and steeply sloped areas. Various Geotechnical review letters prepared for the site by consulting engineers, ENGEO, have concluded that development of the site is feasible and provide recommendations for foundation design that are appropriate for the geologic setting. The project has been forwarded to the County peer review geologist, who concurs that existing landslide hazards on site can be mitigated through the use of soundly-engineered building foundations. All recommendations from the peer-review geologist have been incorporated as conditions of approval. Therefore, the project will mitigate geologic hazards consistent with the aforementioned policies of the Health and Safety Element.

The project site is located within a Very High Fire Hazard Severity Zone (VHFHZ), as mapped by CalFire. General Plan Policy #HS-P7.1 states that projects resulting in new residential units within the VHFHZ should be denied. This policy is not applicable to the Camino Pablo project due to the fact that the application was deemed complete on October 2, 2023, prior to the adoption of this policy as part of the November 5, 2024, adoption of the 2045 General Plan. The project will be required to provide a Fire Protection Plan, for review/approval by the Moraga Orinda Fire Protection District, consistent with Policy #HS-P7.4. The fire protection plan will provide measures for fire-resistant construction material and modifying fuel loading. The project is subject to fire district requirements to provide defensible space, and the provision of adequate water supply for fire suppression purposes. With the development and implementation of the Fire Protection Plan the project would be considered generally consistent with applicable Fire Hazard Policies specified within the health and safety element.

Transportation Element: The Transportation Element of the General Plan includes policies and goals intended to promote effective transportation system that promotes multi-modal transportation. The project site is located along Camino Pablo in the unincorporated Moraga area of the County. The project includes a sidewalk along one side of the interior access roadway, which connects to existing sidewalk improvements along the portion of Camino Pablo fronting the site. The project includes an offer of dedication over a 25-foot-wide portion of the project site along Camino Pablo, a public right-of-way maintained by the Town of Moraga.

The project is conditioned to require the applicant to consult with the Town of Moraga regarding frontage improvements along this right-of-way, including studies relating to the installation of traffic calming measures or the removal of on-street parking to facilitate the installation of a Class II bicycle lane. The project, including anticipated frontage improvements along Camino Pablo, is consistent with and in furtherance of Transportation Element polices requiring development projects to minimize conflicts between vehicles and pedestrians/cyclists (Policy TR-P3.2), manage access points along collector roadways by minimizing vehicular access points (Policy TR-P4.4), and designing roadways to include traffic calming and complete streets features to accommodate emergency response vehicles while maintaining safety for vulnerable road uses (Policies TR-P4.10).

3. **Required Finding:** In the case of residential development, it will constitute a residential environment of sustained desirability and stability, and will be in harmony with the character of the surrounding neighborhood and community.

   Project Finding: The residential development area will be located in a small southerly portion of the site and focused in an area of minimal topographical relief in a small "saddle" nestled between two small hilltops. The residential development would be lower in elevation (than the hilltops along the eastern property boundary, where site elevations are highest and which is adjacent to open space and more prominent easterly ridgelines. The project's residential uses will be consistent with the aesthetics of the existing residential and urban character of the areas to the west, northwest, and south. Additionally, since low density residential land uses are considered compatible with pastoral land uses, and therefore would not conflict with adjacent open space lands east and north of the site. The residential component of the project has been designed to complement surrounding architectural styles and will include building materials similar to those used in residential developments in the project vicinity. In addition, improvements within the residential development area will be consistent, in scale and size, with other development in the immediate vicinity of the project site, including one- and two-story residences within adjacent subdivisions. Conformance with applicable regulations and policies set forth by Contra Costa County that require design review, such as Ordinance Code 84-66.1402 (design objectives for P-1 planned unit districts), will ensure that the visual character and quality of the Residential Development Area is consistent with community standards.

4. **Required Finding:** The development of a harmonious integrated plan justifies exceptions from the normal application of this code.

   Project Finding: The project site presently consists of 23.9 acres of pastoral land amongst rolling hillsides that steadily increase in elevation towards the eastern property boundaries and beyond. The topographical characteristics of the site are such that the project will require numerous retaining walls throughout the residential development area, many of which extend across multiple adjoining lots and would necessitate numerous variance approvals within a traditional zoning district. Excluding the aforementioned retaining walls, residential development within the P-1 district has been designed to conform to development standards (i.e. setbacks, minimum side/rear yards, building height) that are applicable within the Single-Family Residential (R-15) District.

E. Environmental Findings

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

- A draft Mitigated Negative Declaration/Initial Study (MND), State Clearinghouse Number SCH 2024110934, was prepared for the Camino Pablo project on November 26, 2024. The public review period for the draft MND started on November 26, 2024 and extended through December 26, 2024. On December 13, 2024, at the request of the applicant, CDD staff published a revised IS/MND which corrected typographical errors and added clarification to discussion of mitigation measures identified in CEQA checklist sections pertaining to Public Services and Wildfire. The revised draft IS/MND was recirculated on December 13, 2024 and the public comment period was extended through January 15, 2025.

- A Final MND has been prepared for the Camino Pablo Project, including the comments received on the draft IS/MND, responses to the comments received, and staff-initiated text changes.

- The comments received and staff responses to the comments do not substantially alter staff's findings regarding potentially significant project related impacts, nor do they diminish the effectiveness of mitigation measures identified within the draft MND.

- The text changes are not the result of any new significant adverse environmental impact, do not diminish the effectiveness of any mitigation included in the pertinent section, and do not alter any findings in the section.

- The final MMRP includes substitution mitigation measures modifying biological resources mitigation measures **Biological Resources 3 – 5.** The substitute mitigation measures would enhance the effectiveness of these mitigation measures. The implementation of the substitute mitigation measures would not result in any new substantial environmental impacts, as discussed in more detail in the response to public comments section of the Final IS/MND. Therefore, they may be included as part of the project approval without recirculating the document pursuant to CEQA guidelines section 15074.1.

- On the basis of the whole record before it, including the draft and final MND, the County Planning Commission finds that:

  i. There is no substantial evidence that the project with the identified mitigation measures will have a significant effect on the environment;

  ii. MND SCH 2024110934, consisting of the draft MND and final MND, reflects the County's independent judgement and analysis;

  iii. The MND is adequate and complete; and

  iv. The MND has been prepared in compliance with the California Environmental Quality Act and the State and County CEQA guidelines.

CONDITIONS OF APPROVAL FOR COUNTY FILES # CDGP21-00004, CDRZ23-03270, CDSD23-09646, CDDP23-03012

Project Approval

1. The Vesting Tentative Map and Final Development Plan for the Camino Pablo 13-lot residential subdivision is APPROVED as generally shown on the following documents:
    - Project application and materials submitted to the Department of Conservation and Development, Community Development Division (CDD) on April 20, 2023;
    - *General Plan Amendment, Rezoning, Final Development Plan & Vesting Tentative Map Subdivision #9646*, by dk Engineering, stamped received by CDD on June 30, 2023;
    - Revised architectural plans, *Camino Pablo*, by Hunt, Hale, Jones, stamped received by the CDD on June 30, 2023;
    - South Camino Pablo Preliminary Landscape Plan by Camp & Camp Associates, stamped received by the CDD on June 30, 2023;
    - Geotechnical review letter by ENGEO, dated June 29, 2023;
    - Camino Pablo Hydrologic & Hydraulic Analyses by dk Engineering, stamped received June 30, 2023;
    - Preliminary Stormwater Control Plan prepared by dk Consulting, stamped received June 30, 2023;

2. This Development Plan is approved contingent upon Board approval of a major subdivision request, County File #CDSD23-09646, general plan amendment request, County File #CDGP21-00004, from Agricultural Lands (AL) to Residential Low Density (RL) and Resource Conservation (RC) designations, and a rezoning of the area of residential development (County File #CDRZ23-03270) from General Agricultural (A-2) to Planned Unit District (P-1). If either the general plan amendment or the rezoning application is not approved, then this approval shall be null and void.

Application Costs

3. The applications submitted were subject to an initial deposit of $5,200 for General Plan Amendment, $7,000 for rezoning, $11,000 for major subdivision, and $7,000 for the final development plan. The applications are subject to time and material costs if the

application review expenses exceed the initial deposit. Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Site Specific Planned-Unit (P-1) Zoning District

4. Permitted Land Uses within the Planned Unit (P-1) District shall be administered consistently with those permitted within the R-15 single-family residential zoning district.

5. Development standards within the Planned Unit (P-1) District shall be administered consistently with those applicable to the R-15 single-family residential zoning district.

Accessory Dwelling Units

6. This approval does not constitute Accessory Dwelling Permit approvals. The establishment of an Accessory Dwelling Unit on any lot resultant from this subdivision shall be subject to CDD review and approval of a separate ministerial ADU permit application.

Indemnification

7. The applicant agrees to defend, indemnify, and hold harmless Contra Costa County and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees to attack, set aside, void, or annul this approval. The applicant also agrees to defend, indemnify, and hold harmless Contra Costa County and its agents, officers, and employees from any and all liability caused by negligent or wrongful acts of the applicant, its agents, or employees arising out of the issuance or exercise of this Development Plan permit, or the interpretation of any of its provisions, and to pay all claims, damages, judgements, legal costs, adjuster fees, and attorney fees incurred by the County or its agents, officers, and

employees related thereto. The applicant shall be entitled to select its own legal counsel in the defense of all such actions. The applicant shall provide written acknowledgement and acceptance of this condition of approval.

Compliance Report

8. **At least 45 days prior to recordation of the Final Map, issuance of a grading or building permit, or tree removal, whichever occurs first**, the applicant shall submit an application for COA Compliance Review and provide a report on compliance with the conditions of approval of this permit for the review and approval by the CDD. The report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. The CDD may reject the report if it is not comprehensive with respect to the applicable requirements for the requested permit. The fee for this application is a deposit of $1,500.00 that is subject to time and material costs. Should staff costs exceed the deposit, additional fees will be required.

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

Affordable Housing – Inclusionary Housing

The following conditions of approval are for the purpose of compliance with Chapter 822-4 (Inclusionary Housing Ordinance) of the County Ordinance Code. Terms and definitions used in the following conditions of approval may be found in the above-referenced County Ordinance Code.

9. The project includes a general plan amendment, rezoning, development plan, and subdivision of 23.90 acres for the construction of 13 for-sale units and is subject to County Ordinance Code, Chapter 822-4, Inclusionary Housing Ordinance. Terms and definitions regarding the Inclusionary Housing Ordinance are pursuant to this chapter.

   The intent of the Inclusionary Housing Ordinance is to require at least 15 percent of the dwelling units in a residential development of five or more for-sale units to be developed as inclusionary units Chapter 822-4.410(b).

As an alternative to the requirement to construct inclusionary housing, the applicant/owner has proposed the payment of a For-Sale Housing Fee per the Inclusionary Housing Plan signed by the applicant on June 30, 2023. This alternative to collect an in-lieu fee, as established in DCD's fee schedule, has been accepted per Section 822-4.404.

Prior to the recordation of a final map, parcel map, or CDD approval of any building permits for the proposed development, including grading permits, the applicant shall pay to the County the full amount of the Inclusionary Housing Ordinance For-Sale Housing In-Lieu fees. The current calculation of the in-lieu fee is $85,800.78. The final calculation of the in-lieu fee will be calculated upon payment. This in-lieu fee is non-refundable and non-transferable.

In-lieu Fee Calculation: $ 6,600.06/unit x 13 for-sale units = $85,800.78

10. Should the applicant choose not to pay the in-lieu fee in full prior to the recordation of a final map, parcel, map, or CDD approval of a building permit, then the applicant must construct the required number of inclusionary units on-site, off-site, or a combination of both on-site and off-site to comply with the Inclusionary Housing Ordinance requirements.

Police Services District

11. Election for Establishment of a Police Services District to Augment Police Services: Prior to the recordation of the final map the property owner shall participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be a per parcel annual amount (with appropriate future CPI adjustment) established at the time of voting by the Board of Supervisors. The election to provide for the tax shall be completed prior to filing the Final Map. The property owner shall be responsible for paying the cost of holding the election, payable at the time the election is requested by the owner. Allow a minimum of three to four months for processing.

Child Care

12. Prior to the issuance of building or grading permits, whichever occurs first, the applicant shall pay a per unit fee toward childcare facility needs in the area, as established by the Board of Supervisors. The current childcare fee is $400 per unit,

however, the actual fee collected will be that which is applicable at the time of building permit issuance.

Landscaping

13. **At least 45 days prior to recordation of the Final Map, issuance of a grading or building permit, whichever occurs first**, **the applicant shall provide a final landscape and irrigation plan for all landscaped areas of the project for CDD review/approval**. The landscaping plan shall conform to the California Model Water Efficient Landscape Ordinance as well as the County's Landscapes Ordinance, if one is adopted. Prior to requesting final inspection, the approved landscaping shall be installed, and evidence of the installation (e.g. photos) shall be provided for the review and approval of CDD.

Defensible Space – Fuel Management

14. Vegetation removal activities, as may be necessary within ephemeral drainage feature(s) for fire suppression (fuel management) purposes, shall be limited to hand-operated string trimming or other less intrusive methods recommended by the consulting biologist. Discing, mowing, grubbing, or any vegetation management using vehicles shall be prohibited within the drainage feature.

Site Lighting

15. All outdoor lighting within the residential development area should be directed downward and/or shielded to prevent light spillover onto adjacent properties.

Park Impact/Park Dedication Fees

16. Prior to issuance of building permits for any building containing residential units, the applicant shall pay a per-unit park dedication fee, as established by the Board of Supervisors.

17. Prior to the issuance of building permits for any building containing residential units, the applicant shall pay a per-unit park impact fee, as established by the Board of Supervisors.

Street Names

18. **Prior to recordation of the Final Map,** proposed street name(s) shall be submitted for review by the Department of Conservation and Development, GIS/Mapping section. Alternate street names should be submitted. CDD certification of the Final Map may occur after street name approval.

Provision of Utility Service to Subdivision

19. **Prior to recordation of the Final Map,** the applicant shall provide evidence that the property has been annexed within the service boundaries of the East Bay Municipal Utility District.

20. **Prior to recordation of the Final Map,** the applicant shall provide evidence that the property has been annexed within the service boundaries of the Central Contra Costa Sanitary District.

Community Benefit Agreement

21. **At least 30-days prior to occupancy of a residential unit constructed for this project**, the permittee shall provide CDD staff with evidence that the permittee and the County have entered into an agreement which details the permittee's planned contributions intended to provide community benefits.

MITIGATION MEASURES FROM THE MITIGATION MONITORING PROGRAM APPLIED AS CONDITIONS OF APPROVAL FOR COUNTY FILE #CDGP21-00004, CDRZ23-03270, CDSD23-09646 & CDDP23-03012

Agricultural Resources

22. A deed restriction shall be established over the 16-acre open space Parcel A of the Vesting Tentative Map, requiring its preservation in perpetuity as open space. This will substantially limit the extent to which future conversion of agricultural lands could occur in the vicinity by providing permanent protection of open space land that comprises roughly 65% of the project site. (**M.M. Agricultural Resources-1**)

Air Quality

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

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

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

    a. Idling times shall be minimized either by shutting equipment off when not in use of reducing the maximum idling time to five minutes (as required by the

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

b. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
c. The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low-VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.
d. All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.

Biological Resources

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

26. Prior to commencement of construction activities, a qualified wildlife biologist shall survey the project site for California red-legged frog (CRLF) to verify the absence or presence of the species. One day and one night survey shall be conducted during the

non-breeding season. At least one survey must be completed between January 1 and August 15. Day surveys shall be conducted between 1 hour after sunrise and 1 hour before sunset. Night surveys are used to identify and locate adult and metamorphosed frogs and shall be conducted no earlier than 1 hour after sunset. Surveys shall be performed in accordance with applicable U.S. Fish and Wildlife Service (USFWS) protocol. Because the potential for CRLF to occur on the project site is limited to a dispersal capacity only, surveys performed during the breeding season to identify eggs and larvae are not required.

Once site clearing or grading commences, all ruts, holes, and burrows shall be inspected for CRLF by a qualified biologist prior to and during excavation or removal in order to look for and avoid amphibians that may be present on the project property. If any CRLF are found during initial site disturbance, a qualified biologist possessing a valid federal Endangered Species Act (ESA) Section 10(a)(1)(A) permit or USFWS-approved under an active biological opinion, shall be contracted to trap and to move amphibians to nearby suitable habitat outside the fenced project site. (**M.M. Biological Resources – 2**)

27. Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey the project site for Alameda whipsnake to determine the presence or absence of this species. The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance. If any whipsnakes are identified, the biologist shall develop appropriate mitigation to protect the species and compensate for lost Alameda whipsnake habitat. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit. (**M.M. Biological Resources – 3a**)

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

will fall off the fence once they become inverted, preventing their incursion onto the site. The fencing shall be installed to the satisfaction of the wildlife biologist. (**M.M. Biological Resources – 3b**)

29. The project sponsor shall require the construction contractor to implement the following protective measures during project construction: (**M.M. Biological Resources – 3c**)

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

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

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

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

31. Implementation of the below mitigation measure would reduce construction period impacts on the Western Bumblebee to less than significant levels: (**M.M. Biological Resources -4)**

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

    If suitable nesting, foraging, or overwintering habitat is identified within the project site during the habitat assessment, a biological monitor with experience conducting surveys for special-status bumble bee species shall be present onsite during

vegetation removal and/or ground-disturbing activities that take place during any of the "Queen and Gyne Flight Period and Colony Active Period" (February through October).

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

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

    A qualified biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately

demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings. (**M.M. Biological Resources – 5)**

Cultural Resources

33. The following mitigation measures shall be implemented during project construction: (**M.M. Cultural Resources-1**)

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

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

34. 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. (**M.M. Cultural Resources-2**)

Geology

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

36. The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report. (**M.M. Geology-2**)

37. The geotechnical report required by **M.M. Geology-1** routinely includes recommended geotechnical observation and testing services during construction.

These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, *(ii)* allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and *(iii)* provide the opportunity for field modifications of geotechnical recommendations (with BID approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A ***hard hold*** shall be placed on the "final" grading inspection, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities.

Similarly, a ***hard hold*** shall be placed on the final building inspection for each dwelling, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of final grading, drainage, and foundation-related work. The geotechnical monitoring shall include documentation of conformance of retaining wall, pier hole drilling/ foundation preparation work and installation of drainage improvements. (**M.M. Geology-3**)

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

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

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

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

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

41. Prior to the issuance of a grading or building permit, whichever occurs first, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and an Erosion Control Plan for review and approval by the Department of Conservation and Development, Building Inspection Division (BID) and by the Department of Public Works. The SWPPP shall identify the "best management practices" that are most

appropriate for the site, and the "Erosion Control Plan" shall provide the details of the erosion control measures to be applied on the site and maintained throughout the winter rainy season. In addition, the SWPP shall include dust control measures which are most appropriate for the project site. These measures may include, but would not be limited to, watering or seeding disturbed areas, covering stockpiles of dirt or aggregate, or other soil stabilization practices. (**M.M. Geology-7**)

Noise

42. The following standard County noise reduction measures shall be implemented during project construction and shall be included on all construction plans: (**M.M. Noise-1**)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    a. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
        i. The plan life-form.
        ii. The scientific and common name.
        iii. The expected height and width for mature growth.

    b. Identification of irrigated and non-irrigated zones.

    c. Requirements for vegetation reduction around emergency access and evacuation routes.

d. Identification of points of access for equipment and personnel to maintain vegetation in common areas.

e. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.

f. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

PUBLIC WORKS CONDITIONS OF APPROVAL FOR COUNTY FILE #CDGP21-00004, CDSD23-09646, CDRZ23-03270, & CDDP23-03012

The applicant shall comply with the following conditions of approval prior to filing of the final map.

General Requirements

46. In accordance with Section 92-2.006 of the Ordinance Code, this subdivision shall conform to all applicable provisions of the Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the vesting tentative map received by the Department of Conservation and Development, Community Development Division, on June 30, 2023.

47. The applicant shall submit improvement plans prepared by registered civil engineer to the Public Works Department and pay appropriate fees in accordance with the County Ordinance and these conditions of approval. The conditions of approval below are subject to the review and approval of the Public Works Department.

Road Dedications

48. The applicant shall convey to the Town of Moraga, by Offer of Dedication for a 25-foot width, for the right-of-way necessary for the planned future width in accordance with the Town of Moraga arterial roadway designation standards along the frontage of Camino Pablo.

Roadway Improvements

49. The applicant shall design and construct road improvements along the frontage of Camino Pablo, subject to the review and input of the Town of Moraga and the review and approval of the (County) Public Works Department.

50. The applicant shall construct the on-site road system to County public road standards and convey to the County, by Offer of Dedication, the corresponding right-of-way.

Access to Adjoining Property

Proof of Access

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

Encroachment Permit

52. The applicant shall obtain an encroachment permit from the Town of Moraga, if necessary, for all work within the public right of way from the Town of Moraga including the construction of driveways or other improvements.

53. The applicant shall obtain a hauling permit from the Town of Moraga if the site grading generates or requires import of soil exceeding 500 cubic yards.

Site Access

54. The applicant shall only be permitted access at the locations shown on the approved site/development plan.

55. The applicant shall restrict access along Camino Pablo frontage of this property, with the exception of the access points shown on the applicant's site plan, as specifically approved under these conditions of approval.

Abutter's Rights

56. The applicant shall relinquish abutter's rights of access along Camino Pablo with the exception of the proposed road intersection.

Offsite Traffic Analysis

57. The applicant shall implement speed reduction measures on Camino Pablo south of Sanders Ranch Road to the southern terminus to reduce the 85th percentile travel speed to 25 miles per hour to the satisfaction of the Town of Moraga **or** study the impacts of parking removal in this area to provide a Class II bike facility.

58. The applicant shall provide a traffic study regarding installation of an all-way stop-control at the intersection of Tharp Drive and Camino Pablo, with crosswalks across all legs of the intersection. The report shall be submitted to the Town of Moraga for review.

Sight Distance

59. The applicant shall submit a preliminary improvement plan and profile to the Public Works Department for review showing all required improvements to the fronting or off-site County roadway. The sketch plan shall be to scale, show horizontal and vertical alignments, transitions, curb lines, lane striping and cross sections and provide sight distance at the intersection of Street A and Camino Pablo for a design speed of 25 miles per hour. The plan shall extend a minimum of 164 feet beyond the limits of the proposed work

Street Lights

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

Landscaping

61. The applicant shall submit four sets of landscape and automatic irrigation plans and cost estimates, prepared by a licensed landscape architect, to the Public Works Department for review and to the Zoning Administrator for review and approval, prior

to filing of the Final Map. Applicant shall pay appropriate fees in accordance with County Ordinance.

Utilities/Undergrounding

62. The applicant shall underground all new utility distribution facilities. Applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.

Drainage Improvements

Collect and Convey

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

Miscellaneous Drainage Requirements

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

65. The applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

66. Private storm drain easements, conforming to the width specified in Section 914-14.004 of the County Ordinance Code, shall be dedicated over the proposed storm drain lines traversing the site.

National Pollutant Discharge Elimination System (NPDES)

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

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

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

Storm Water Management and Discharge Control Ordinance

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

69. Improvement Plans shall be reviewed to verify consistency with the Final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Storm water Management and Discharge Control Ordinance (§1014).

70. Storm water management facilities shall be subject to inspection by Public Works Department staff; all time and materials costs for inspection of storm water management facilities shall be borne by the applicant.

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

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

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

ADVISORY NOTES

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

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

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

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

B. The applicant shall submit grading and building plans to the Building Inspection Division and comply with Division requirements. It is advisable to check with the Division prior to requesting a grading or building permit or otherwise proceeding with the project.

C. The applicant is responsible for contacting the Health Services Department Environmental Health Division regarding its requirements and permits.

D. The applicant must submit building plans to the Moraga Orinda Fire Protection District and comply with its requirements.

E. It is the applicant's responsibility to contact Local Agency Formation Commission (LAFCO) regarding the annexation of the project site into the service boundaries of utilities providing municipal water and sanitary sewer services to the project.

F. The applicant is advised to consult with the Central Contra Costa Sanitary District regarding applicable approvals from this agency.

G. The applicant is required to submit plans to the East Bay Municipal Utility District for approval.

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

I. The applicant will be required to comply with the requirements of the Bridge/Thoroughfare Fee ordinance for the Central County Area of Benefit as adopted by the Board of Supervisors. Payment is required prior to the issuance of a building permit.

J. This project is subject to the development fees in effect under County Ordinance as of October 2, 2023, the date the vesting tentative map application was accepted as complete by the Department of Conservation and Development. These fees are in addition to any other development fees, which may be specified in the conditions of the approval.

ORDINANCE NO. **2025-**
(Re-Zoning Land in the

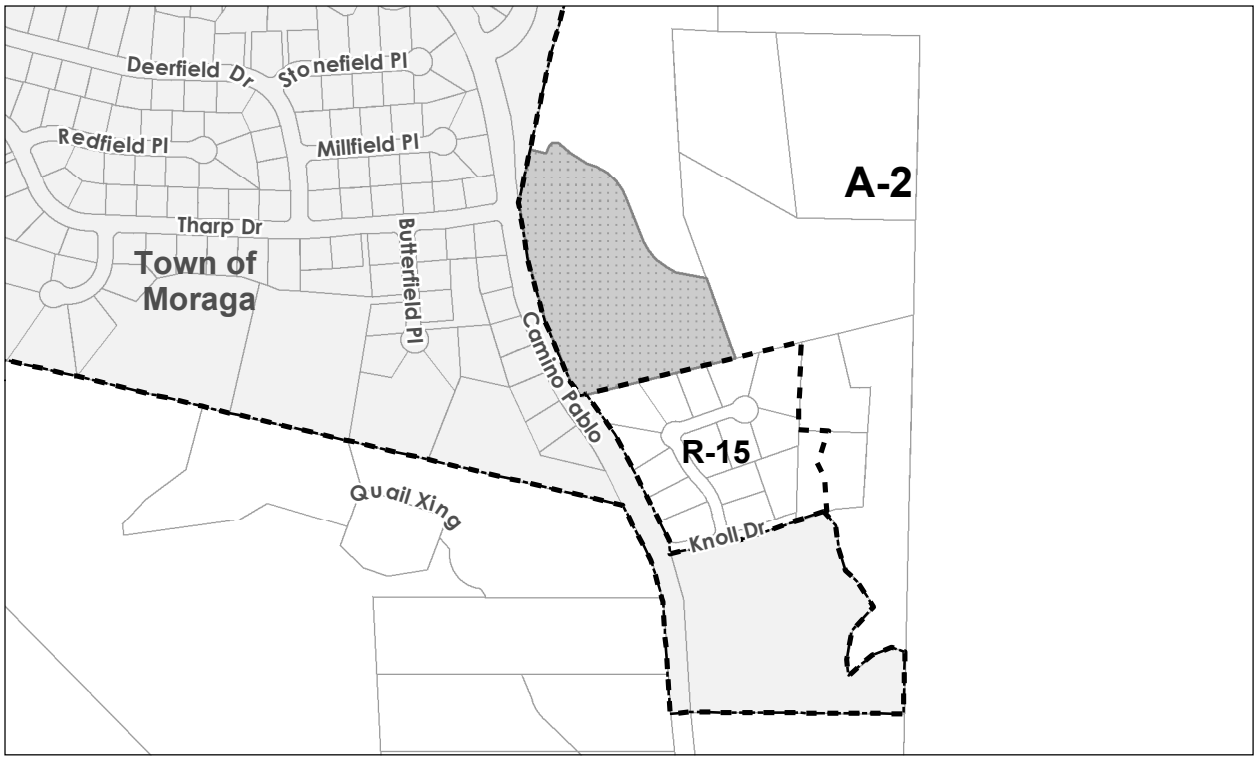
Moraga Area)

The Contra Costa County Board of Supervisors ordains as follows:

SECTION I: Pages **T-12** of the County's 2005 Zoning Map (Ord. No. 2005-03) is amended by re-zoning the land in the above area shown shaded on the map(s) attached hereto and incorporated herein (see also Department of Conservation and Development File No. **RZ23-03270** .)

FROM: Land Use District **A-2** (**General Agriculture**)

TO: Land Use District **P-1** (**Planned Unit Development**
and the Department of Conservation and Development Director shall change the Zoning Map accordingly, pursuant to Ordinance Code Sec. 84.2.002.



SECTION II. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days of passage shall be published once with the names of supervisors voting for and against it in the _____ , a newspaper published in this County.

PASSED on _____by the following vote:

Supervisor	Aye	No	Absent	Abstain
1. J. Gioia	( )	( )	( )	( )
2. C. Andersen	( )	( )	( )	( )
3. D. Burgis	( )	( )	( )	( )
4. K. Carlson	( )	( )	( )	( )
5. S. Scales-Preston	( )	( )	( )	( )

ATTEST: Monica Nino, County Administrator
and Clerk of the Board of Supervisors _____
Chair of the Board

By_____, Dep. (SEAL)

ORDINANCE NO. **2025-**

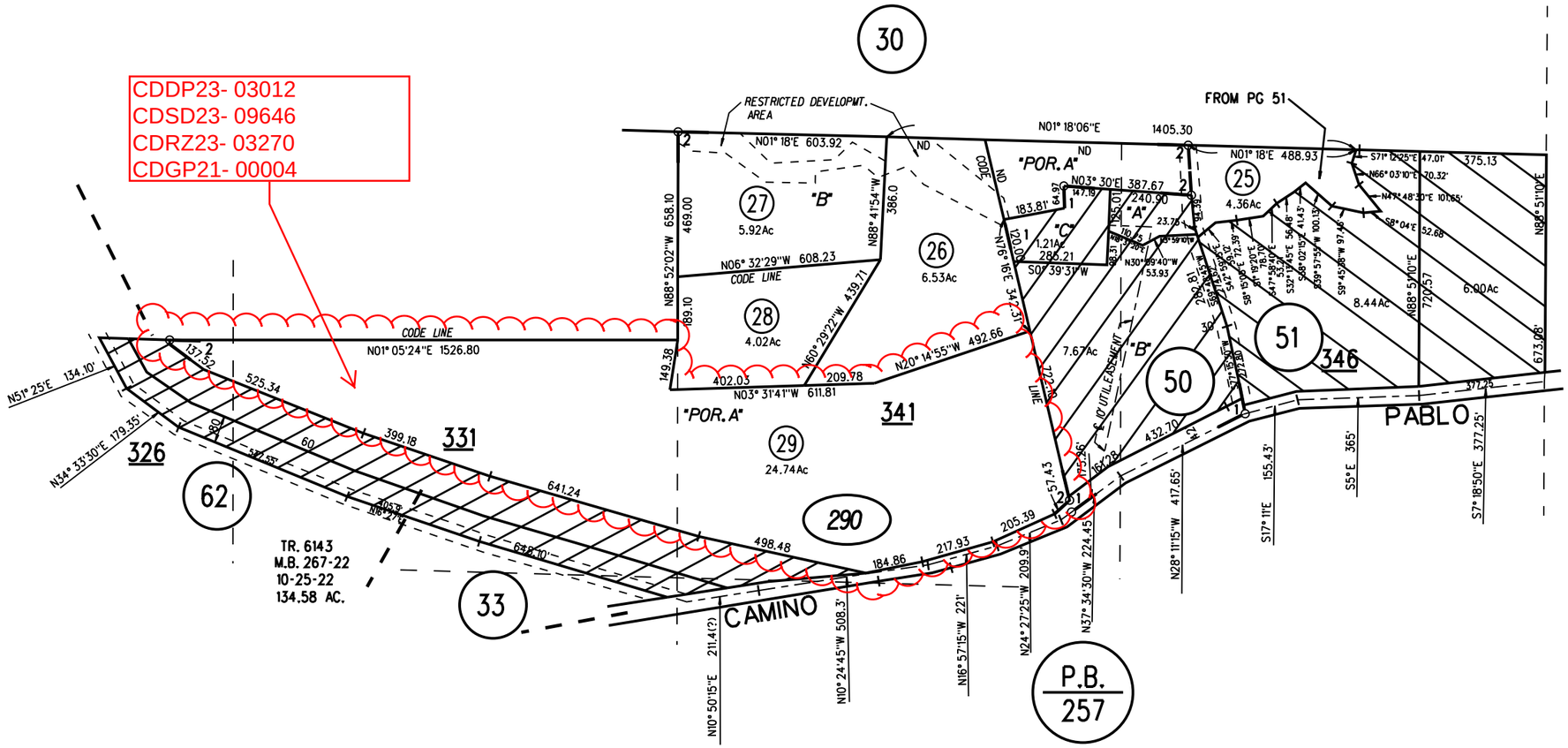
RANCHO LAGUNA DE LOS PALOS COLORADOS

1- 16P.M.34 5/11/71

2- 134PM34 7-21-88

1"=400'

CDDP23- 03012
CDSD23- 09646
CDRZ23- 03270
CDGP21- 00004



290 24-29
8/24/17

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.

1962 ROLL 10-20-89

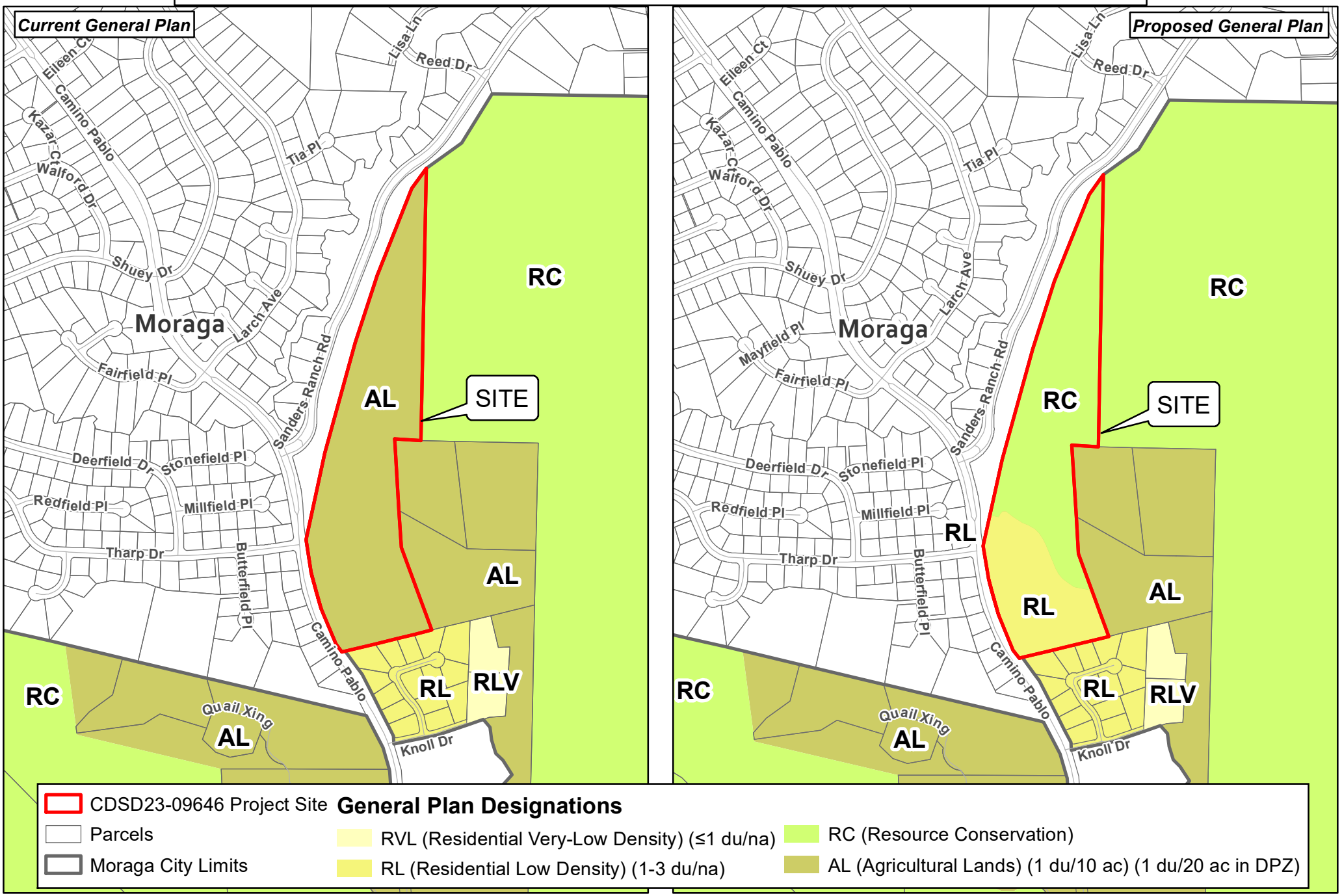
ASSESSOR'S MAP

BOOK 258 PAGE 29

303/2 CONTRA COSTA COUNTY, CALIF.

Sanborn Date : 12/29/1998

Attachment A: CDGP21-00004 Proposed General Plan Amendment

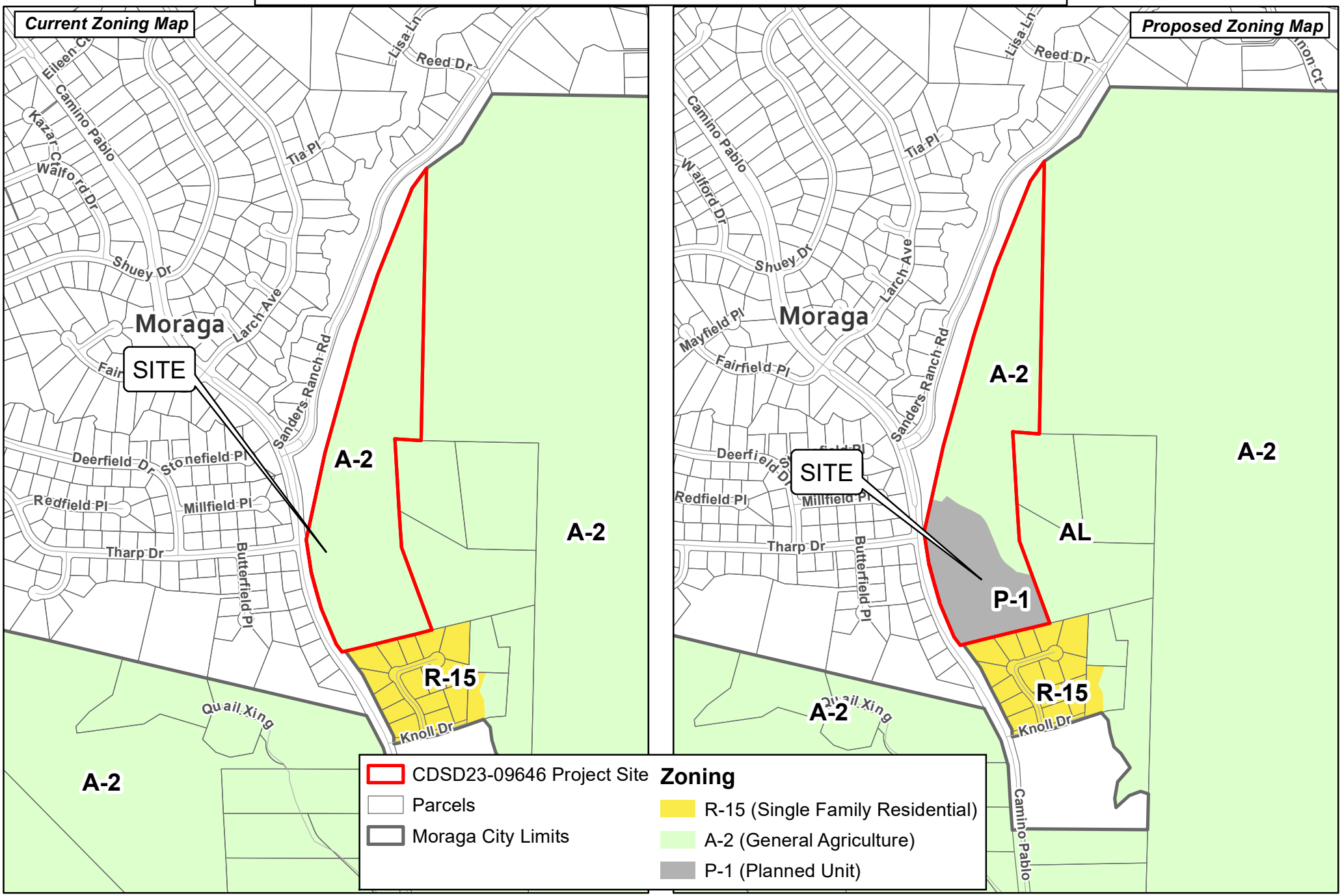


0 500 1,000 2,000 Feet

Map Created 8/21/2025
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Attachment B: CDSD23-09646 Proposed Zoning Change

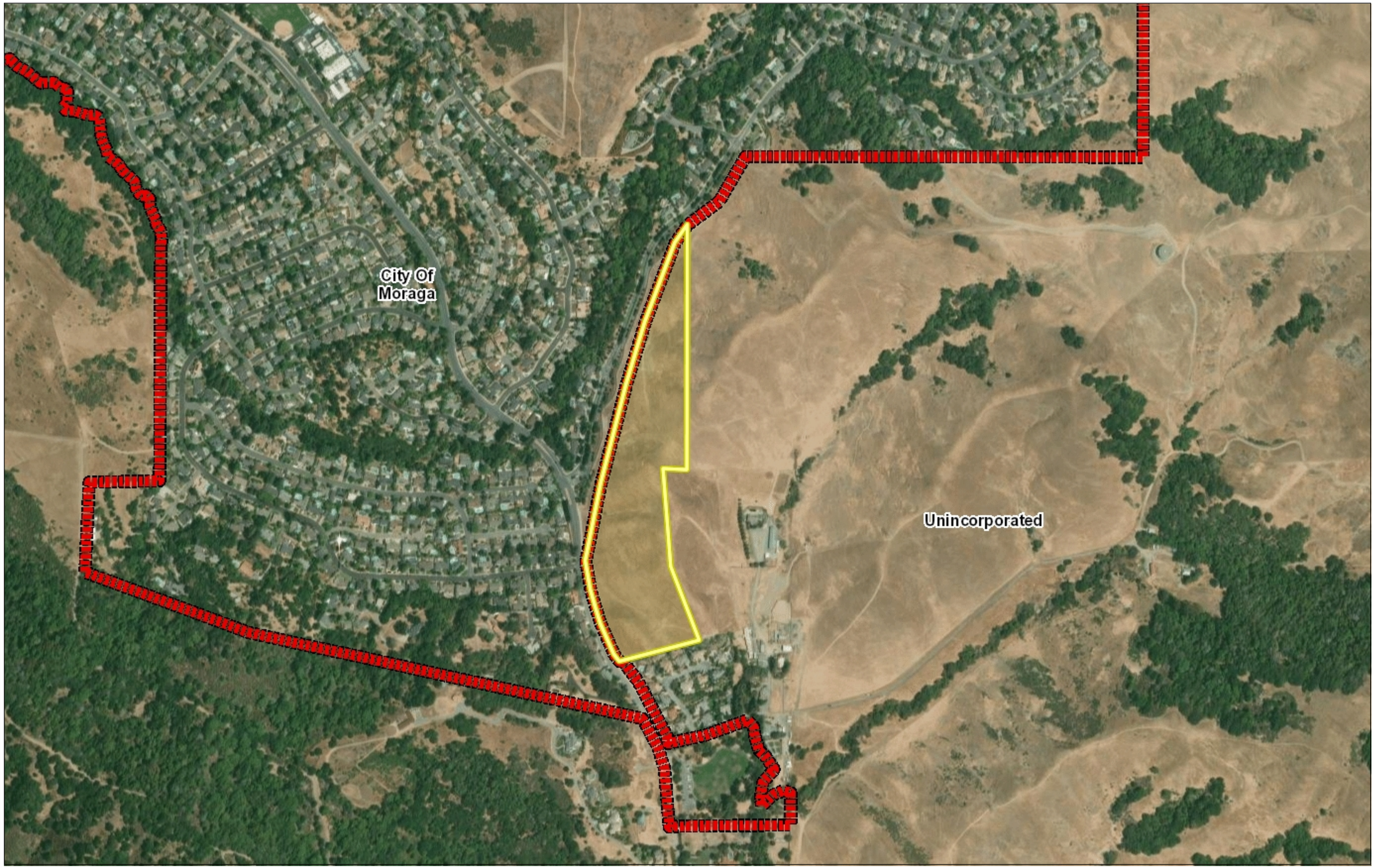


0 345 690 1,380 Feet

Map Created 8/20/2025
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Aerial



Legend

- City Limits
- Unincorporated
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 9,028

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Notes

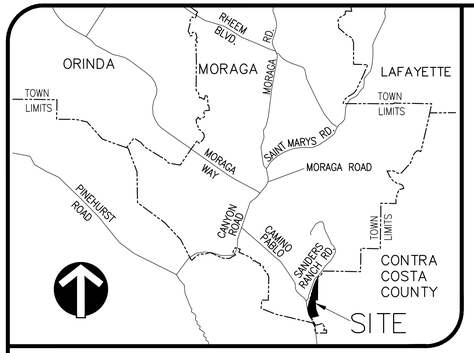
CDDP23- 03012
CDSD23- 09646
CDRZ23- 03270
CDGP21- 00004

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

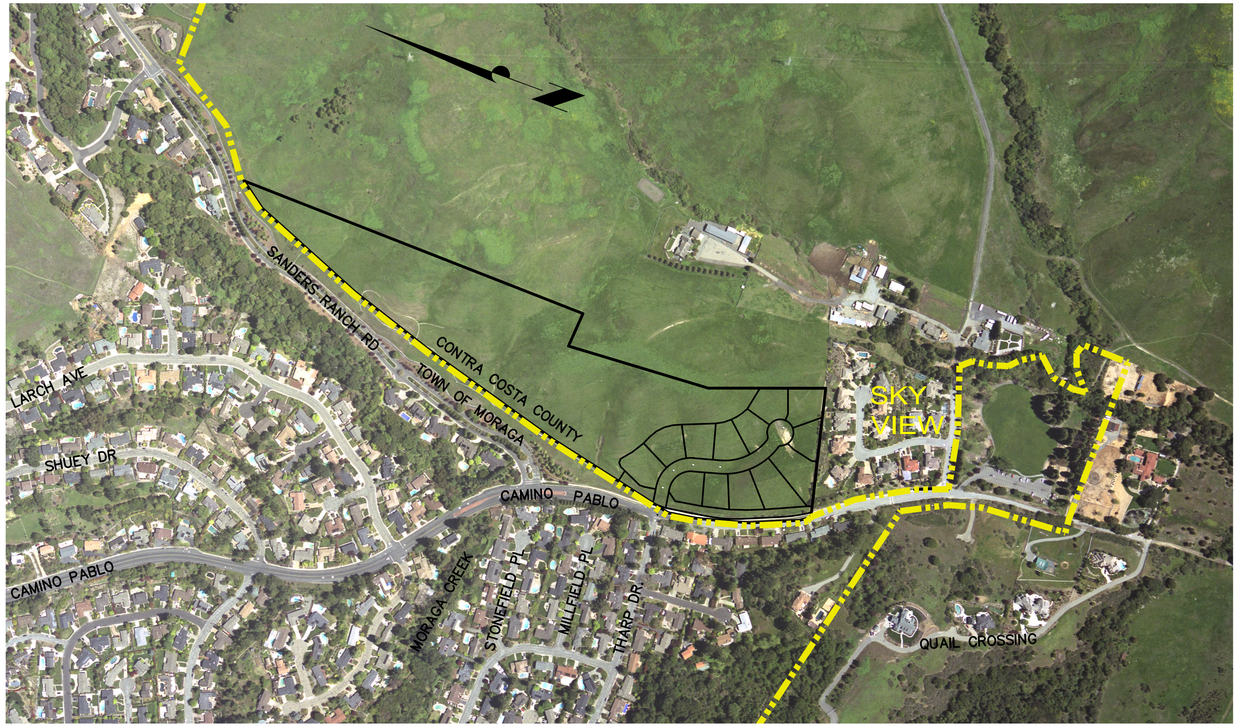
CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
JUNE, 2023

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



VICINITY MAP
NOT TO SCALE



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

ABBREVIATIONS

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

LEGEND

SUBDIVISION BOUNDARY
PROPOSED LOT LINES
CITY LIMIT – TOWN OF MORAGA

PROJECT TEAM

OWNER / APPLICANT: DOBBINS PROPERTIES, LLC
1520 W. KETTLEMAN LANE, SUITE 1–A
LODI, CA 95242
(209) 339–4700
CONTACT: MATT DOBBINS

CIVIL ENGINEER: dk ENGINEERING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CA 94596
(925) 932–6868
CONTACT: BENOIT McVEIGH

SOILS ENGINEER: ENGEO
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866–9000
CONTACT: JACOB WHITE
(PROJECT NO. 10741.000, DATED 1–21–2014 AND 10–26–2015)

ENVIRONMENTAL CONSULTANT: ZENTNER PLANNING AND ECOLOGY
155 FILBERT STREET, SUITE 206
OAKLAND, CA 94607
(510) 622–8110
CONTACT: JOHN ZENTNER
PROJECT NO. 1004, DATED 4–15–2014

ARCHITECT: HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
(415) 512–1300
CONTACT: DAN HALE

LANDSCAPE ARCHITECT: CAMP & CAMP ASSOCIATES
2520 CAMINO DIABLO
WALNUT CREEK, CA 94597
(925) 941–6490
CONTACT: TERRY CAMP

AERIAL TOPOGRAPHY: AMERICAN AERIAL MAPPING, INC.
6151 FREEPORT BLVD., SUITE 170
SACRAMENTO, CA 95822
(916) 392–8676

SHEET INDEX

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

PROPERTY INFORMATION

PROPERTY ADDRESS: 1211 CAMINO PABLO, MORAGA. CA 94556
ASSESSOR'S PARCEL NUMBERS: 258–290–029

EXISTING ZONE: A–2 (GENERAL AGRICULTURE)
PROPOSED ZONE: A–2 (GENERAL AGRICULTURE) & P–1

EXISTING GENERAL PLAN DESIGNATION: AL (AGRICULTURAL LANDS)
PROPOSED GENERAL PLAN DESIGNATION: AL (AGRICULTURAL LANDS) & SL (SINGLE FAMILY RESIDENTIAL – LOW)

EXISTING USE: AGRICULTURAL
PROPOSED USE: AGRICULTURAL & RESIDENTIAL

EXISTING NUMBER OF PARCELS: 1
PROPOSED NUMBER OF LOTS: 13
PROPOSED NUMBER OF PARCELS: 5 (2 OF WHICH ARE STREET RIGHT OF WAY)

UTILITIES:

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

PROPERTY AREA: 23.90 ACRES

TITLE REPORT

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

LEGAL DESCRIPTION

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

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

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

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

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

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

BASIS OF BEARINGS

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

BENCHMARK

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

TOPOGRAPHIC SURVEY

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

CONTOUR INTERVAL

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

FLOOD ZONE

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

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

TITLE SHEET

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13–1060–12

PATH: F:\PROJECTS\2013\13–1060–CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VPM\CCC–1 TITLE SHEET–1360.DWG

GENERAL PLAN AMENDMENT



LEGEND

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

GENERAL PLAN LAND USE DESIGNATIONS

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

COUNTY DESIGNATION

WS	WATERSHED
AL	AGRICULTURAL LANDS
SL	SINGLE FAMILY LOW

TOWN OF MORAGA DESIGNATION

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

400' 0' 200' 400' 800'

1 INCH = 400 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

REGIONAL CONTEXT AERIAL MAP

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

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

GENERAL PLAN AMENDMENT

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN AMENDMENT



LEGEND

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

LAND USE DESIGNATION

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

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

GENERAL PLAN AMENDMENT EXHIBIT

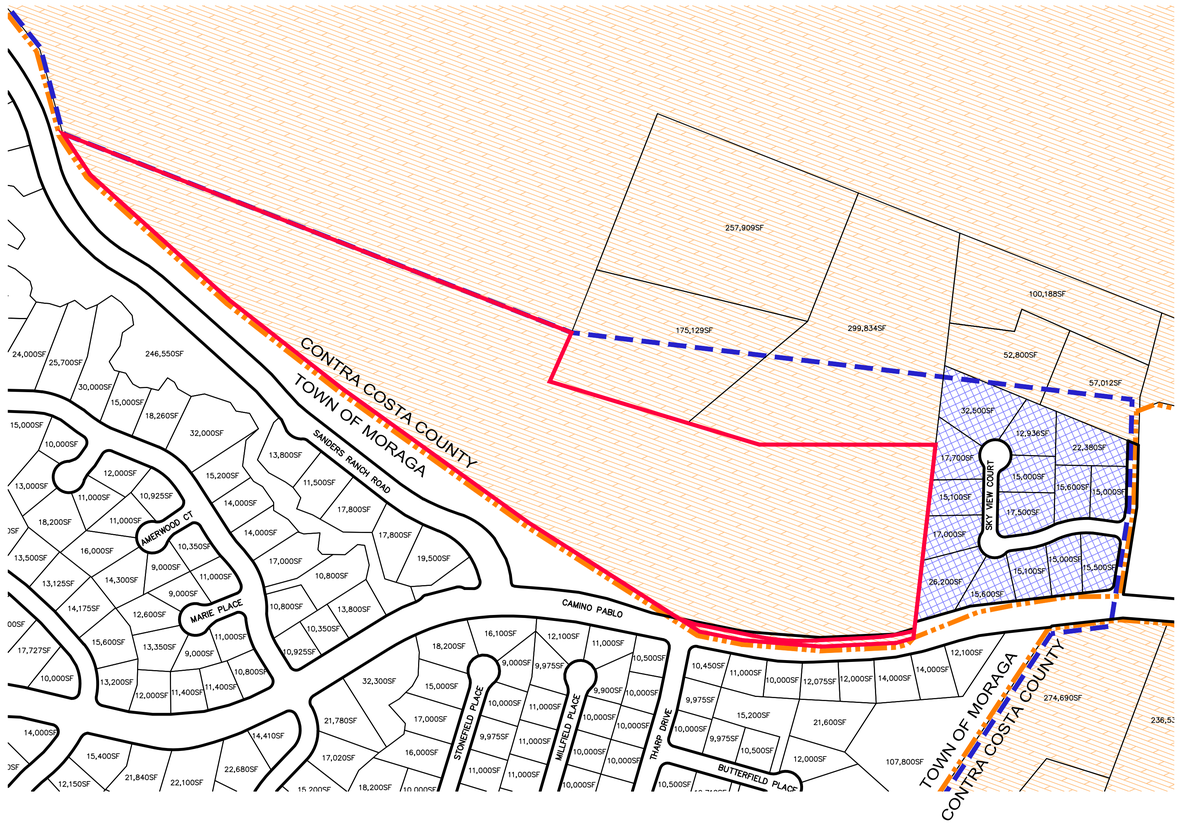
OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13–1060–12

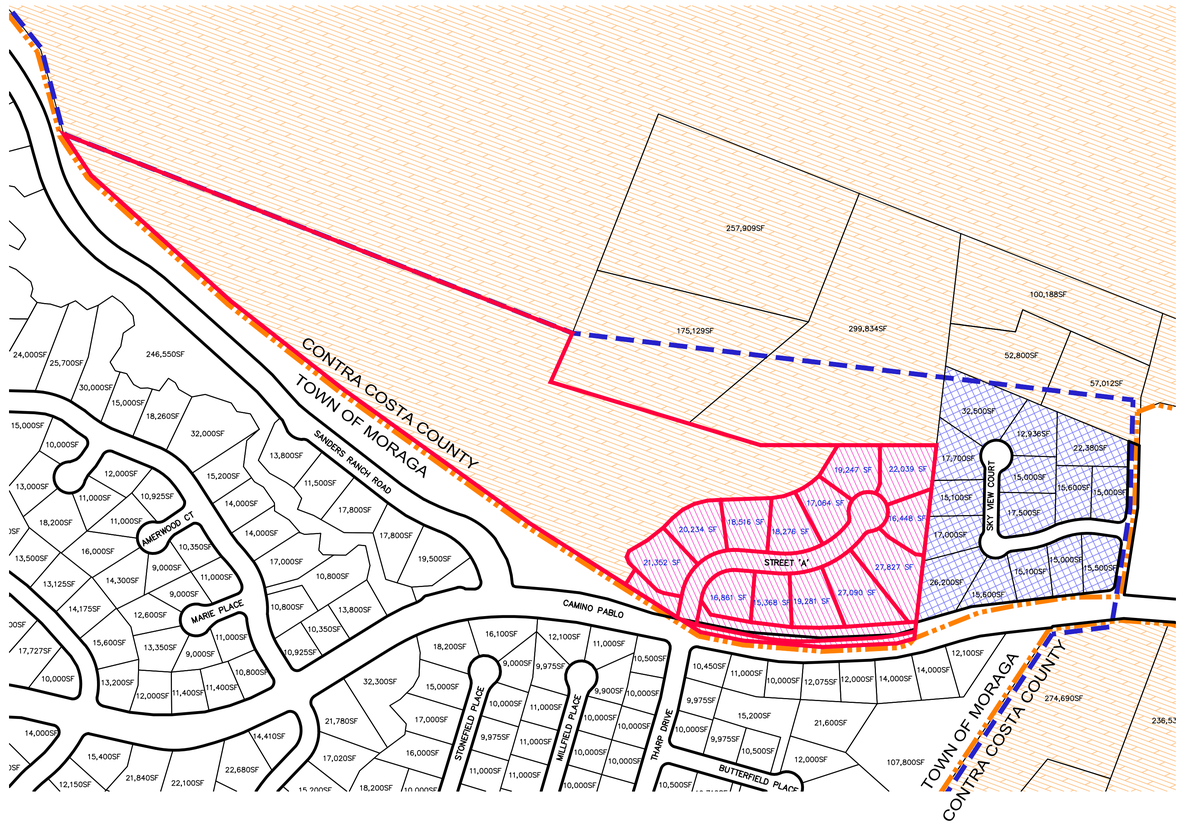
PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CGC-3 GP AMEND-1350.DWG

REZONING

EXISTING ZONING



PROPOSED ZONING



LEGEND

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

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

REZONING EXHIBIT

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13–1060–12

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

PROJECT SITE

CONTRA COSTA COUNTY
TOWN OF MORAGA

TOWN OF MORAGA
CONTRA COSTA COUNTY

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

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

LEGEND

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

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

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

SURROUNDING LOT SIZE EXHIBIT

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

dk JOB# 13-1060-12



LEGEND

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

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

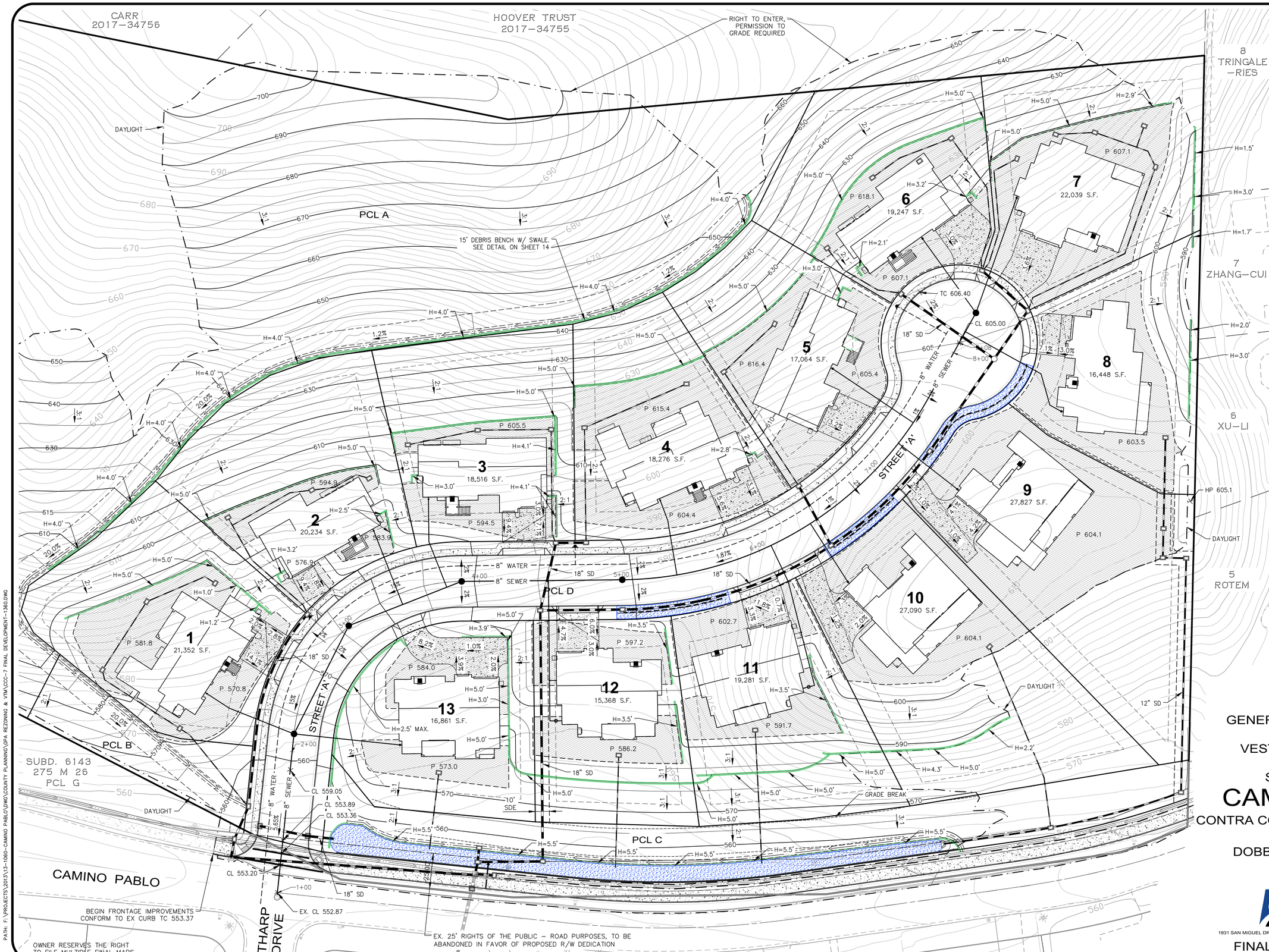
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PEDESTRIAN & BICYCLE CIRCULATION PLAN

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

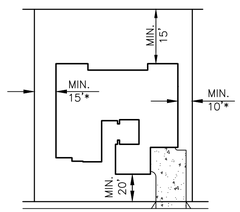
dk JOB# 13-1060-12

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



LEGEND

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



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

LOT SETBACKS

NOT TO SCALE

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

GENERAL PLAN AMENDMENT, REZONING & VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

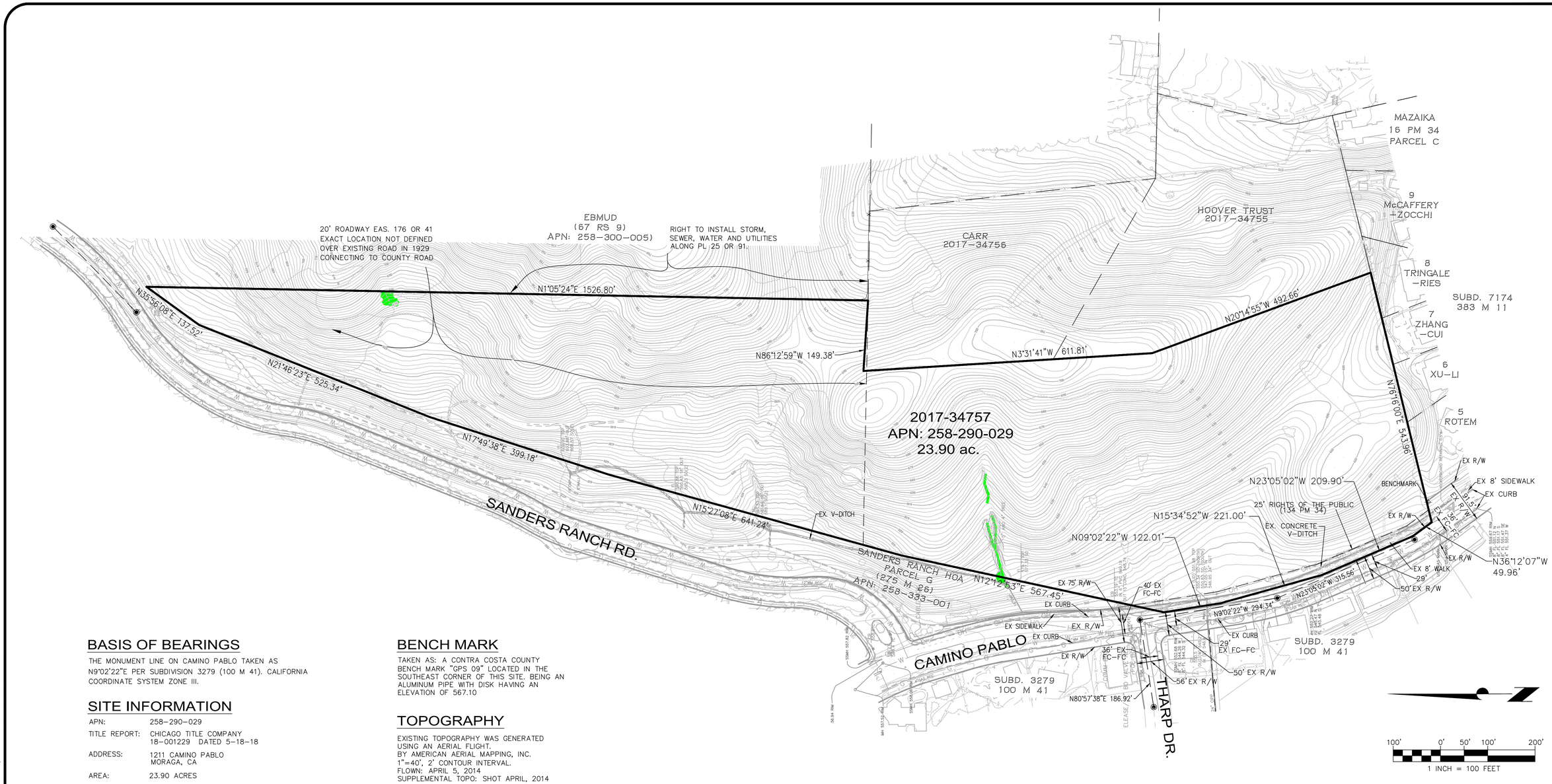
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

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

FINAL DEVELOPMENT PLAN

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

dk JOB# 13-1060-12



BASIS OF BEARINGS

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

SITE INFORMATION

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

FEMA

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

EASEMENT NOTES

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

BENCH MARK

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

TOPOGRAPHY

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

LEGEND

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

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

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

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

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

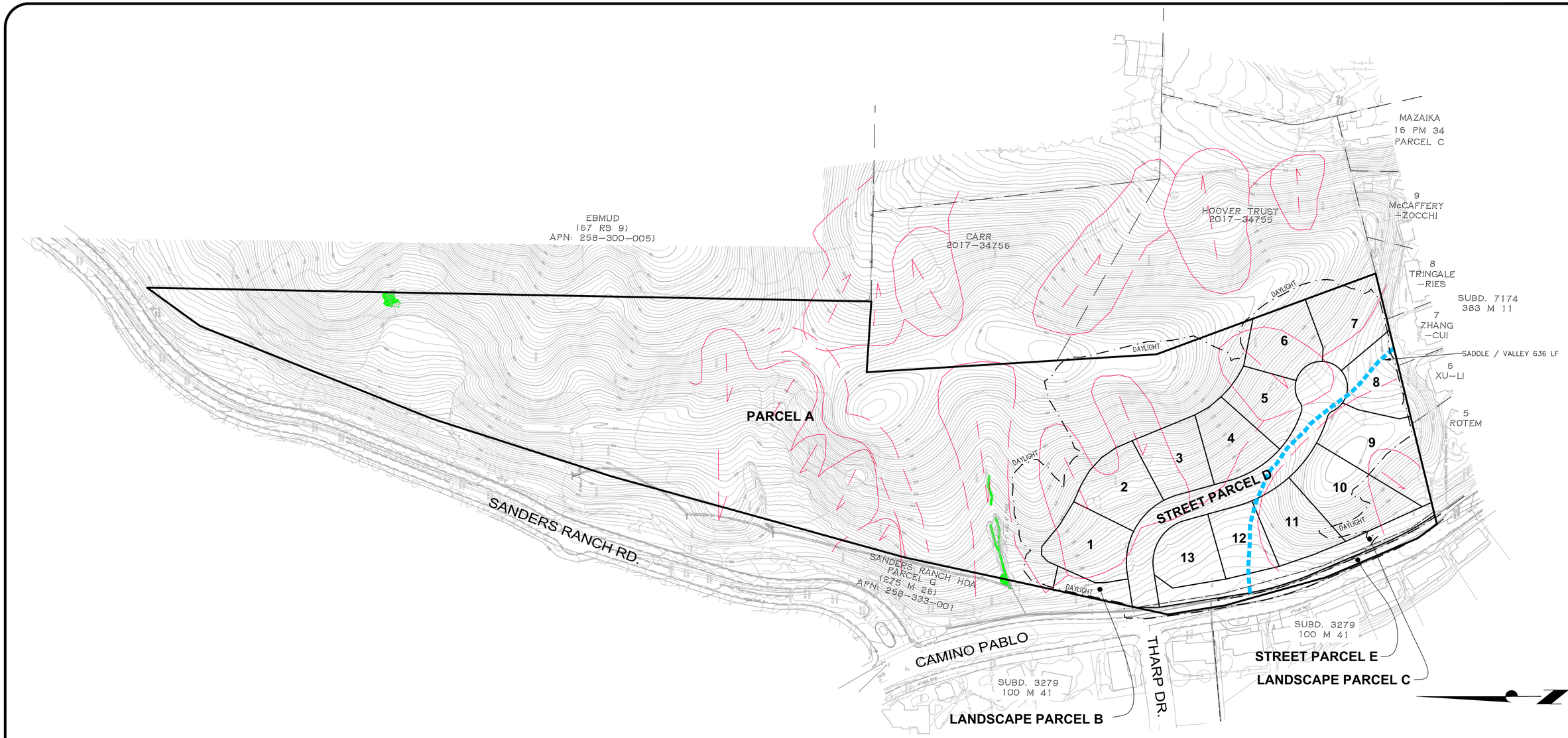
SUBDIVISION 9646

CAMINO PABLO

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

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

BOUNDARY & TOPOGRAPHIC SURVEY MAP



100' 0' 50' 100' 200'

1 INCH = 100 FEET

LEGEND

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

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

GEOTECHNICAL & BIOLOGICAL FEATURES MAP

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

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

VESTING TENTATIVE MAP



SEE SHEET 14 OF 14 FOR LEGEND

LAND USE SUMMARY

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

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

PROJECT TEAM

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

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

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

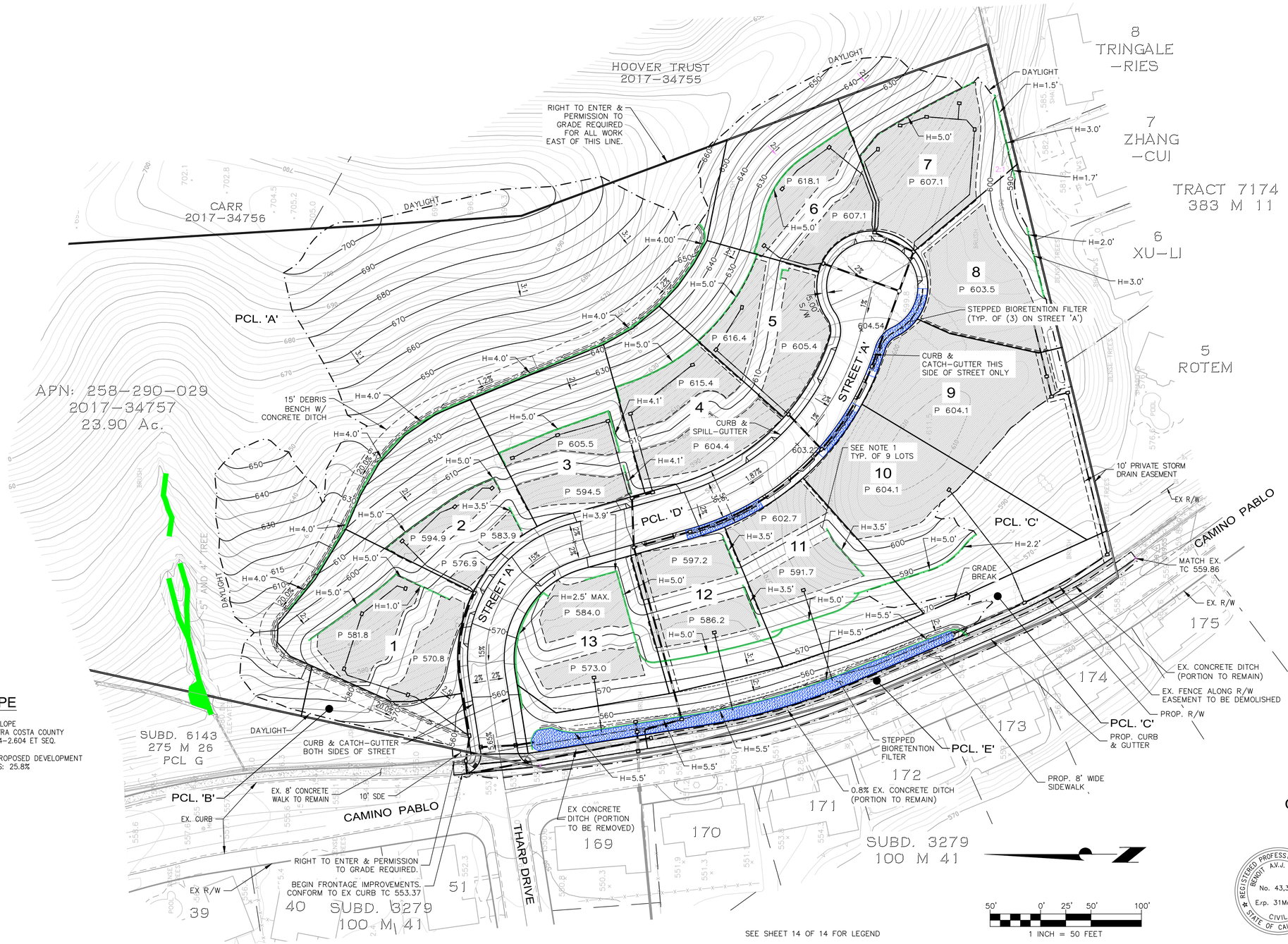
VESTING TENTATIVE MAP - LOTTING

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

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

VESTING TENTATIVE MAP



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

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

SEE SHEET 14 OF 14 FOR LEGEND

SITE SLOPE

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

AREA WITHIN THE PROPOSED DEVELOPMENT
EXISTING CONDITIONS: 25.8%

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

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

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

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

VESTING TENTATIVE MAP - GRADING 1

VESTING TENTATIVE MAP

CARR
2017-34756

HOOVER TRUST
2017-34755

PCL. 'A'

PCL. 'B'

PCL. 'C'

PCL. 'D'

PCL. 'E'

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

DAYLIGHT

15' DEBRIS BENCH W/ CONCRETE DITCH

TW 612.10
BW 607.1
H=5.0'

TW 623.10
BW 618.1
H=5.0'

TW 651.50
BW 647.5
H=4.00'

TW 644.50
BW 640.50
H=4.0'

TW 648.00
BW 644.0
H=4.0'

TW 621.40
BW 616.4
H=5.0'

TW 620.40
BW 615.4
H=5.0'

TW 640.00
BW 636.00
H=4.0'

TW 643.00
BW 639.0
H=4.0'

TW 610.50
BW 605.5
H=5.0'

TW 625.00
BW 621.00
H=4.0'

TW 599.90
BW 594.90
H=5.0'

TW 610.0
BW 606.00
H=4.0'

TW 609.60
BW 605.5
H=4.1'

TW 605.50
BW 605.5
H=0'

TW 587.40
BW 583.9
H=3.5'

TW 598.60
BW 594.5
H=4.1'

TW 586.80
BW 581.80
H=5.0'

TW 582.84
BW 581.8
H=1.0'

TW 587.89
BW 584.0
H=3.9'

CL 588.85 EC

CL 585.00 BVC

CL 601.87 EVC

CL 603.22 GB

TW 598.00
BW 596.5
H=1.5'

TW 595.00
BW 592.0
H=3.0'

TW 590.00
BW 588.3
H=1.7'

TW 590.00
BW 588.0
H=2.0'

TW 593.50
BW 590.5
H=3.0'

CL 605.00

TC 606.40

TC 605.23

CL 604.54 EC

TC 604.47

STREET 'A'

THARP DRIVE

CAMINO PABLO

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

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

SEE NOTE 1
TYP. OF 9 LOTS

TW 600.70
BW 597.2
H=3.5'

TW 595.20
BW 591.7
H=3.5'

TW 589.00
BW 584.0
H=5.0'

TW 589.70
BW 586.2
H=3.5'

TW 581.67
BW 576.7
H=5.0'

H=2.5' MAX.

10' PRIVATE STORM DRAIN EASEMENT

CL 562.87 BC

CL 559.05 EVC

566.4 GB

565.9 GB

566.8 GB

567.0 GB

568.7 GB

TW 557.40
BW 551.9
H=5.5'

TW 556.34
BW 550.8
H=5.5'

TW 556.78
BW 551.3
H=5.5'

TW 557.37
BW 551.9
H=5.5'

TW 583.47
BW 578.5
H=5.0'

TW 588.70
BW 584.4
H=4.3'

TW 588.70
BW 586.5
H=2.2'

TW 559.51
BW 554.0
H=5.5'

CL 553.89 BVC

EX. 8' CONCRETE WALK TO REMAIN

10' SDE

RIGHT TO ENTER & PERMISSION TO GRADE REQUIRED.

BEGIN FRONTAGE IMPROVEMENTS. CONFORM TO EX CURB TC 553.37

TC 553.10

EX. CL 552.87

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

EX CONCRETE DITCH (PORTION TO BE REMOVED)

EDGE OF EX. CONCRETE DITCH 551.93

EDGE OF EX. CONCRETE DITCH 552.37

EDGE OF EX. CONCRETE DITCH 552.96

STEPPED BIORETENTION FILTER

EDGE OF EX. CONCRETE DITCH 553.82

EX. 2.5% DITCH

8' S/W

EX. FENCE ALONG R/W EASEMENT TO BE DEMOLISHED

TC 556.60

EDGE OF EX. CONCRETE DITCH 558.10

EDGE OF EX. CONCRETE DITCH 559.48

PROP. R/W

EX. CONCRETE DITCH (PORTION TO REMAIN)

GRADE BREAK

10' PRIVATE STORM DRAIN EASEMENT

DENSE TREES

SHADOWS

SITE SLOPES

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

AREA WITHIN THE PROPOSED DEVELOPMENT EXISTING CONDITIONS: 25.8%

SEE SHEET 14 OF 14 FOR LEGEND

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

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

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

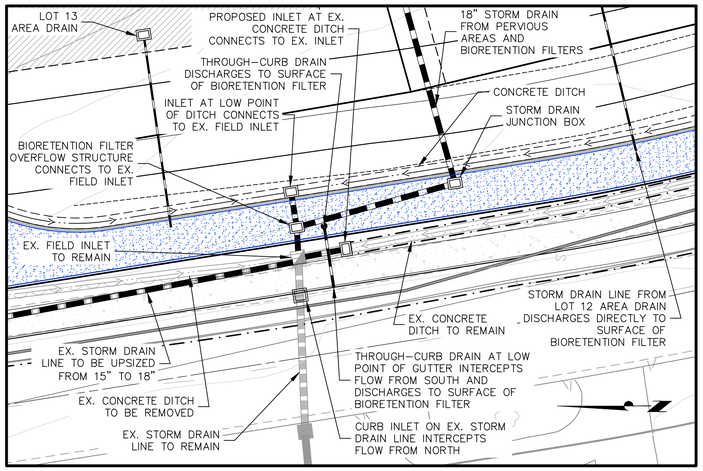
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - GRADING 2

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

dk JOB# 13-1060-12

VESTING TENTATIVE MAP



DETAIL - STORM DRAINS
AT
BIORETENTION FILTER

HOOVER TRUST
2017-34755

CARR
2017-34756

8
TRINGALE
-RIES

7
ZHANG
-CUI

TRACT 7174
383 M 11

6
XU-LI

5
ROTEM

PCL. 'A'

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

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

15' DEBRIS BENCH W/ CONCRETE DITCH

SSMH

FH

AREA DRAIN SYSTEM ON EACH LOT

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

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

4" SEWER LATERALS. TYP. OF 13

438 LF ~ 12" STORM DRAIN

10' PRIVATE STORM DRAIN EASEMENT

EX R/W

PCL. 'D'

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

10' PRIVATE STORM DRAIN EASEMENT

LOTS 11 & 12 REQUIRE SEWER PUMPS FOR LOWER FLOORS

CONCRETE DITCH ABOVE WALL

EX. 2.5% DITCH

EX. CONCRETE DITCH (PORTION TO REMAIN)

PROP. R/W

PCL. 'B'

PCL. 'C'

PCL. 'E'

SUBD. 6143
275 M 26
PCL G

DITCH DISCHARGES TO FIELD INLET W/ SIDE OPENING

10' SDE

FIELD INLET

EX. CONCRETE DITCH TO REMAIN

CAMINO PABLO

BEGIN NEW SS LINE AT EX. SSMH RIM 552.68

EX. CURB INLET & STORM DRAIN TO REMAIN

BEGIN WATER LINE AT EXISTING LINE

THARP DRIVE

STEPPED BIORETENTION FILTER

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

OVERHEAD LINES TO BE UNDERGROUNDED ALONG FRONTAGE

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

SUBD. 3279
100 M 41

SEE SHEET 14 OF 14 FOR LEGEND

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

LAND USE SUMMARY

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

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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FOR
DOBBINS PROPERTIES, LLC
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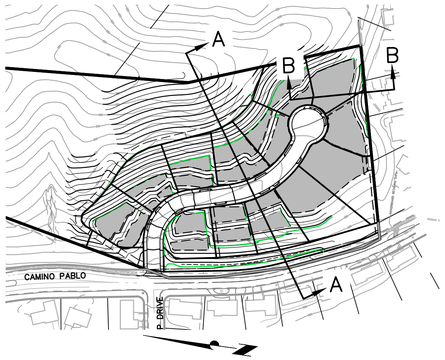
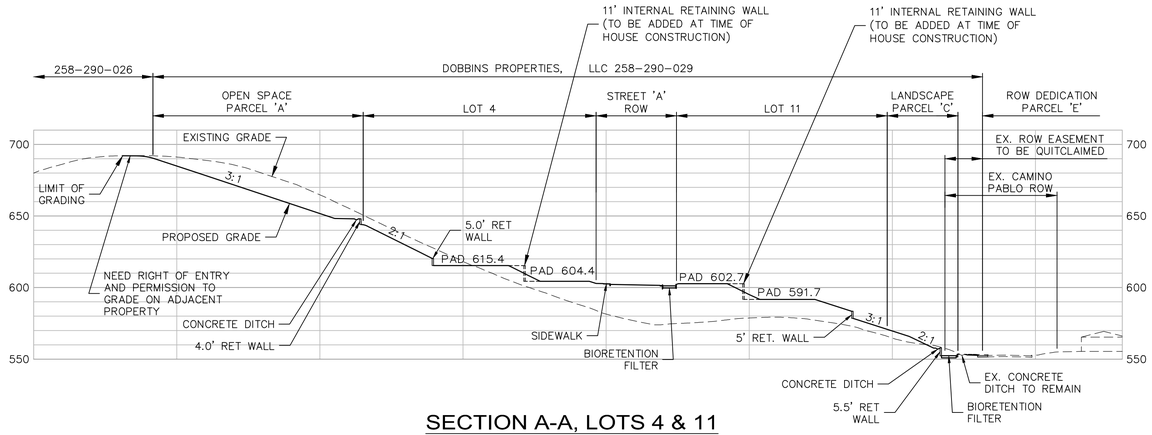
VESTING TENTATIVE MAP - UTILITIES

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



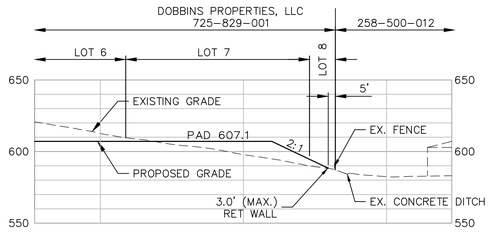
PLAN VIEW OF SECTIONS A-A AND B-B

SCALE 1"=200'



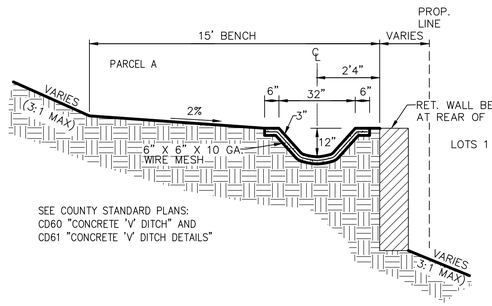
SECTION A-A, LOTS 4 & 11

SCALE 1"=50'



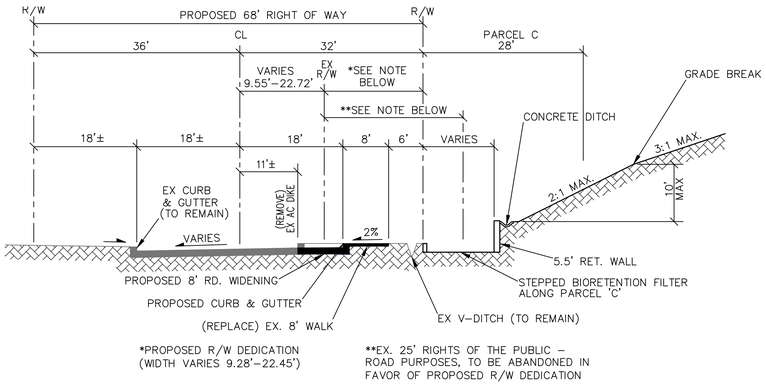
SECTION B-B, LOTS 7 & 8

SCALE 1"=50'



15' DEBRIS BENCH

NOT TO SCALE



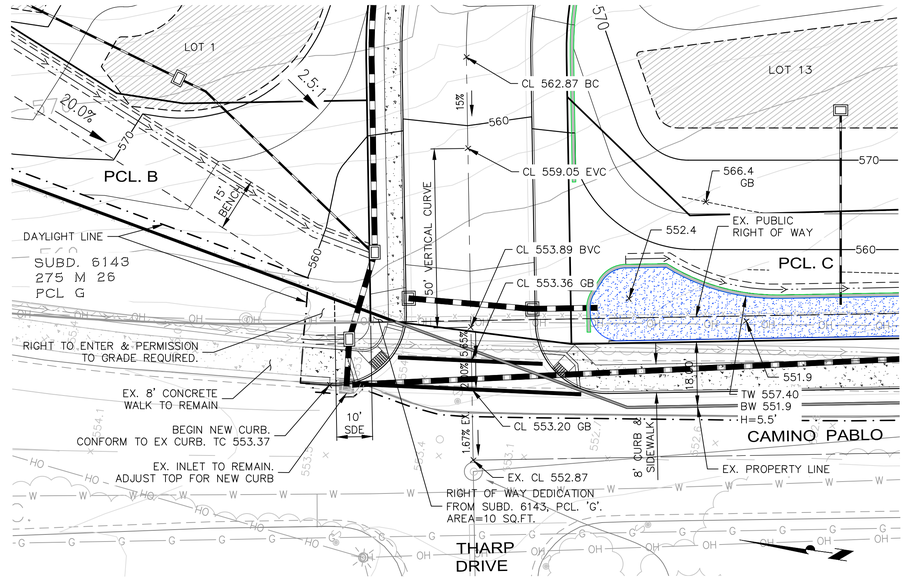
*PROPOSED R/W DEDICATION (WIDTH VARIES 9.28'–22.45')

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

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

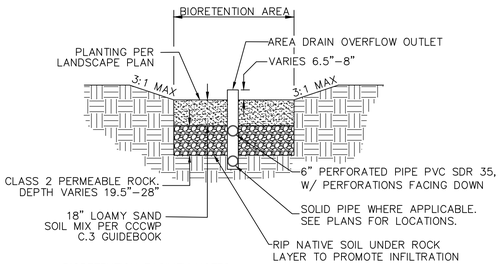
CAMINO PABLO (WITH BIKE ROUTE)

NOT TO SCALE



ENTRANCE DETAIL

SCALE 1"=20'

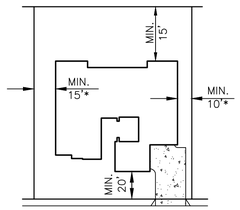


BIORETENTION FACILITY NOTES:

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

BIORETENTION FACILITY DETAILS

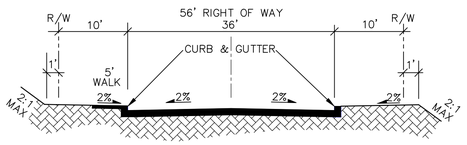
NOT TO SCALE



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

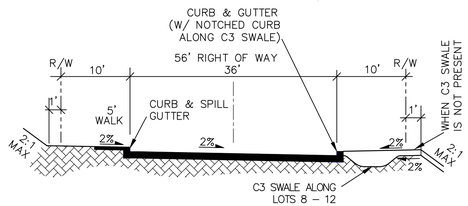
LOT SETBACKS

NOT TO SCALE



NORTHWEST PARCEL D (STREET 'A')

NOT TO SCALE



SOUTHEAST PARCEL D (STREET 'A')

NOT TO SCALE

LEGEND

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

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

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

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

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

VESTING TENTATIVE MAP - DETAILS

dk JOB# 13-1060-12

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

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

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ARCHITECTURAL COVERSHEET

CS

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

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OVERALL ARCHITECTURAL SITE PLAN

SP1.1

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

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CAMINO PABLO - LOT 1

(PLAN 1)

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LOT 1 (PLAN 1) COVER SHEET

A1.0.0

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

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

NORTH 0 5 10 15 20 25 50

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LOT 1 (PLAN 1) SITE PLAN

A1.0.1

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

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MAIN FLOOR

LOT 1 (PLAN 1)

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

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LOT 1 (PLAN 1) MAIN FLOOR PLAN

A1.1.1

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

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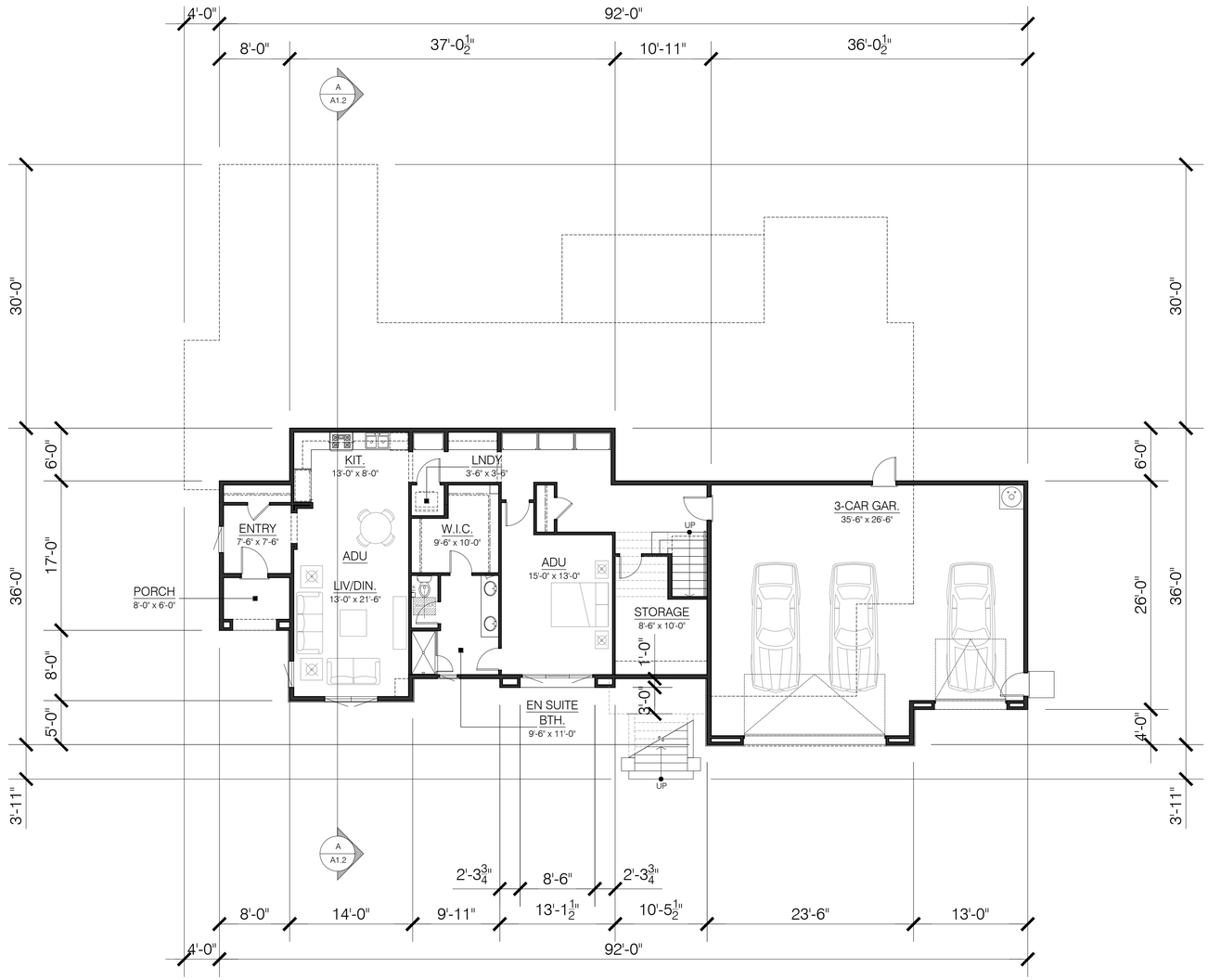

LOWER FLOOR

LOT 1 (PLAN 1)

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LOT 1 (PLAN 1) LOWER FLOOR PLAN

A1.1.2

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

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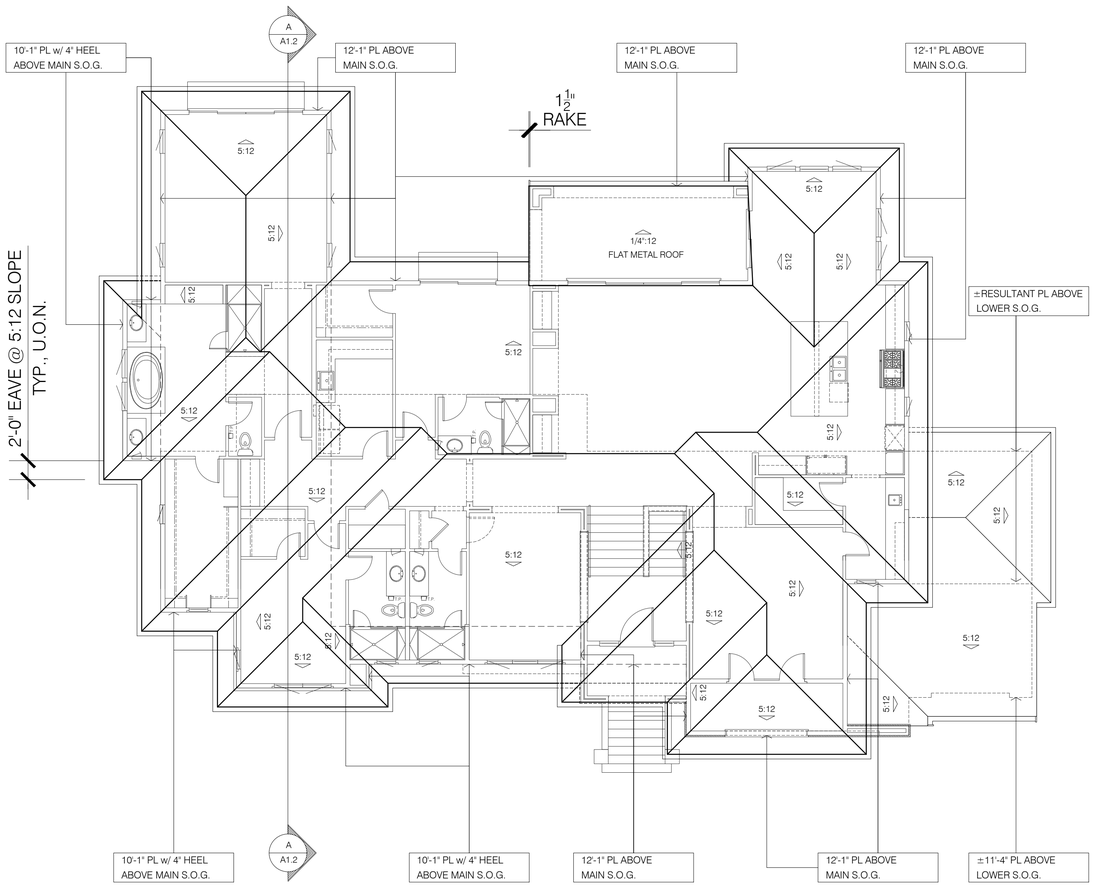
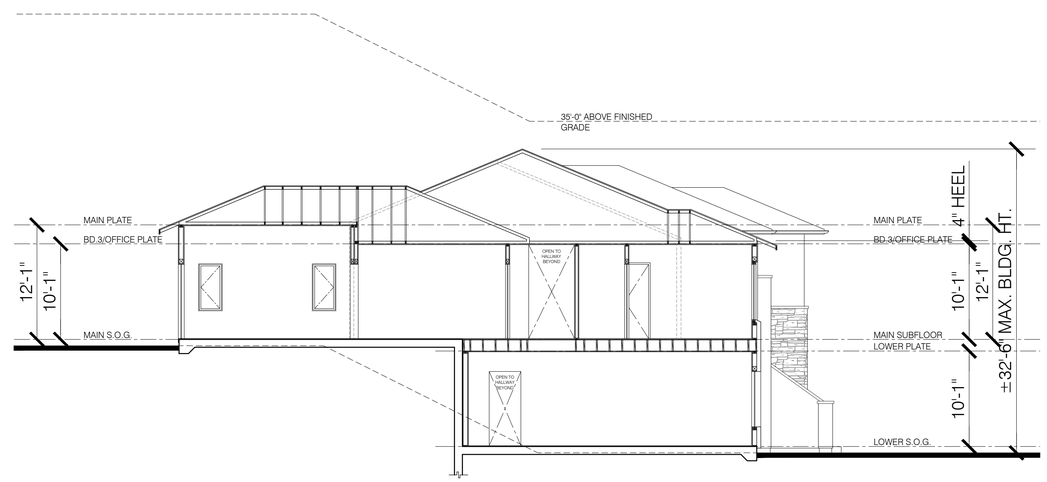


ROOF PLAN

LOT 1 (PLAN 1)



SECTION A-A

LOT 1 (PLAN 1)

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

A1.2

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

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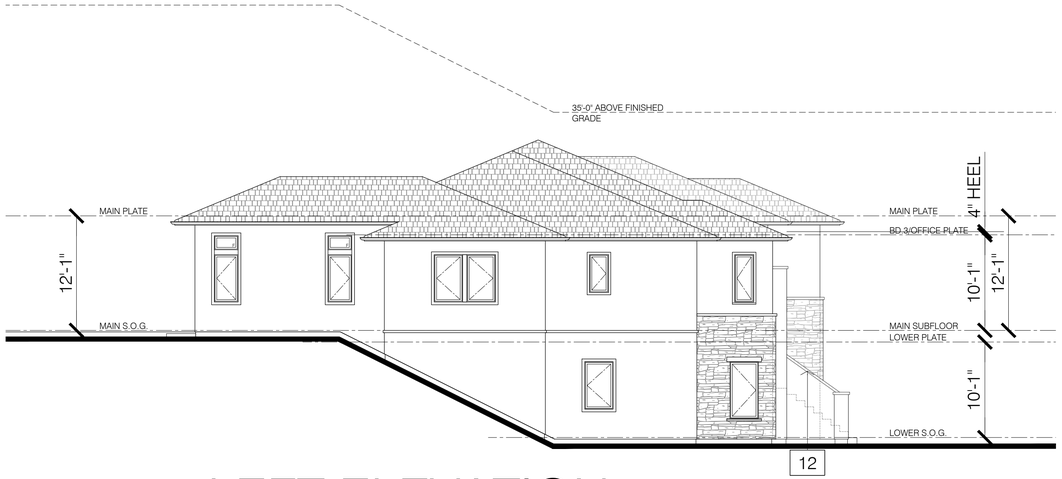


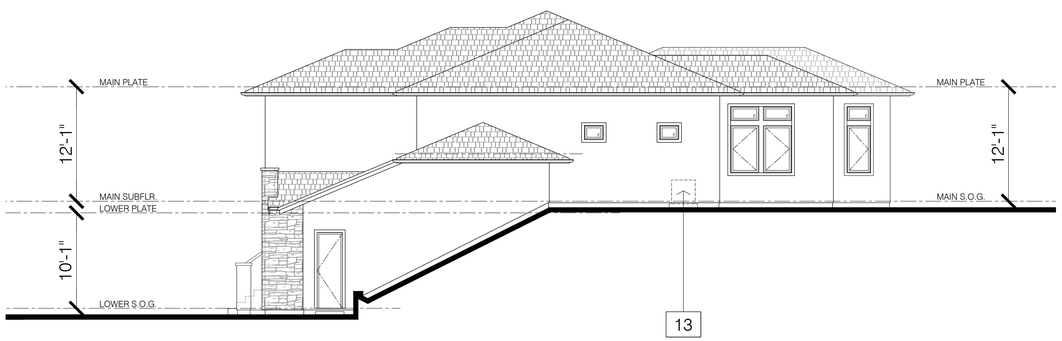
LEFT ELEVATION

LOT 1 (PLAN 1)



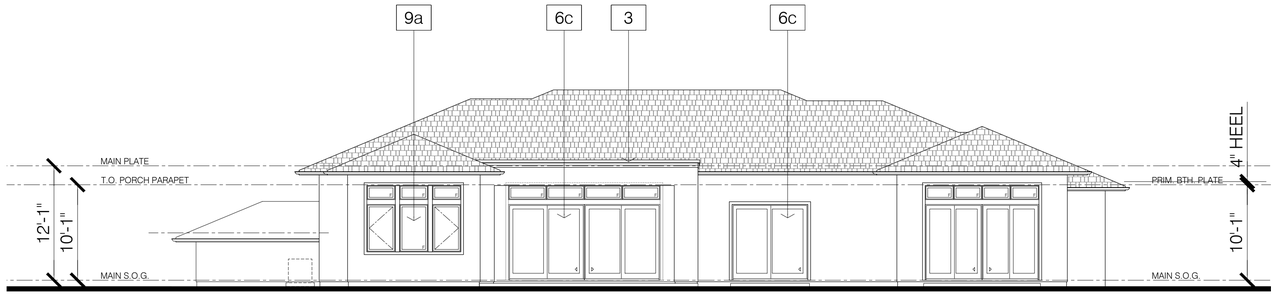
FRONT ELEVATION

LOT 1 (PLAN 1)



RIGHT ELEVATION

LOT 1 (PLAN 1)



REAR ELEVATION

LOT 1 (PLAN 1)

MATERIAL SPECIFICATIONS

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

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LOT 1 (PLAN 1) EXTERIOR ELEVATIONS

A1.3

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

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



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

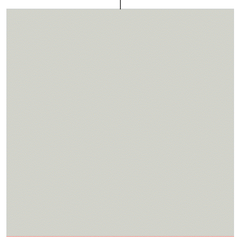


MASONRY:
MFR: EL DORADO STONE
SPEC: RIDGETOP 18
GRANITE SPIRE



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

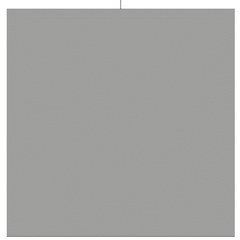




STUCCO:
MFR: BENJAMIN MOORE
COLOR: GRAY OWL
OC-52



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



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



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

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LOT 1 (PLAN 1) COLORS & MATERIALS

A1.4

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

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CAMINO PABLO - LOT 2

(PLAN 2)

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LOT 2 (PLAN 2) COVER SHEET

A2.0.0

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

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

NORTH 0 5 10 15 20 25 50

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LOT 2 (PLAN 2) SITE PLAN

A2.0.1

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

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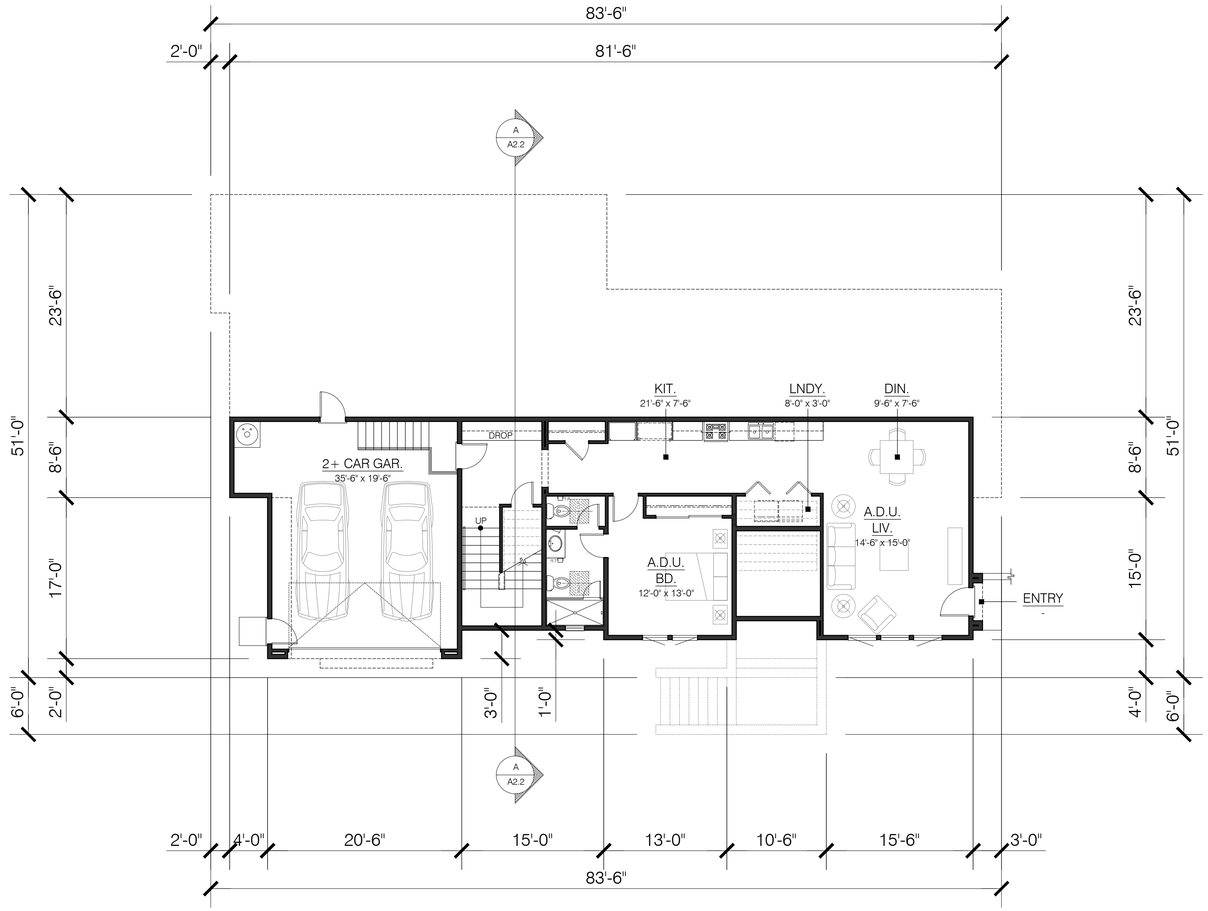
MAIN FLOOR

LOT 2 (PLAN 2)



LOWER FLOOR

LOT 2 (PLAN 2)

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

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LOT 2 (PLAN 2) FLOOR PLANS

A2.1

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

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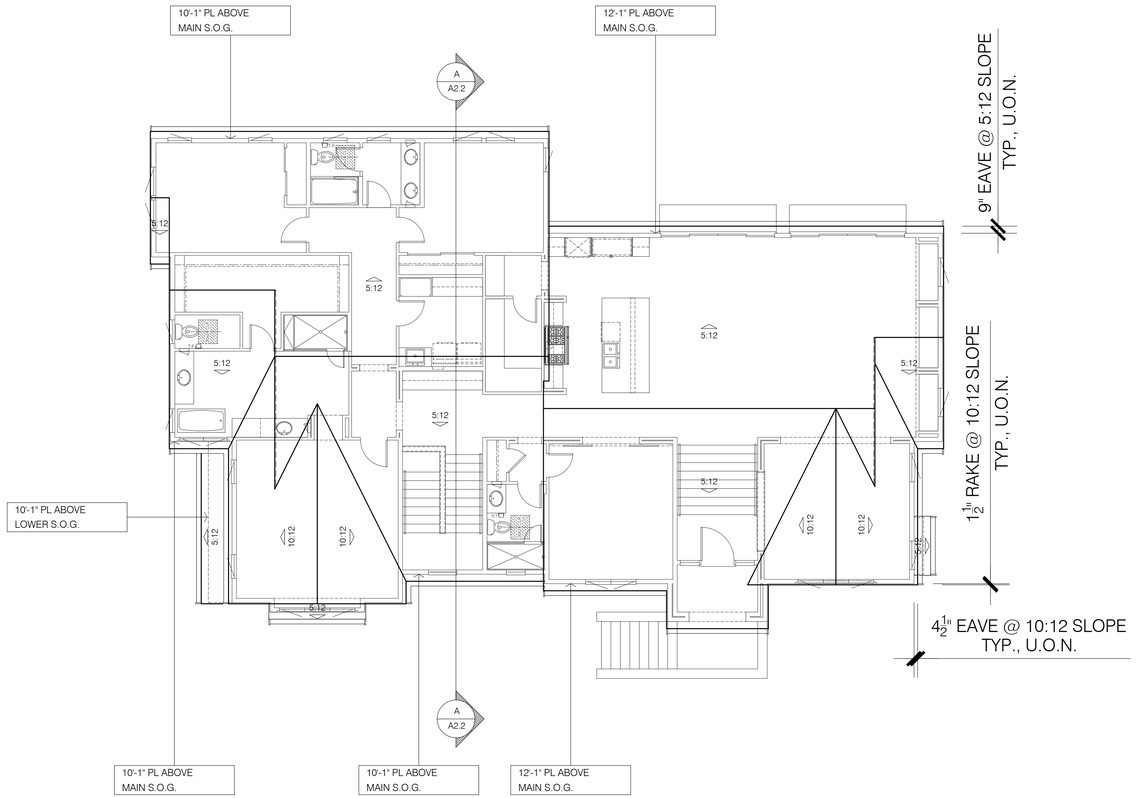
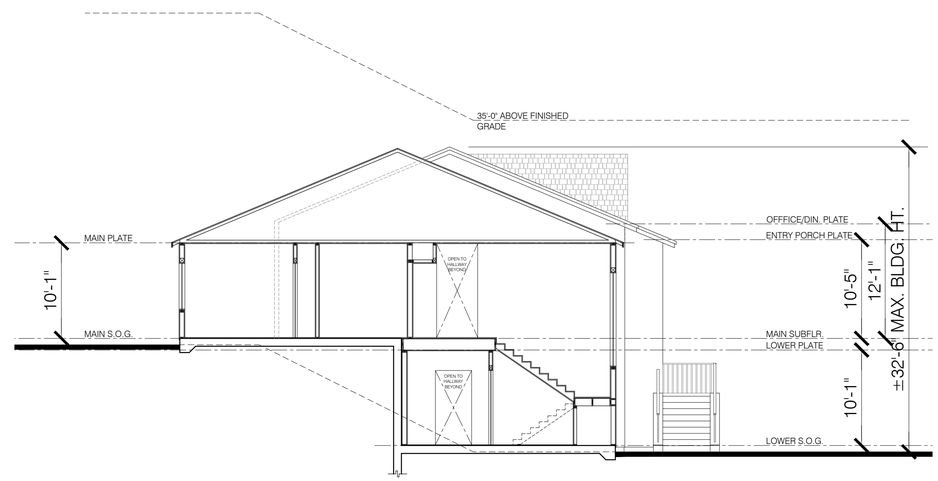


ROOF PLAN

LOT 2 (PLAN 2)



SECTION A-A

LOT 2 (PLAN 2)

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

A2.2

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

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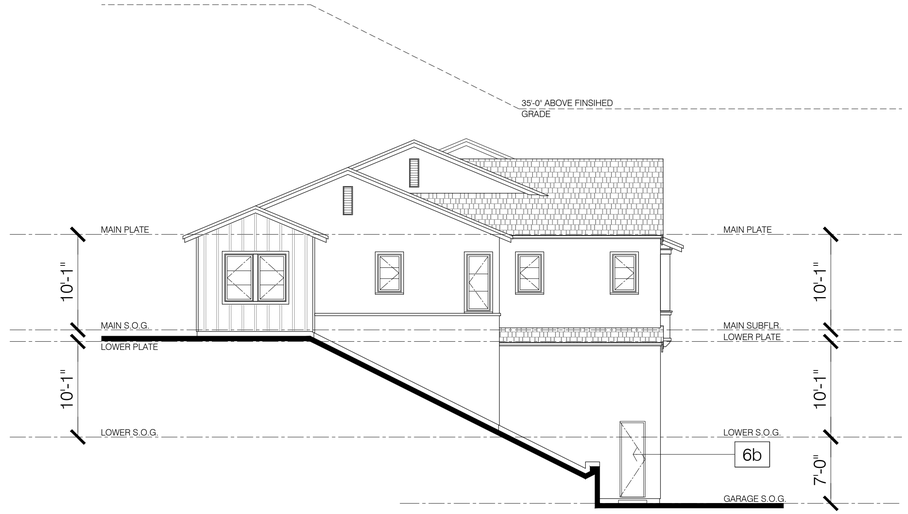
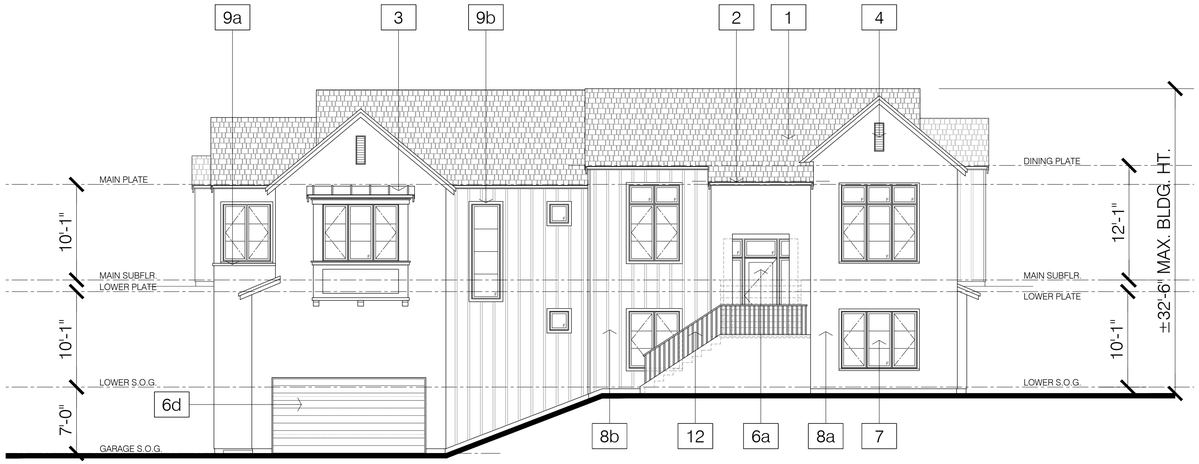


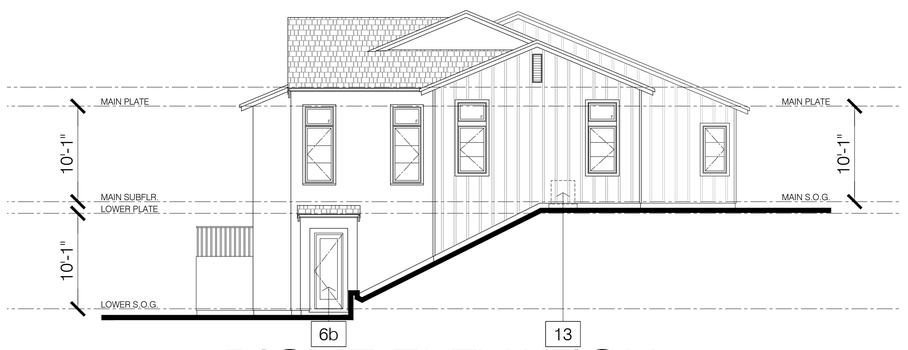
LEFT ELEVATION

LOT 2 (PLAN 2)



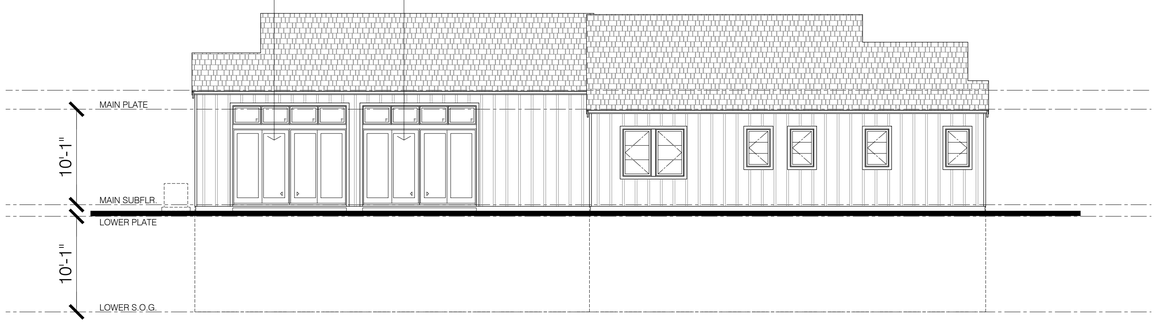
FRONT ELEVATION

LOT 2 (PLAN 2)



RIGHT ELEVATION

LOT 2 (PLAN 2)



REAR ELEVATION

LOT 2 (PLAN 2)

MATERIAL SPECIFICATIONS

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

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LOT 2 (PLAN 2) EXTERIOR ELEVATIONS

A2.3

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

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

Dark Bronze SRI-22

METAL ROOF:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



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



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

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

Dark Bronze SRI-22

METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

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

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LOT 2 (PLAN 2) COLORS & MATERIALS

A2.4

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

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CAMINO PABLO - LOT 3

(PLAN 3)

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LOT 3 (PLAN 3) COVER SHEET

A3.0.0

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

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

NORTH 0 5 10 15 20 25 50

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LOT 3 (PLAN 3) SITE PLAN

A3.0.1

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

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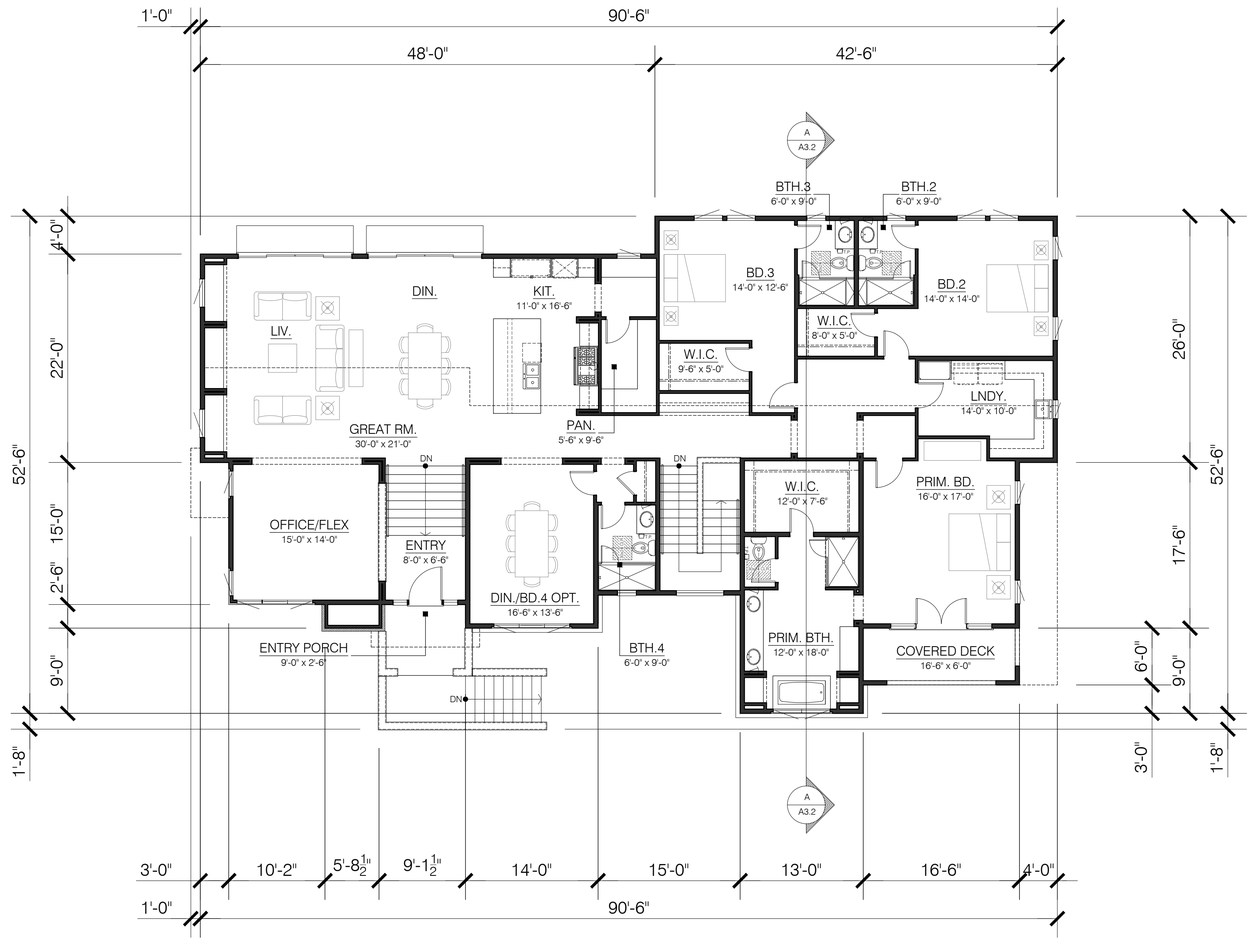

MAIN FLOOR

LOT 3 (PLAN 3)

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

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LOT 3 (PLAN 3) MAIN FLOOR PLAN

A3.1.1

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

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LOWER FLOOR

LOT 3 (PLAN 3)

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LOT 3 (PLAN 3) LOWER FLOOR PLAN

A3.1.2

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

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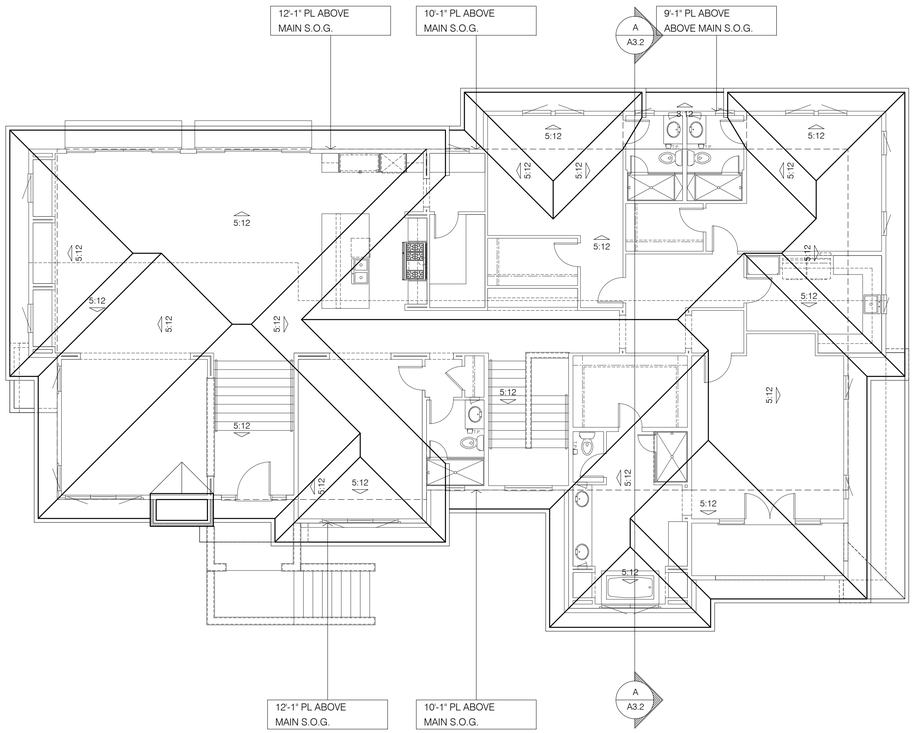
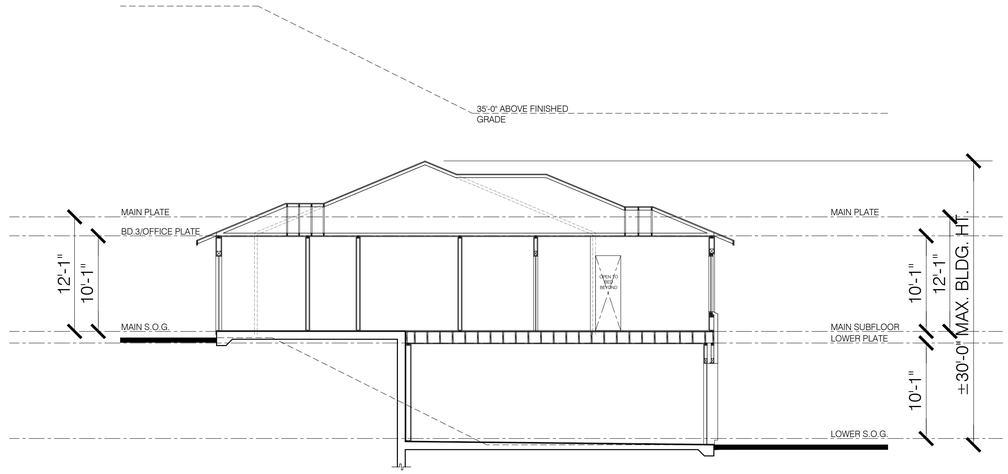


ROOF PLAN

LOT 3 (PLAN 3)



SECTION A-A

LOT 3 (PLAN 3)

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

A3.2

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

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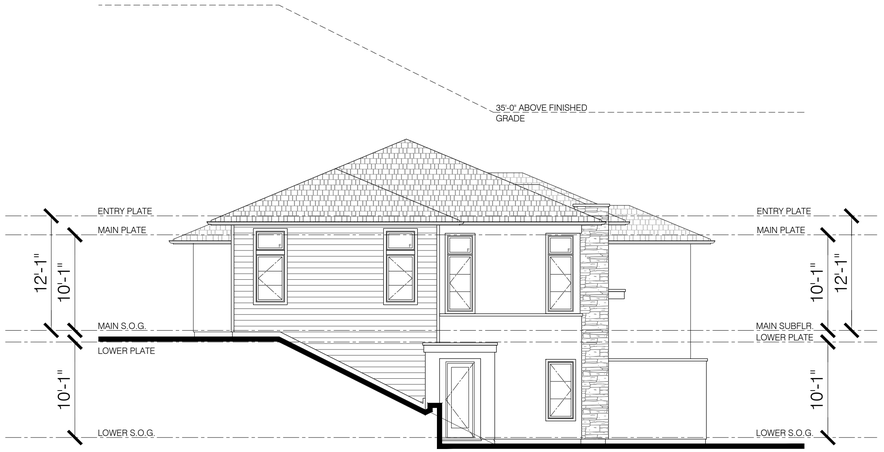
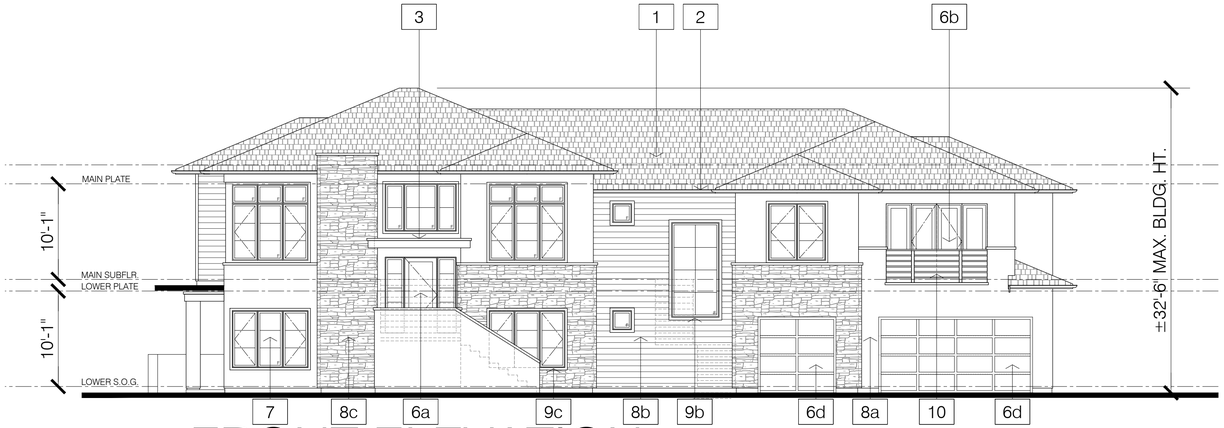


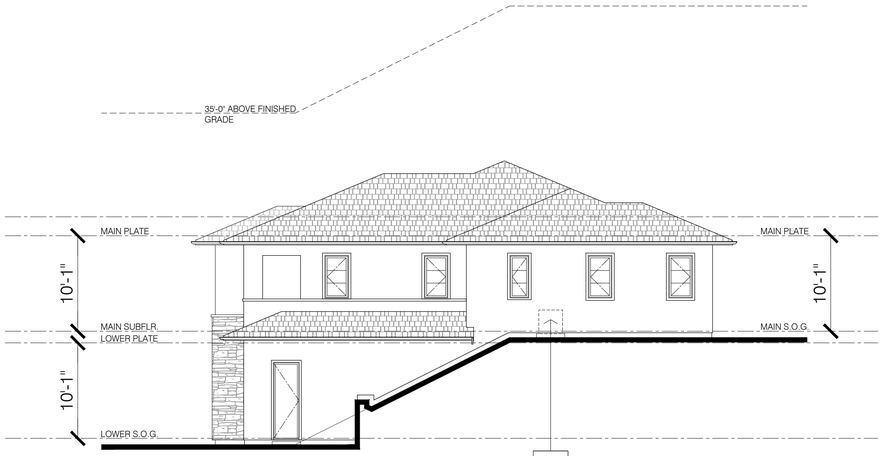
LEFT ELEVATION

LOT 3 (PLAN 3)



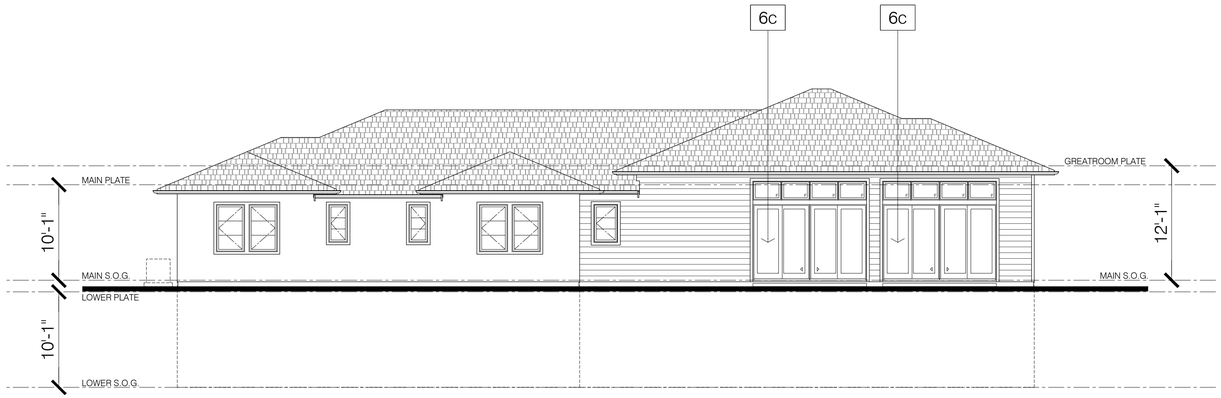
FRONT ELEVATION

LOT 3 (PLAN 3)



RIGHT ELEVATION

LOT 3 (PLAN 3)



REAR ELEVATION

LOT 3 (PLAN 3)

MATERIAL SPECIFICATIONS

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

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LOT 3 (PLAN 3) EXTERIOR ELEVATIONS

A3.3

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

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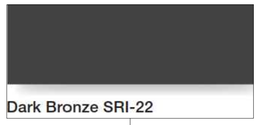
WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

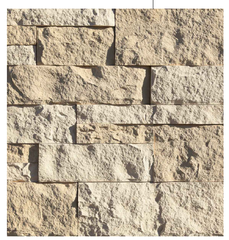


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70

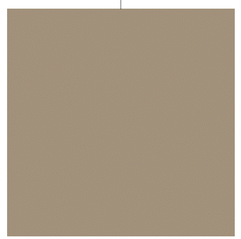


METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

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



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



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



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

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LOT 3 (PLAN 3) COLORS & MATERIALS

A3.4

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

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CAMINO PABLO - LOT 4

(PLAN 1)

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LOT 4 (PLAN 1) COVER SHEET

A4.0.0

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

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

NORTH 0 5 10 15 20 25 50

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LOT 4 (PLAN 1) SITE PLAN

A4.0.1

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

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MAIN FLOOR

LOT 4 (PLAN 1)

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

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LOT 4 (PLAN 1) MAIN FLOOR PLAN

A4.1.1

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

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LOWER FLOOR

LOT 4 (PLAN 1)

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LOT 4 (PLAN 1) LOWER FLOOR PLAN

A4.1.2

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

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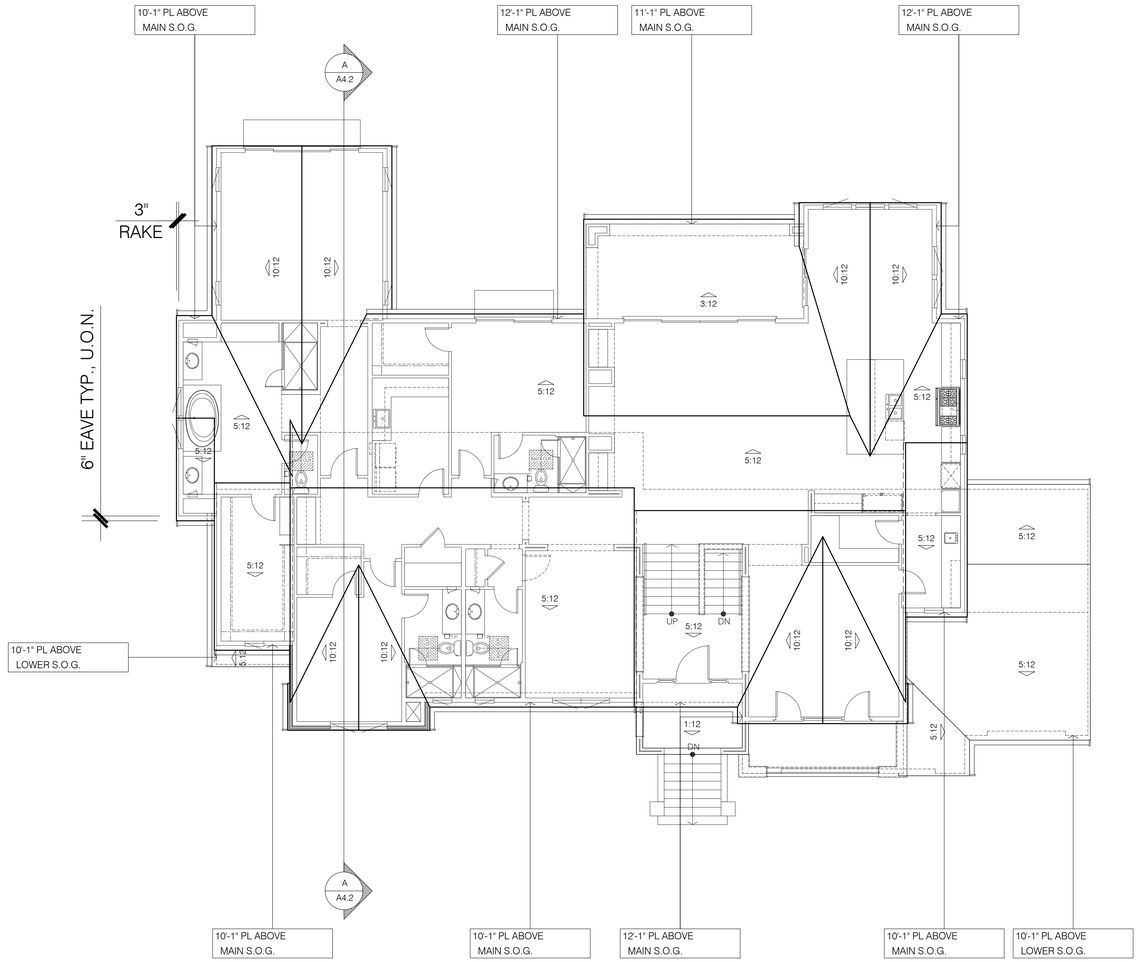
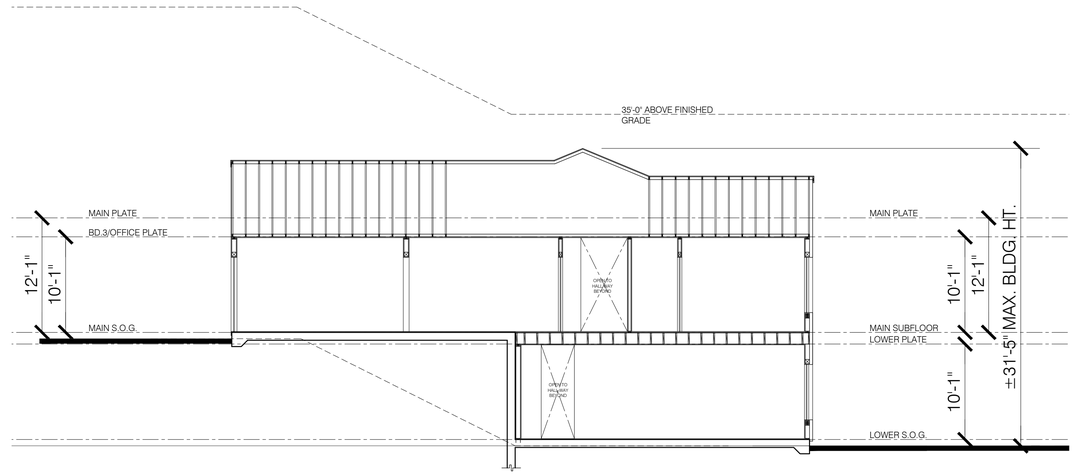


ROOF PLAN

LOT 4 (PLAN 1)



SECTION A-A

LOT 4 (PLAN 1)

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

A4.2

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

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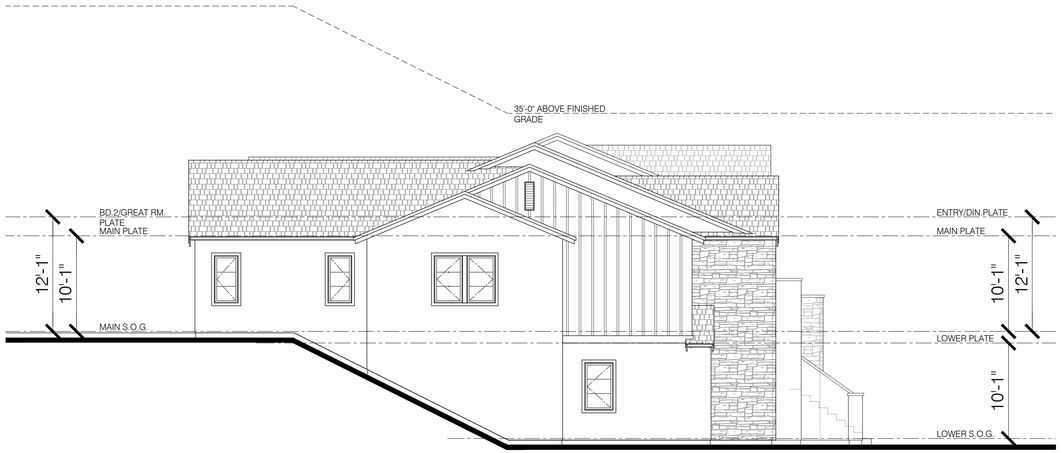


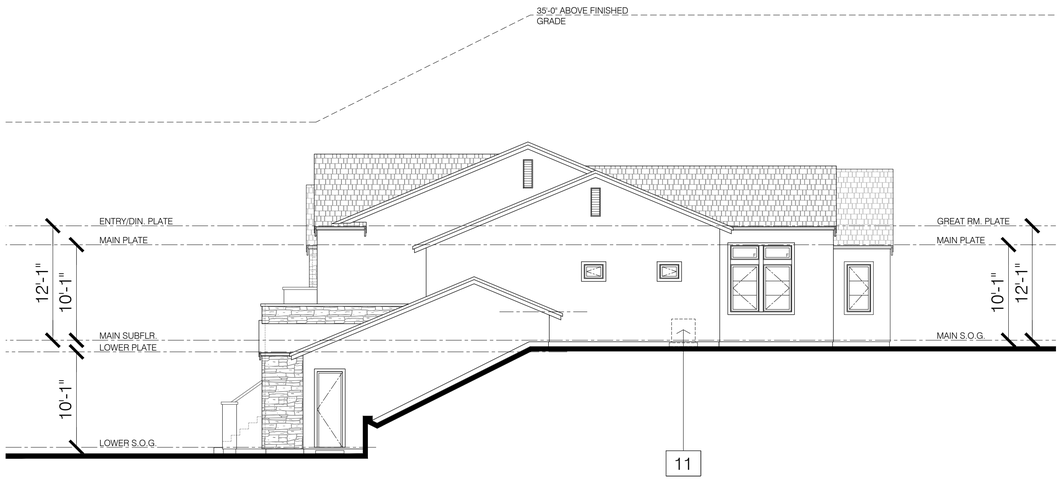
LEFT ELEVATION

LOT 4 (PLAN 1)



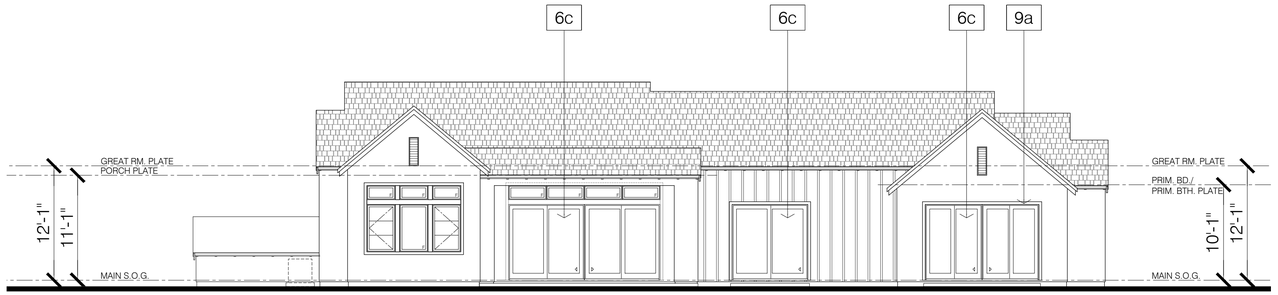
FRONT ELEVATION

LOT 4 (PLAN 1)



RIGHT ELEVATION

LOT 4 (PLAN 1)



REAR ELEVATION

LOT 4 (PLAN 1)

MATERIAL SPECIFICATIONS

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

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LOT 4 (PLAN 1) EXTERIOR ELEVATIONS

A4.3

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

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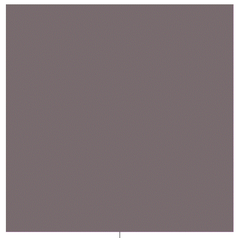
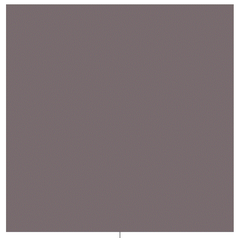


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640



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



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD

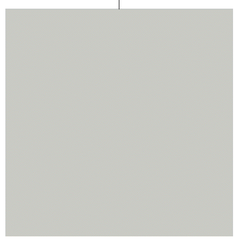


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

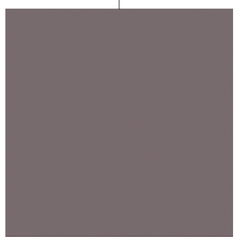




PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: SPLIT-EDGE WAINSCOT



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



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



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

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LOT 4 (PLAN 1) COLORS & MATERIALS

A4.4

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

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CAMINO PABLO - LOT 5

(PLAN 3)

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LOT 5 (PLAN 3) COVER SHEET

A5.0.0

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

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

NORTH 0 5 10 15 20 25 50

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LOT 5 (PLAN 3) SITE PLAN

A5.0.1

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

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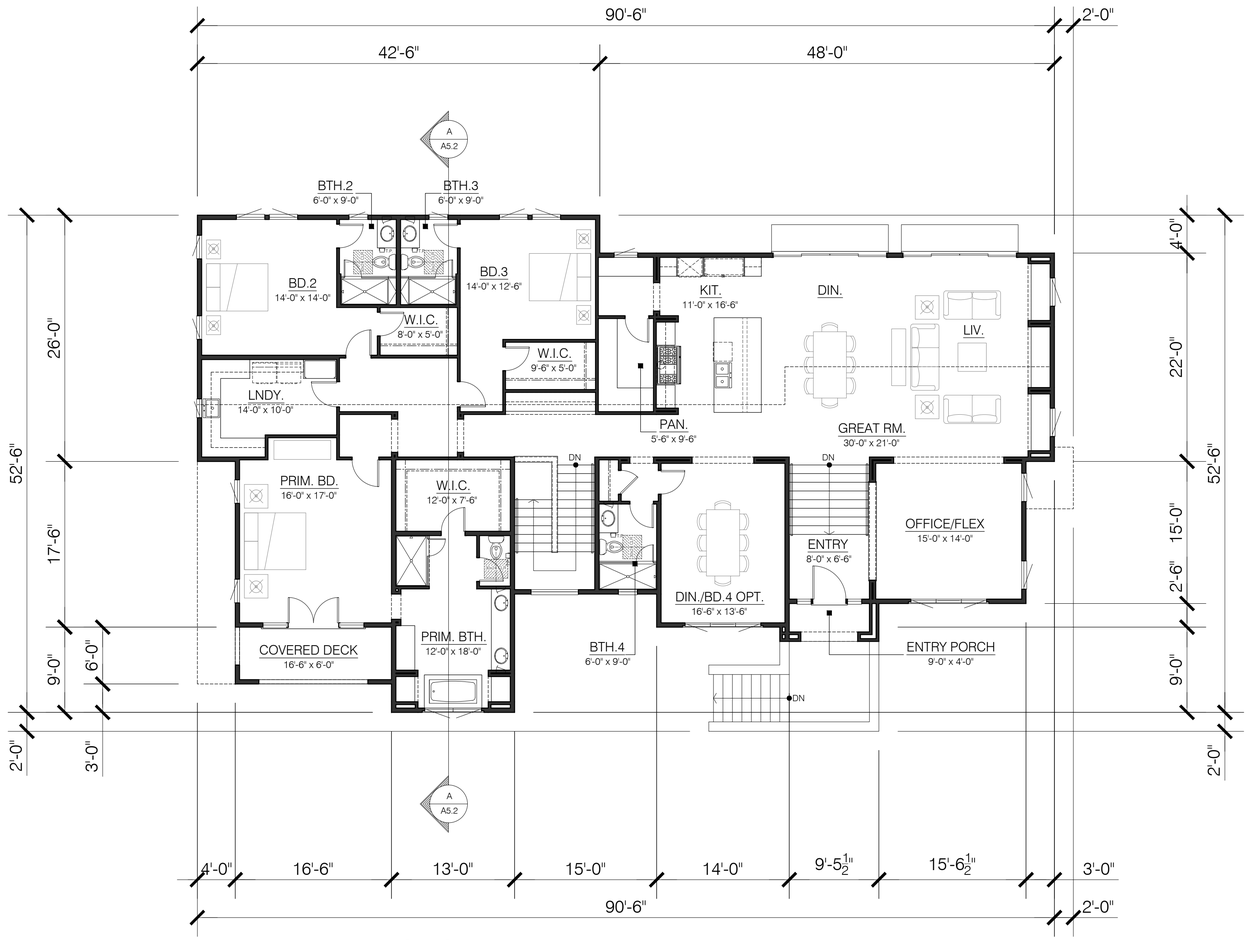

MAIN LIVING:	3624 SQ. FT.
LOWER LIVING:	203 SQ. FT.
TOTAL:	3827 SQ. FT.
A.D.U.:	1117 SQ. FT.
TOTAL LIVING:	4944 SQ. FT.
GARAGE:	969 SQ. FT.
PORCHES:	165 SQ. FT.

MAIN FLOOR

LOT 5 (PLAN 3)

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LOT 5 (PLAN 3) MAIN FLOOR PLAN

A5.1.1

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

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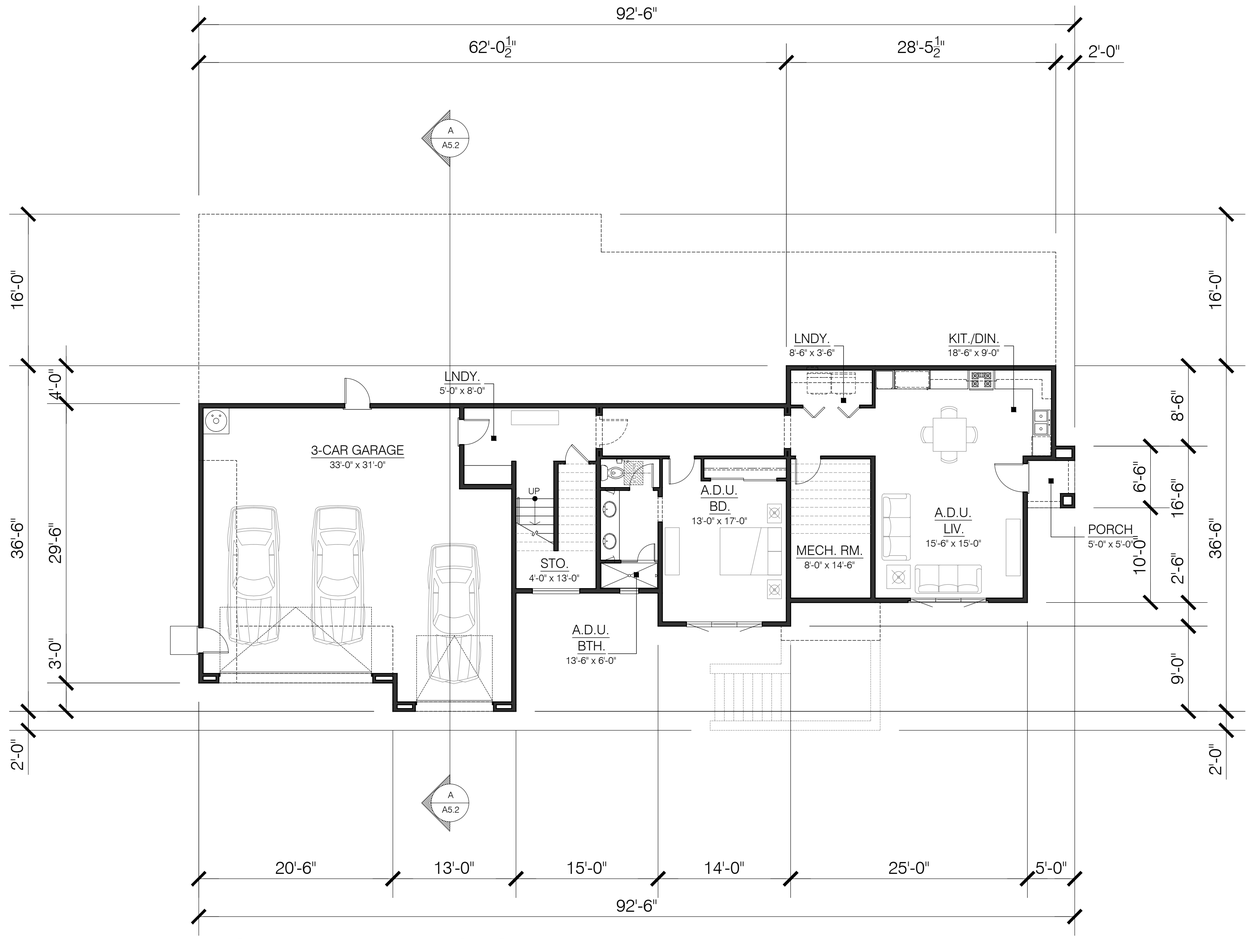

LOWER FLOOR

LOT 5 (PLAN 3)

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LOT 5 (PLAN 3) LOWER FLOOR PLAN

A5.1.2

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

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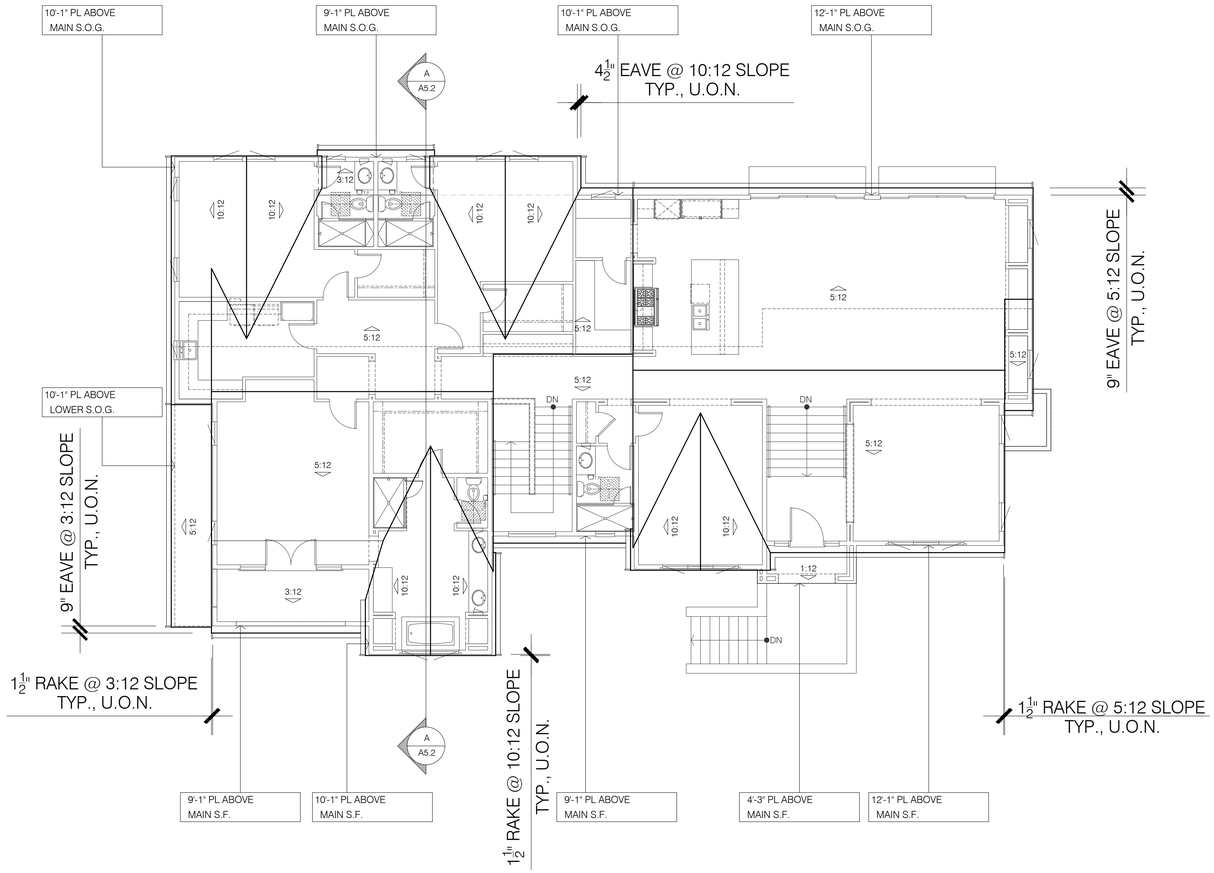
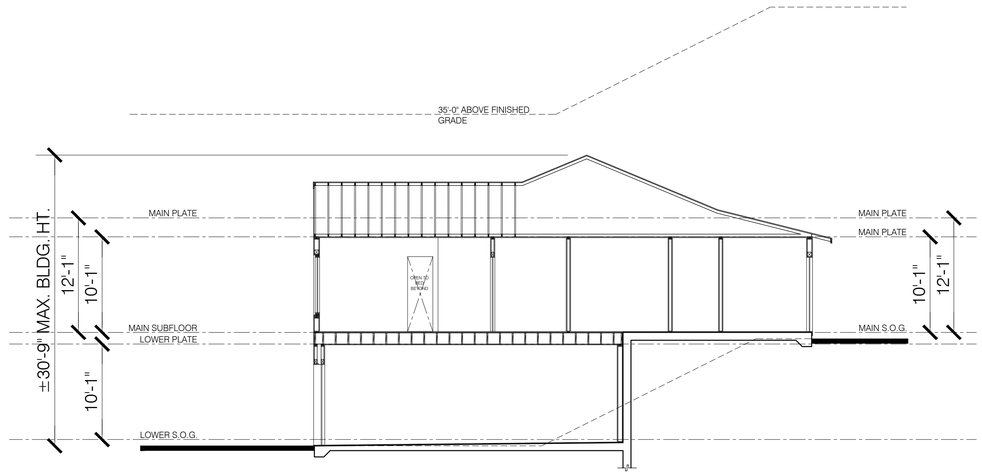


ROOF PLAN

LOT 5 (PLAN 3)



SECTION A-A

LOT 5 (PLAN 3)

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

A5.2

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

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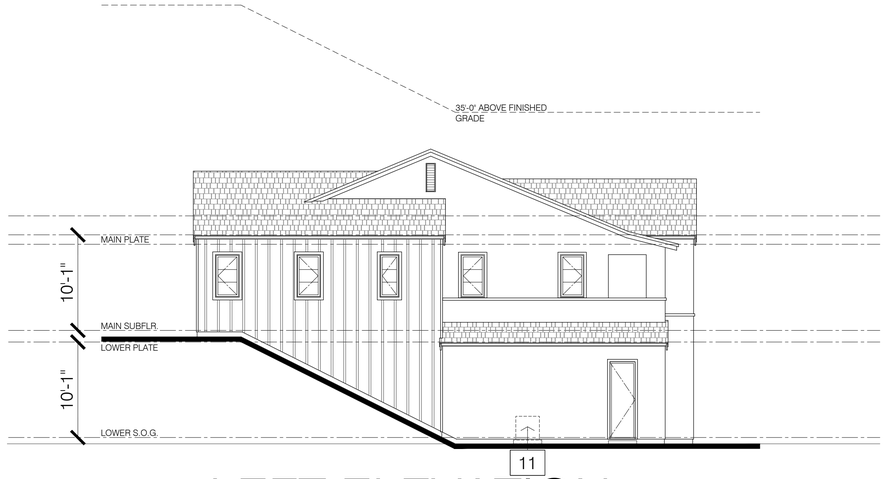


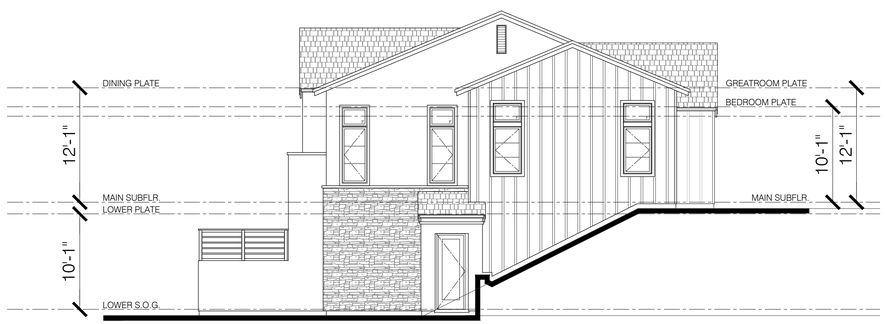
LEFT ELEVATION

LOT 5 (PLAN 3)



FRONT ELEVATION

LOT 5 (PLAN 3)



RIGHT ELEVATION

LOT 5 (PLAN 3)



REAR ELEVATION

LOT 5 (PLAN 3)

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

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LOT 5 (PLAN 3) EXTERIOR ELEVATIONS

A5.3

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PROJECT: 456001.00

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



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

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

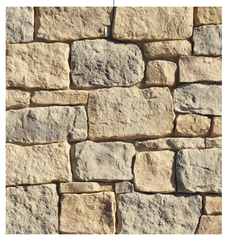
TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



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

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

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



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

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

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LOT 5 (PLAN 3) COLORS & MATERIALS

A5.4

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

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CAMINO PABLO - LOT 6

(PLAN 2)

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LOT 6 (PLAN 2) COVER SHEET

A6.0.0

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

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

NORTH 0 5 10 15 20 25 50

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LOT 6 (PLAN 2) SITE PLAN

A6.0.1

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

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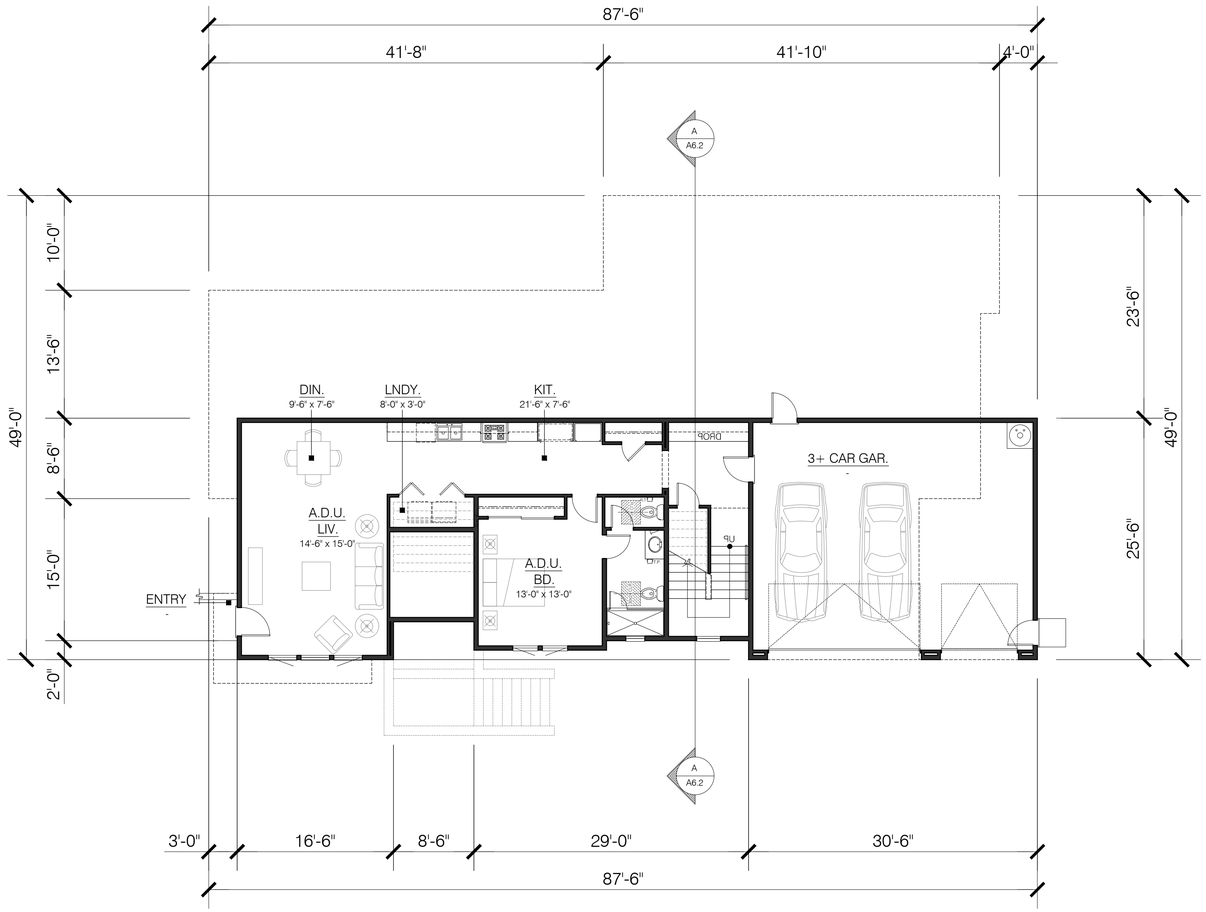
MAIN FLOOR

LOT 6 - PLAN 2

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



LOWER FLOOR

LOT 6 - PLAN 2

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LOT 6 (PLAN 2) FLOOR PLANS

A6.1

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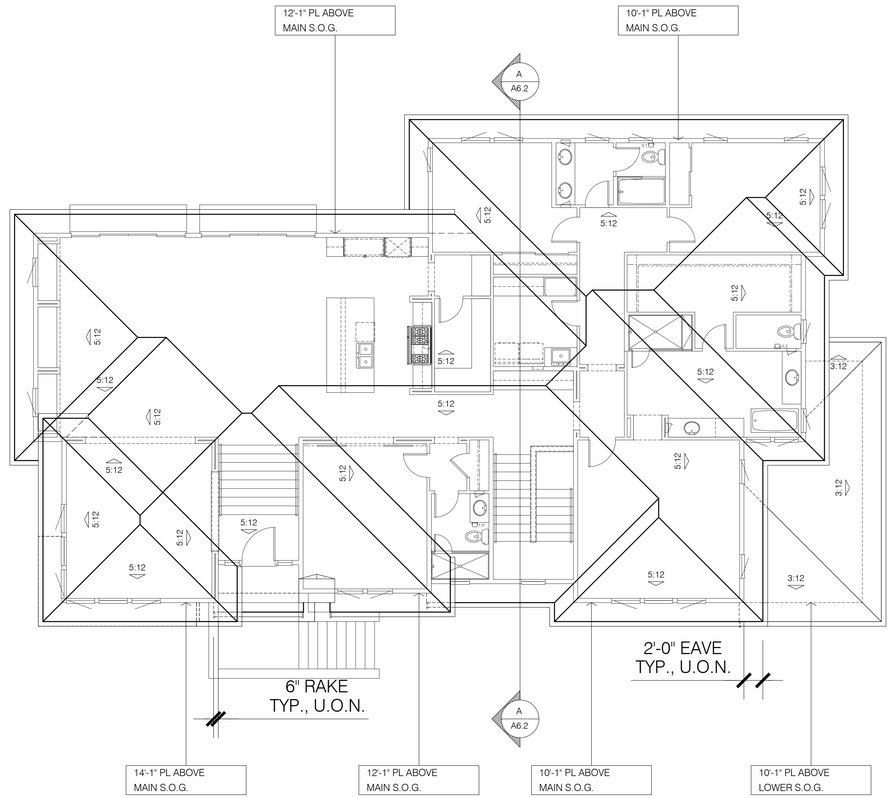
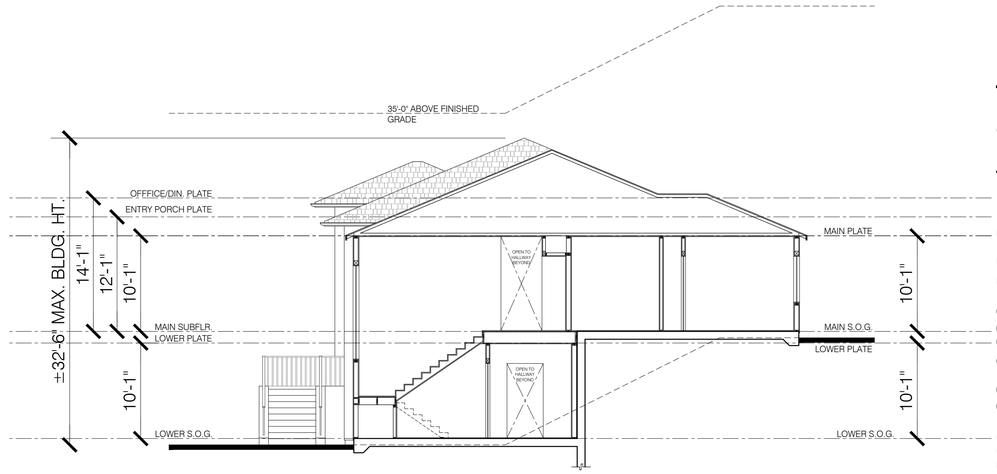


ROOF PLAN

LOT 6 - PLAN 2



SECTION A-A

LOT 6 (PLAN 2)

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

A6.2

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

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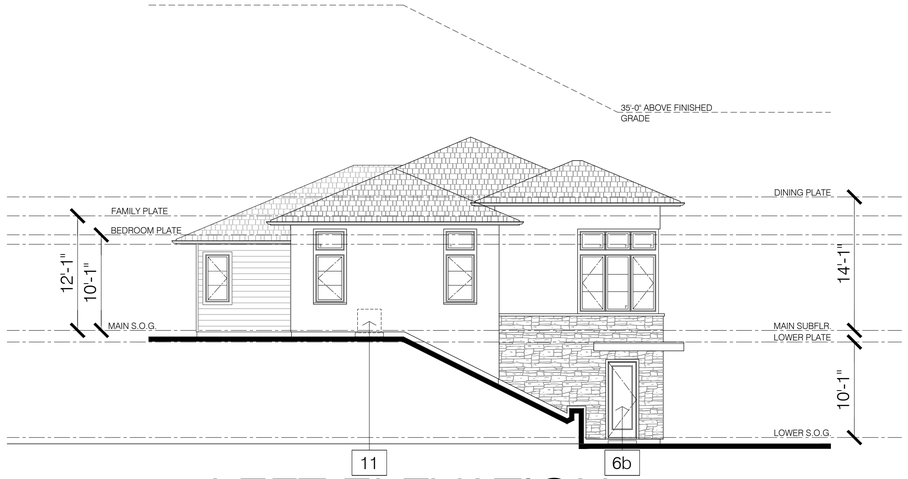
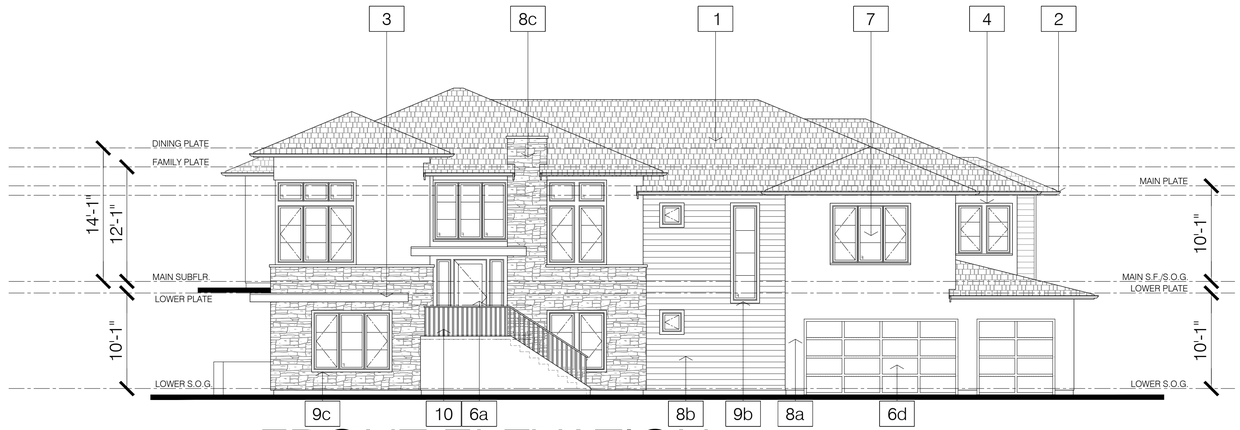


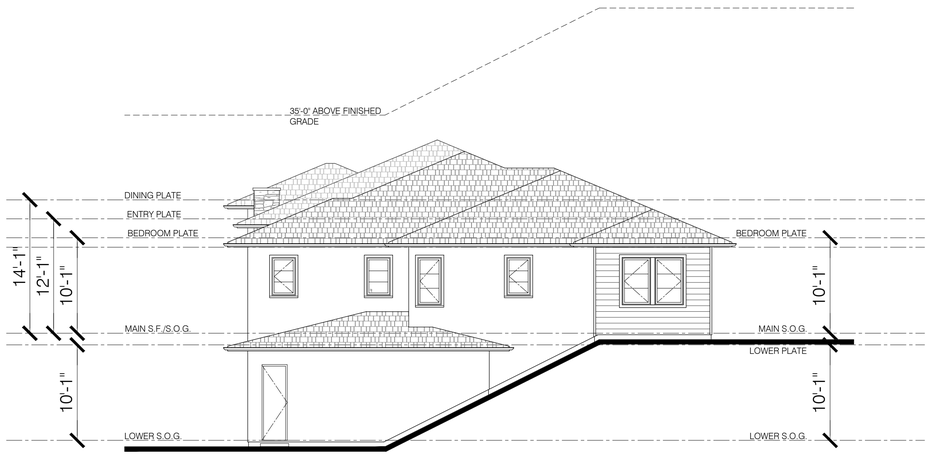
LEFT ELEVATION

LOT 6 (PLAN 2)



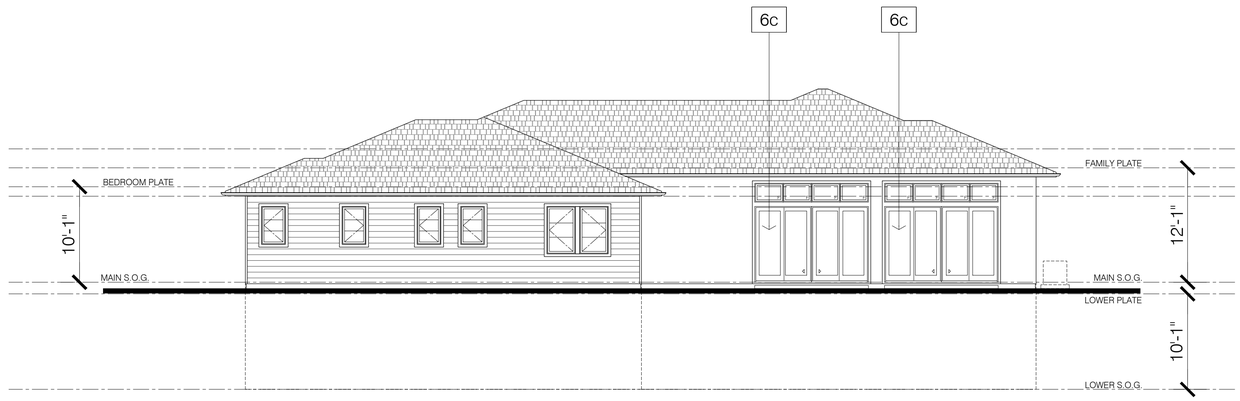
FRONT ELEVATION

LOT 6 (PLAN 2)



RIGHT ELEVATION

LOT 6 (PLAN 2)



REAR ELEVATION

LOT 6 (PLAN 2)

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

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LOT 6 (PLAN 2) EXTERIOR ELEVATIONS

A6.3

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

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



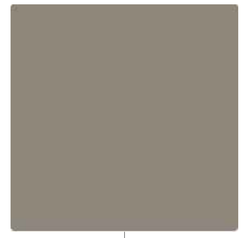
METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND



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

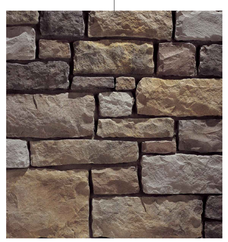


METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

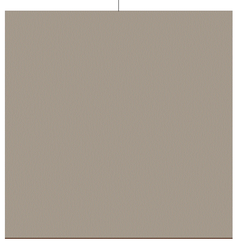




MASONRY:
MFR: EL DORADO STONE
SPEC: LIMESTONE YORK
w/ OVERGROUT



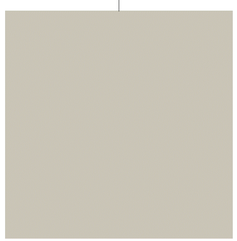
HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: ASHLEY GRAY
HC-87



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



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



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LOT 6 (PLAN 2) COLORS & MATERIALS

A6.4

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

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CAMINO PABLO - LOT 7

(PLAN 6)

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LOT 7 (PLAN 6) COVER SHEET

A7.0.0

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

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

NORTH 0 5 10 15 20 25 50

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LOT 7 (PLAN 6) SITE PLAN

A7.0.1

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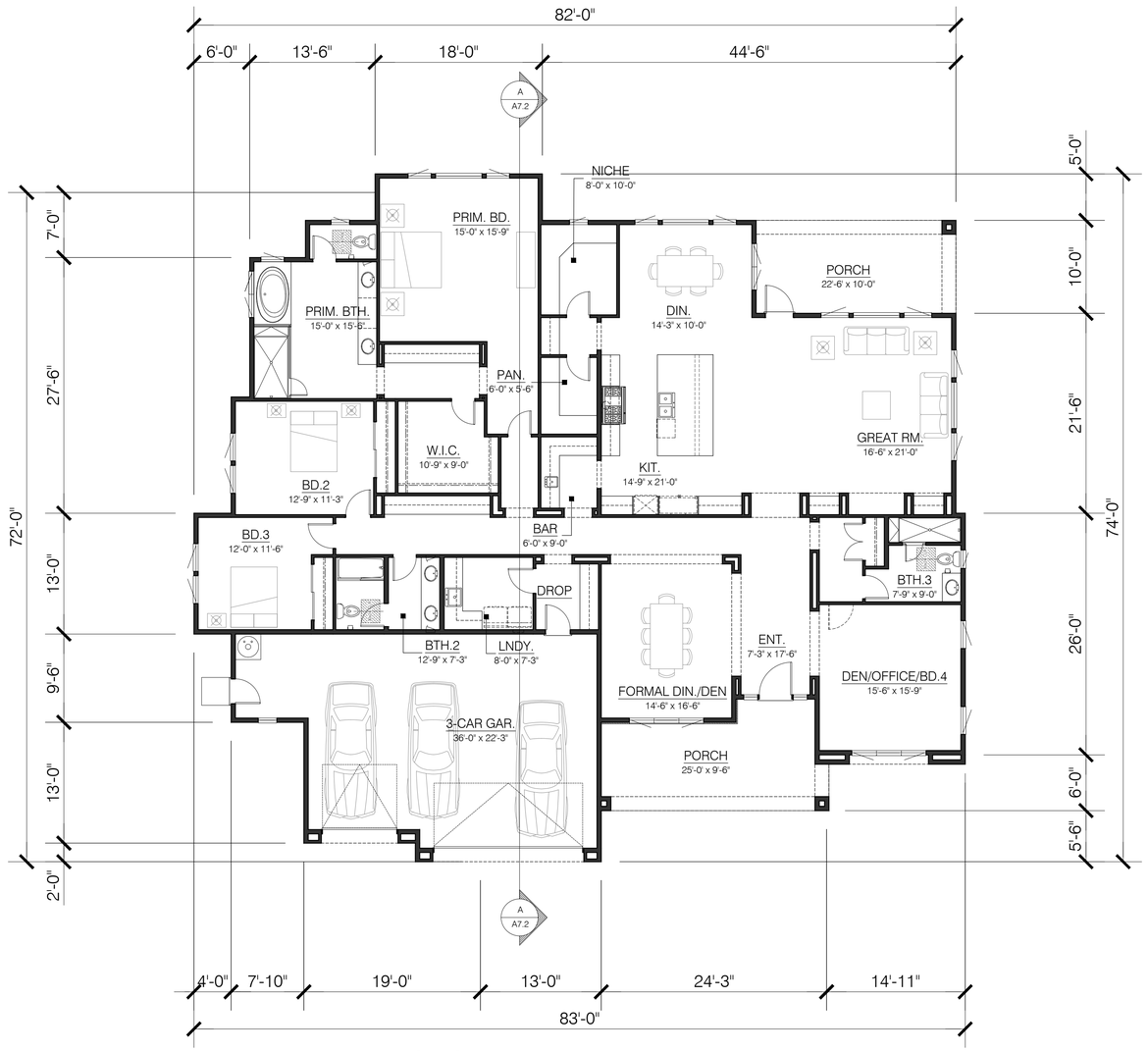

MAIN FLOOR

LOT 7 (PLAN 6)

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

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LOT 7 (PLAN 6) FLOOR PLAN

A7.1

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

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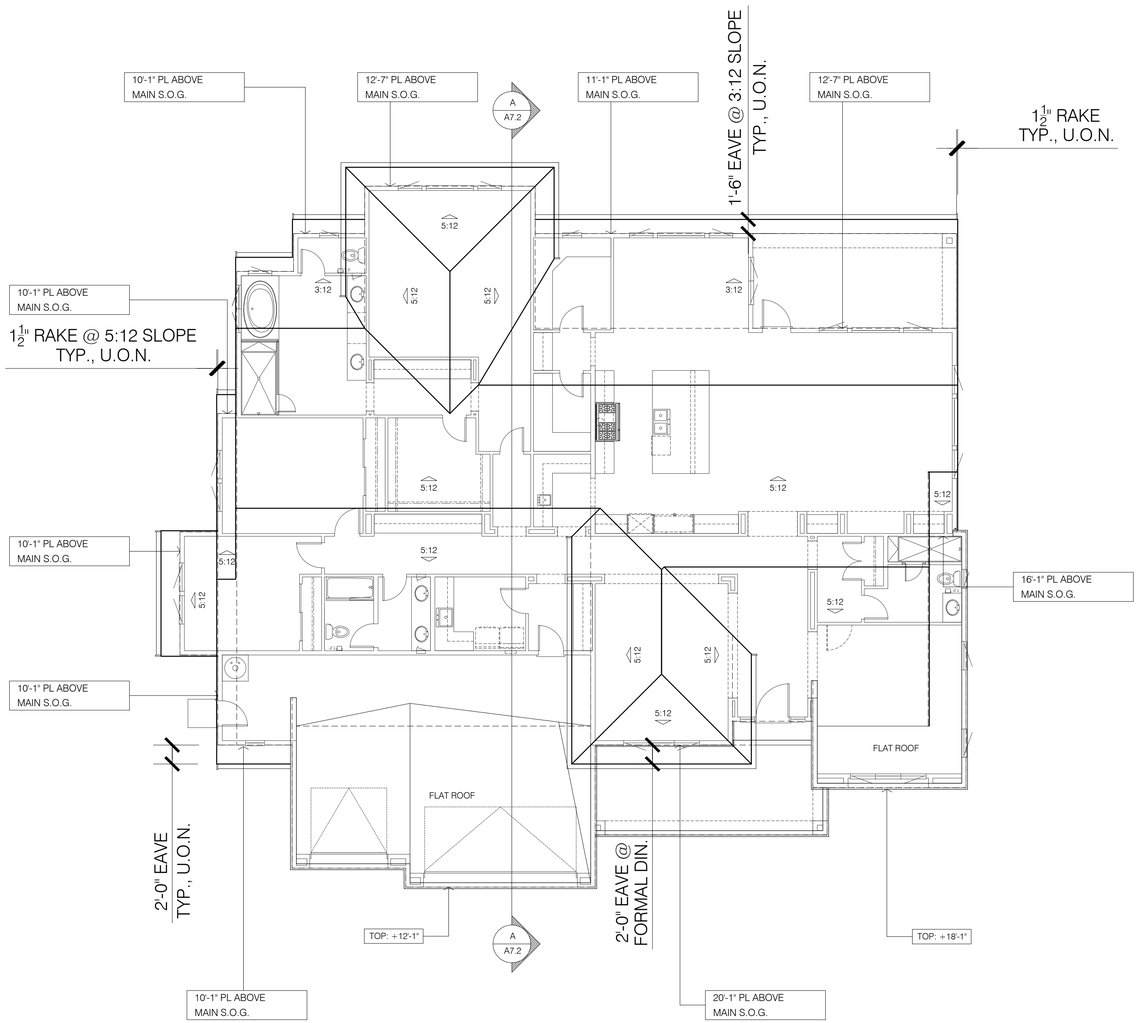
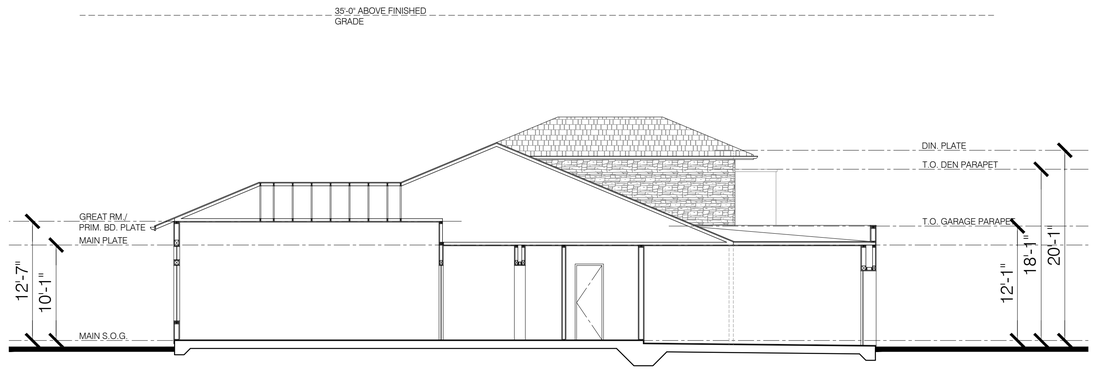


ROOF PLAN

LOT 7 (PLAN 6)



SECTION A-A

LOT 7 (PLAN 6)

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

A7.2

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

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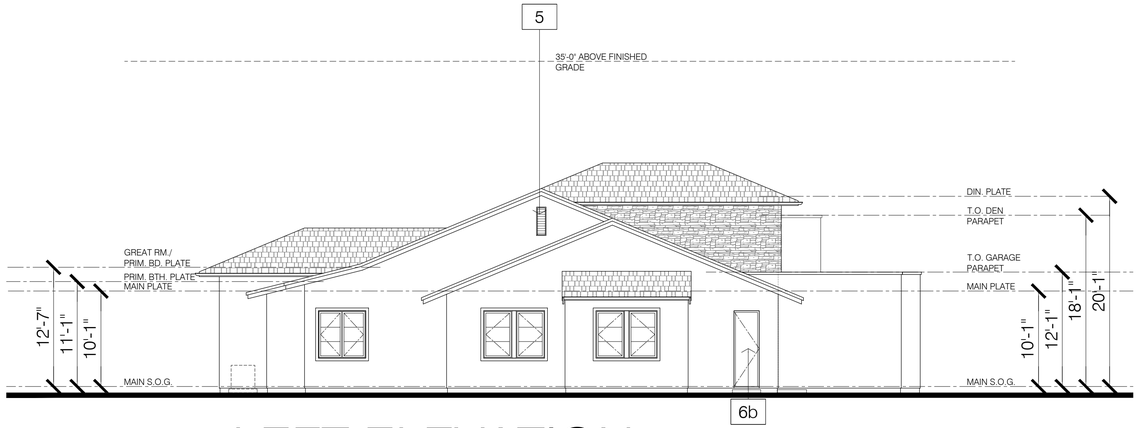
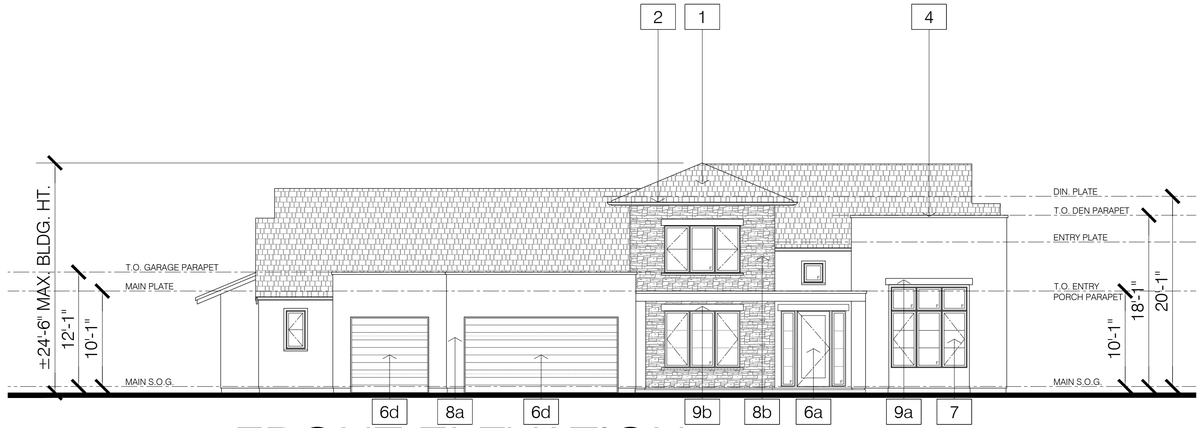


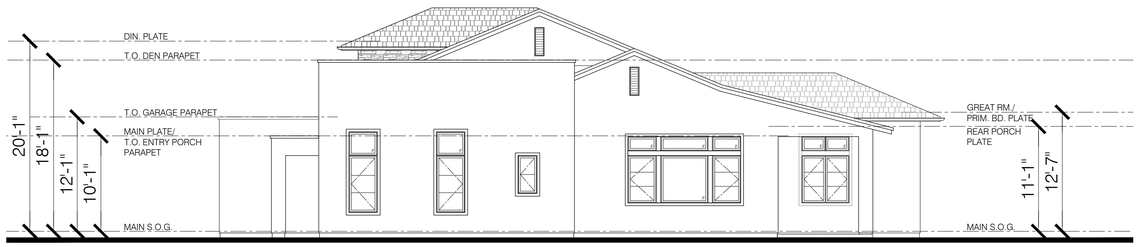
LEFT ELEVATION

LOT 7 (PLAN 6)



FRONT ELEVATION

LOT 7 (PLAN 6)



RIGHT ELEVATION

LOT 7 (PLAN 6)



REAR ELEVATION

LOT 7 (PLAN 6)

MATERIAL SPECIFICATIONS

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

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LOT 7 (PLAN 6) EXTERIOR ELEVATIONS

A7.3

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DATE: 06.29.2023 DR
PROJECT: 456001.00

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STUCCO:
MFR: BENJAMIN MOORE
COLOR: SILVER LAKE
1598



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



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

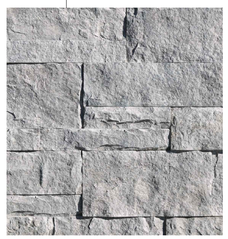
TRIMS, GUTTERS,
& EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



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

Dark Bronze SRI-22

METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



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



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

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LOT 7 (PLAN 6) COLORS & MATERIALS

A7.4

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

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CAMINO PABLO - LOT 8

(PLAN 7)

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LOT 8 (PLAN 7) COVER SHEET

A8.0.0

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

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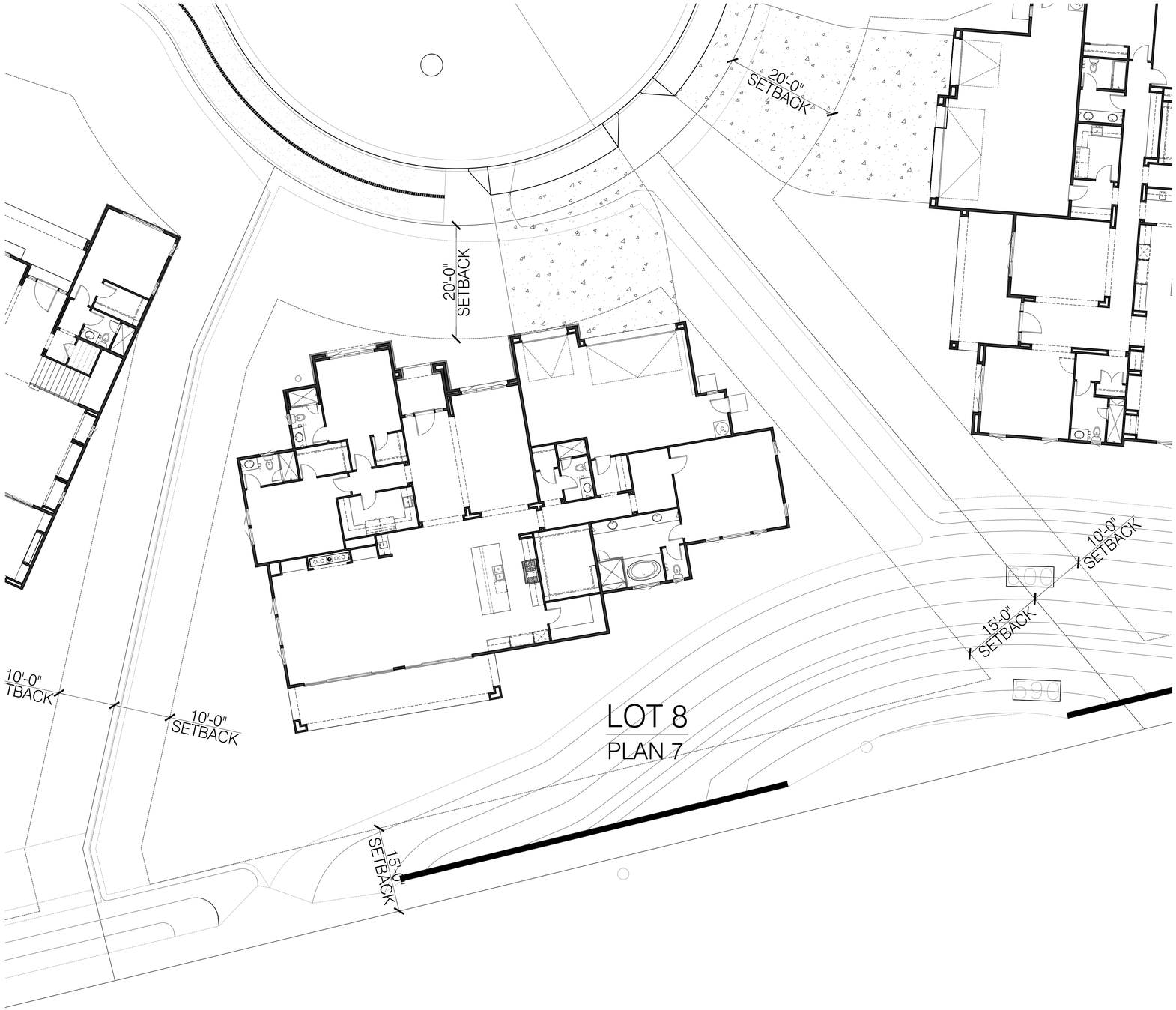
6/29/2023 5:32:54 PM, 23-0629_DR Resubmittal



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

NORTH 0 5 10 15 20 25 50

6/29/2023 5:33:12 PM, 23-0629_DR Resubmittal

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LOT 8 (PLAN 7) SITE PLAN

A8.0.1

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

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MAIN LIVING:	3463 SQ. FT.
TOTAL LIVING:	3463 SQ. FT.
GARAGE:	679 SQ. FT.
FRONT PORCH:	71 SQ. FT.
REAR PORCH:	296 SQ. FT.

MAIN FLOOR

LOT 8 (PLAN 7)

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LOT 8 (PLAN 7) FLOOR PLAN

A8.1

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

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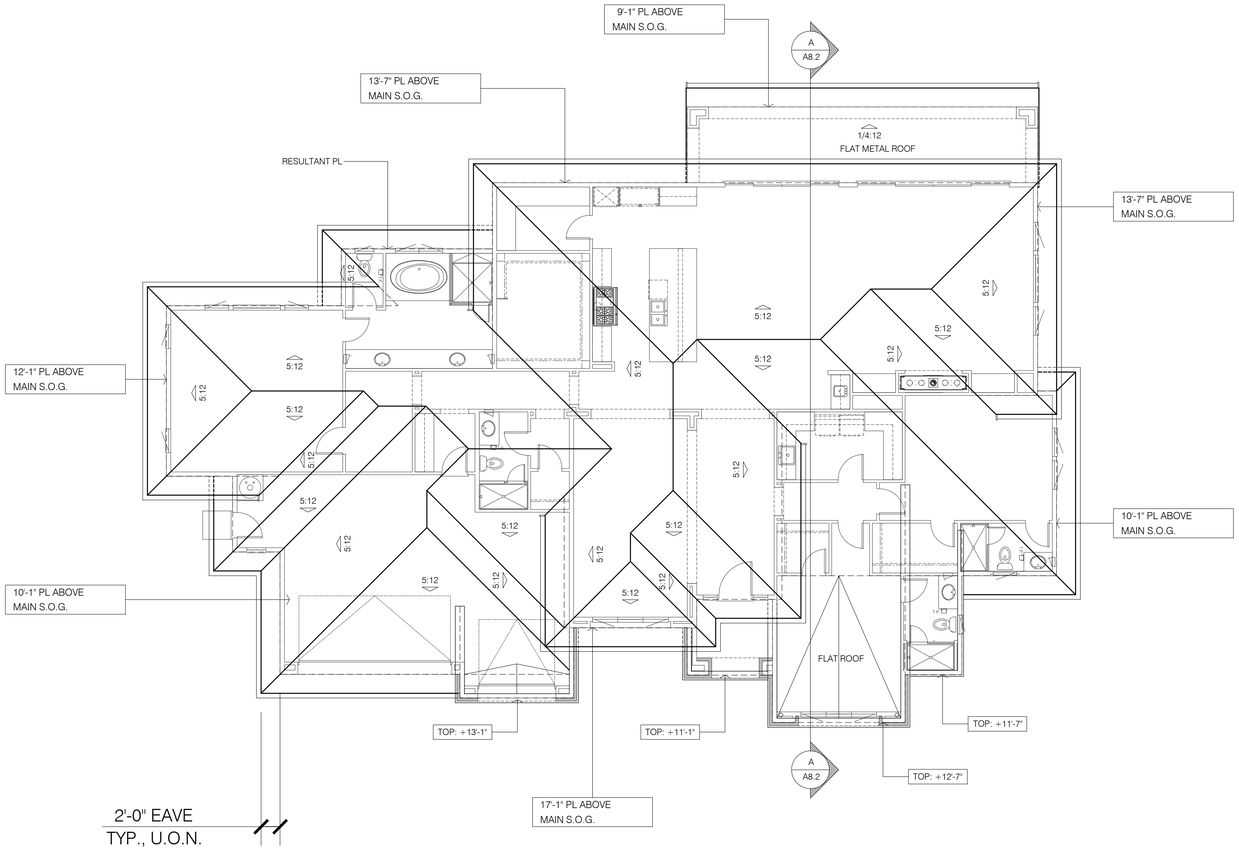
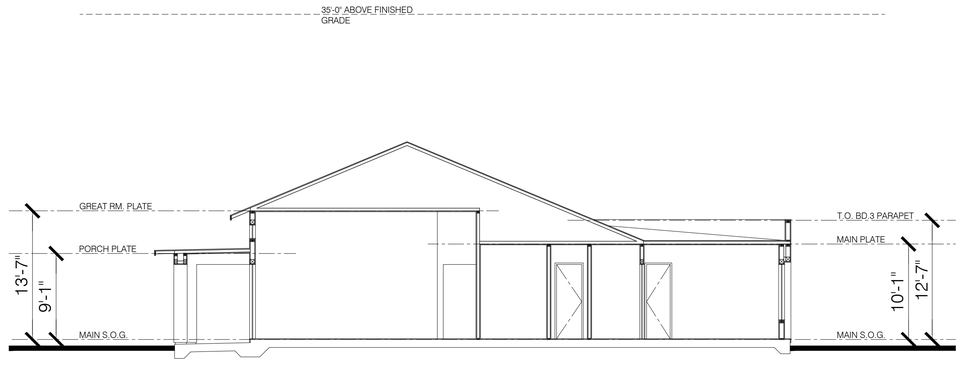


ROOF PLAN

LOT 8 (PLAN 7)



SECTION A-A

LOT 8 (PLAN 7)

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

A8.2

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

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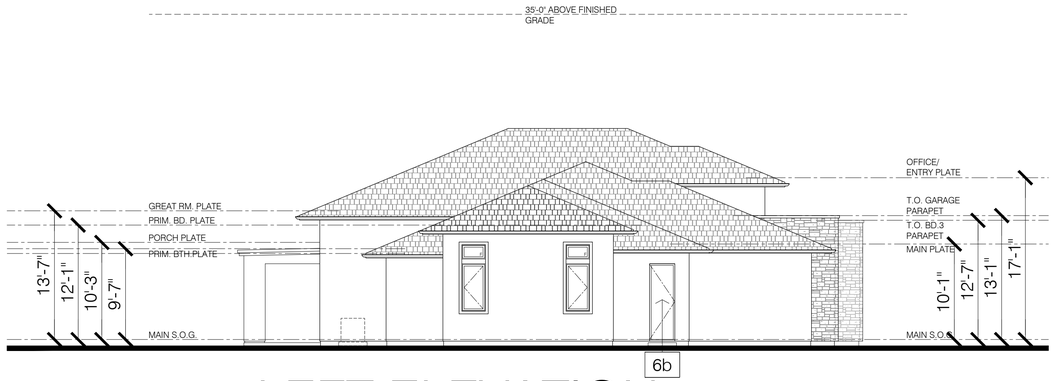
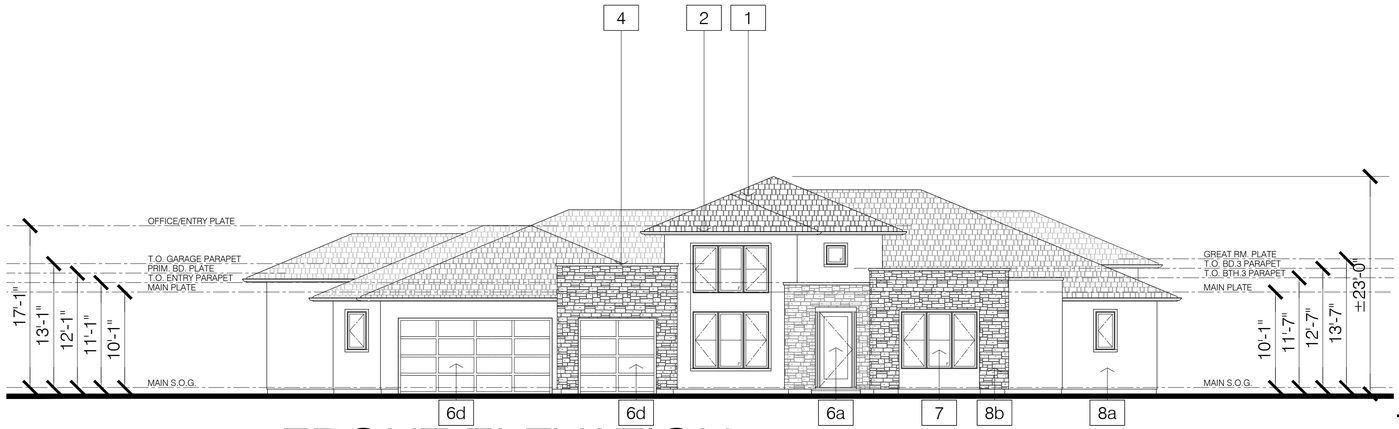


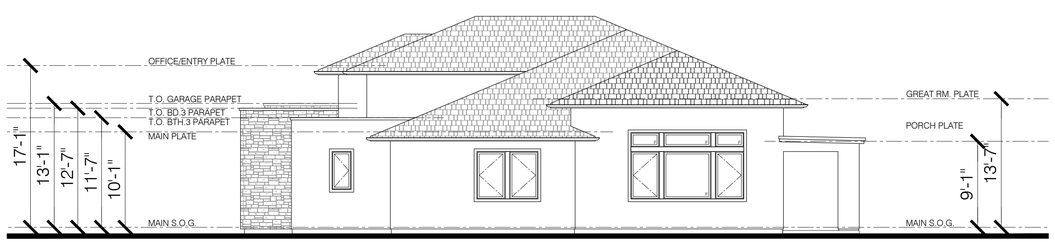
LEFT ELEVATION

LOT 8 (PLAN 7)



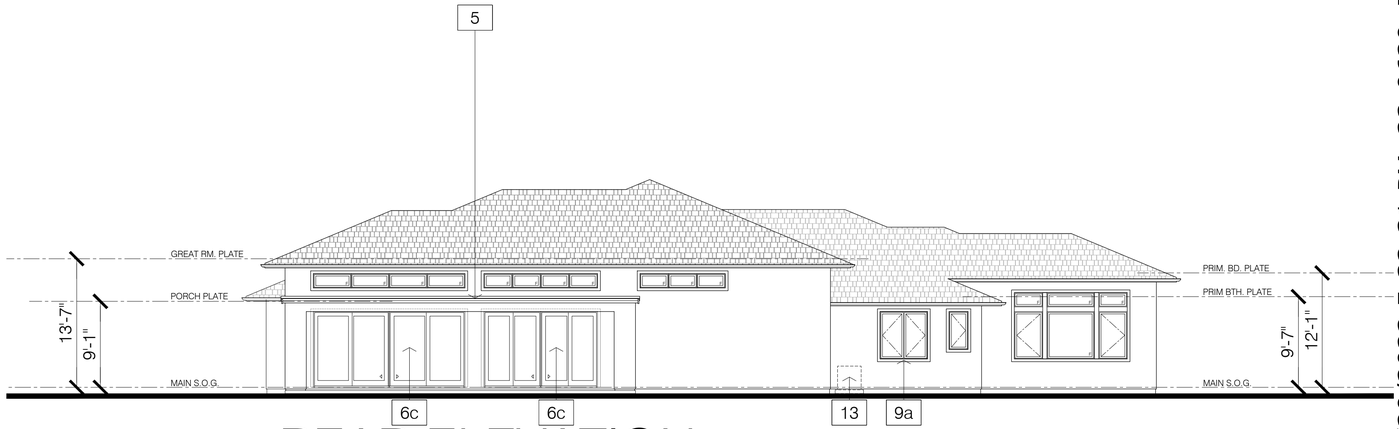
FRONT ELEVATION

LOT 8 (PLAN 7)



RIGHT ELEVATION

LOT 8 (PLAN 7)



REAR ELEVATION

LOT 8 (PLAN 7)

MATERIAL SPECIFICATIONS

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

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LOT 8 (PLAN 7) EXTERIOR ELEVATIONS

A8.3

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

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

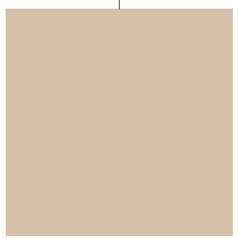


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



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

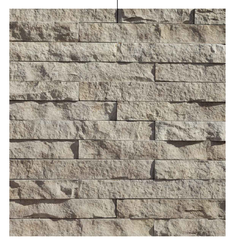




STUCCO:
MFR: BENJAMIN MOORE
COLOR: SHAKER BEIGE
HC-45



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



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

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LOT 8 (PLAN 7) COLORS & MATERIALS

A8.4

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

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CAMINO PABLO - LOT 9

(PLAN 5)

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LOT 9 (PLAN 5) COVER SHEET

A9.0.0

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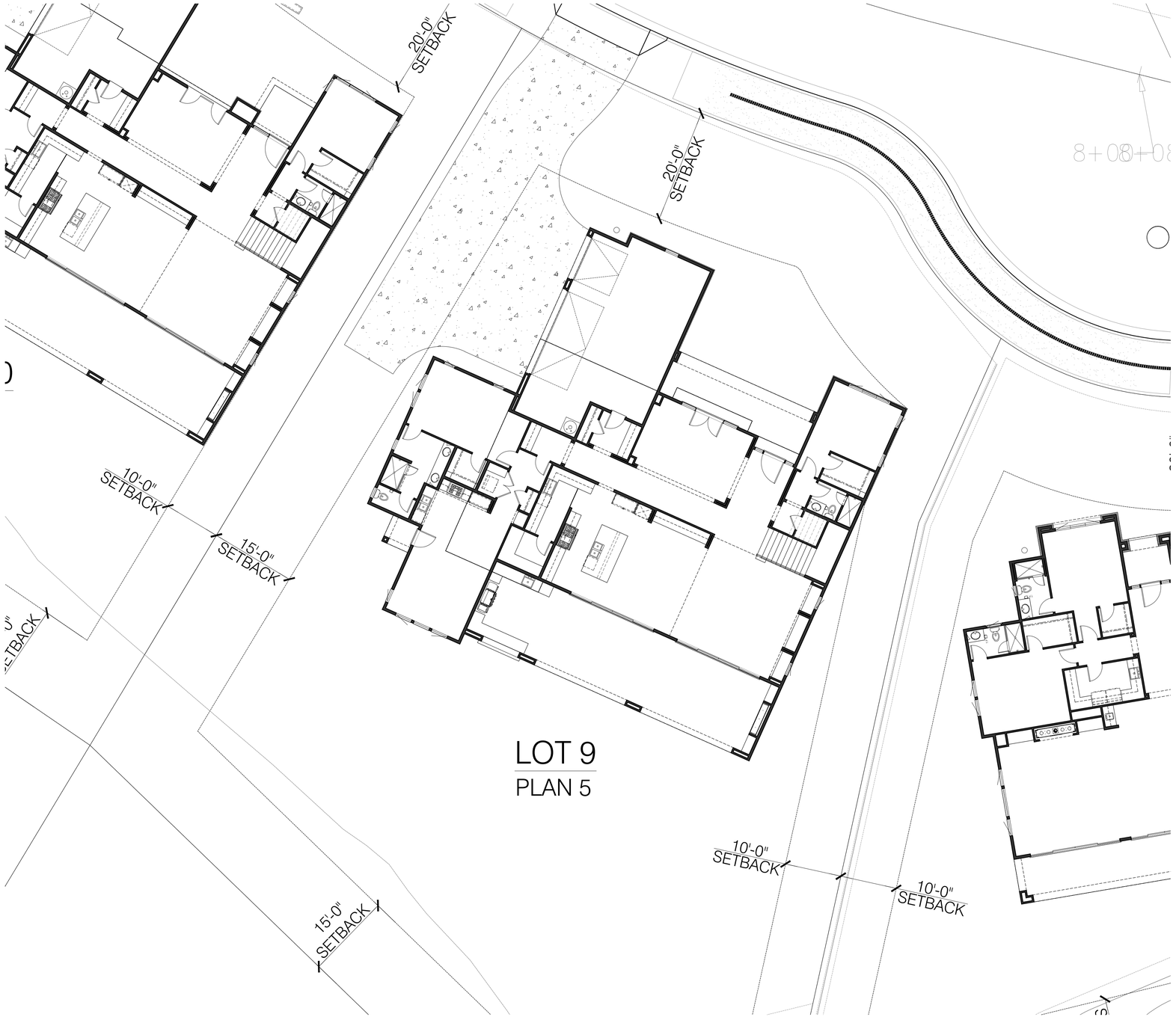

SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 9 (PLAN 5) SITE PLAN

A9.0.1

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

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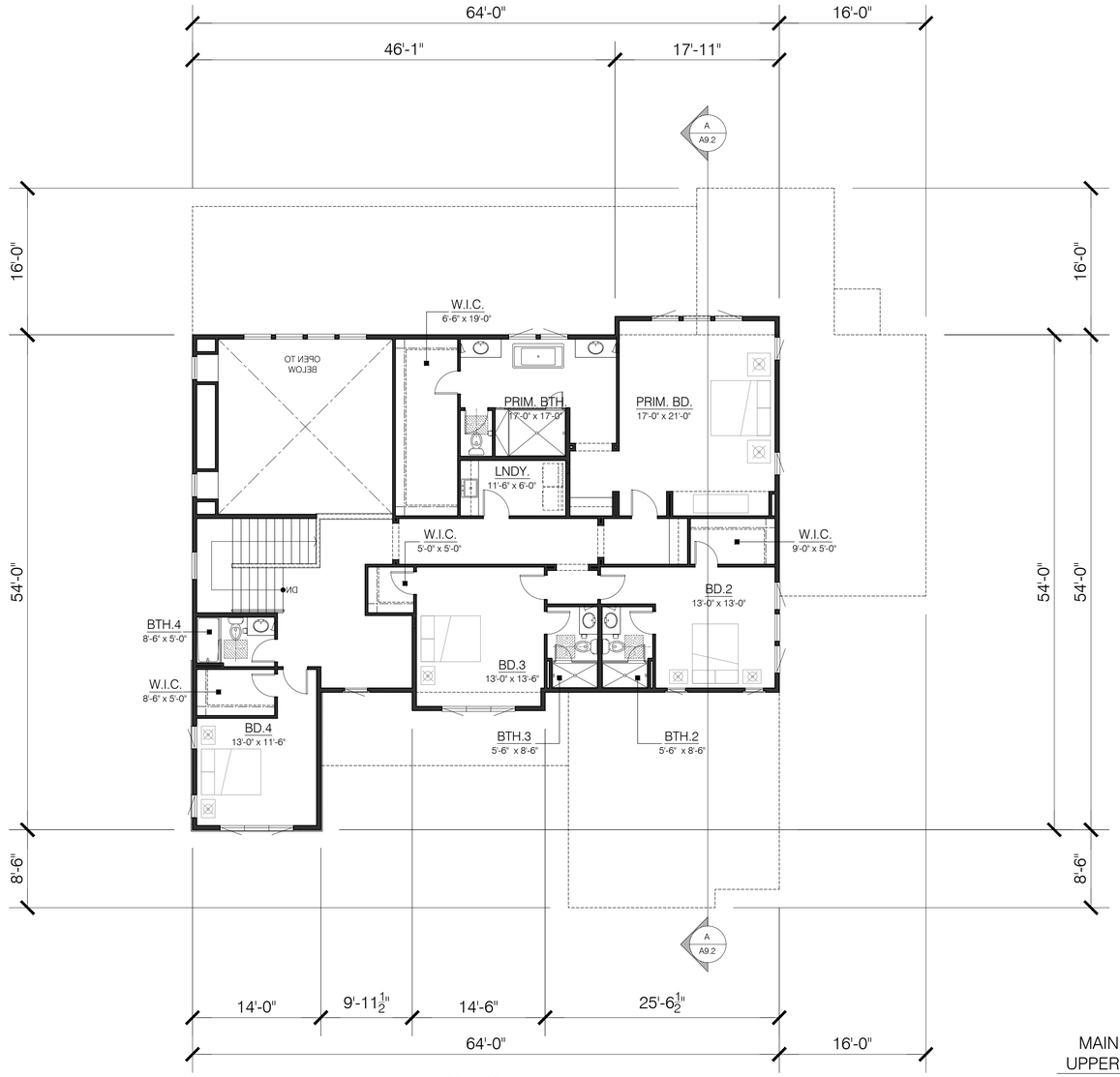
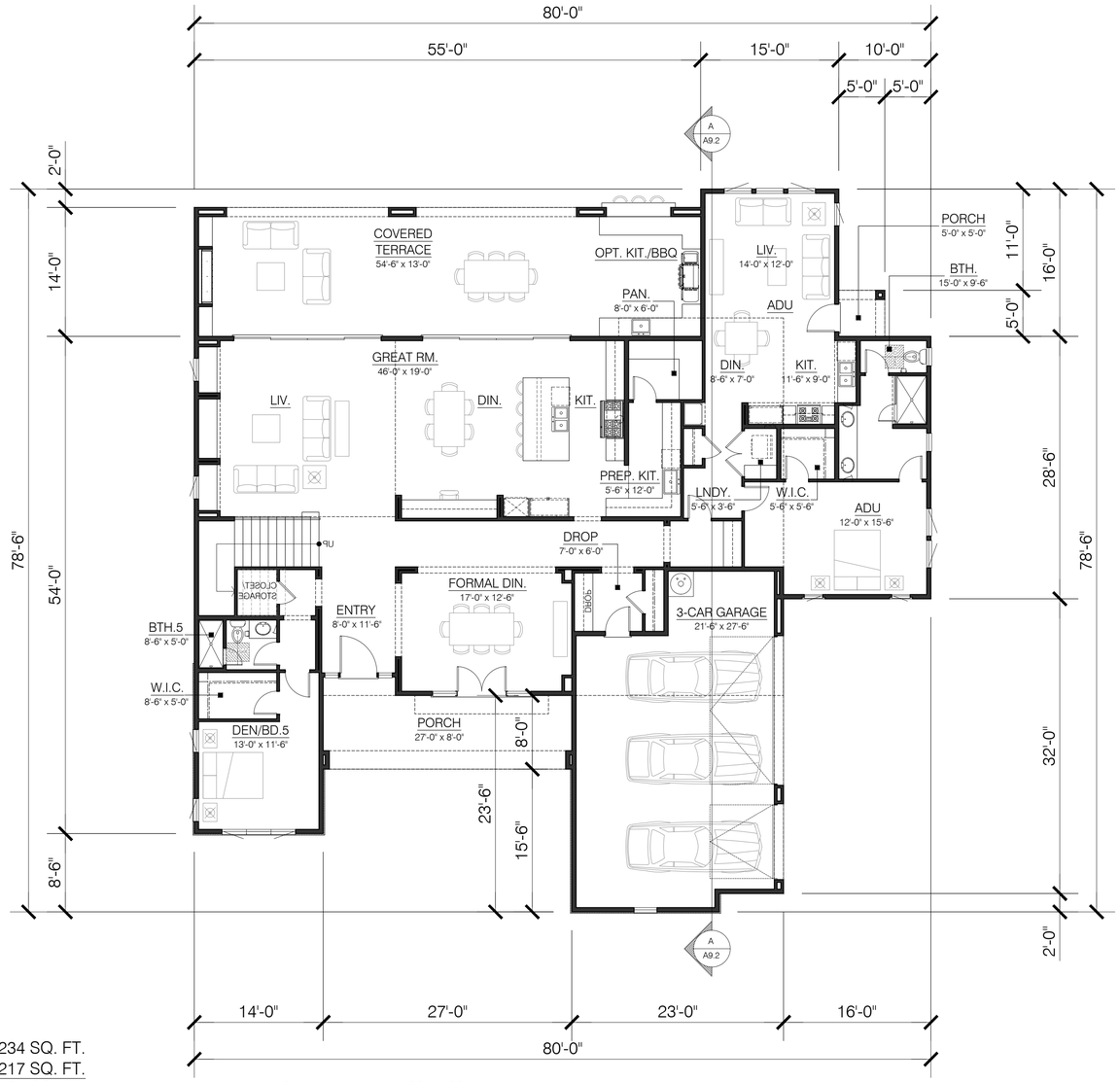


UPPER FLOOR

LOT 9 (PLAN 5)

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



MAIN FLOOR

LOT 9 (PLAN 5)

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LOT 9 (PLAN 5) FLOOR PLANS

A9.1.1

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

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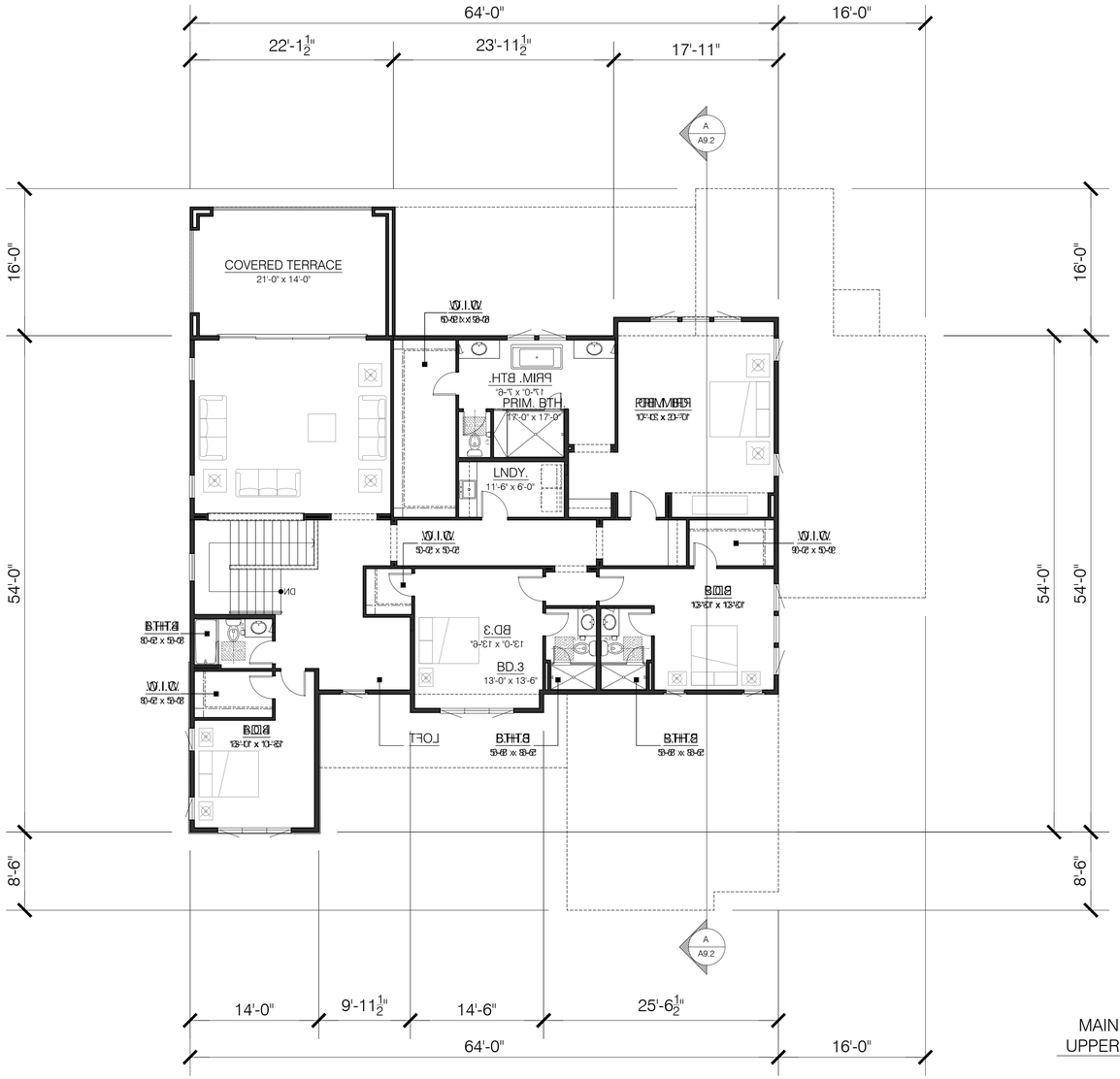

UPPER FLOOR

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

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

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

A9.1.2

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

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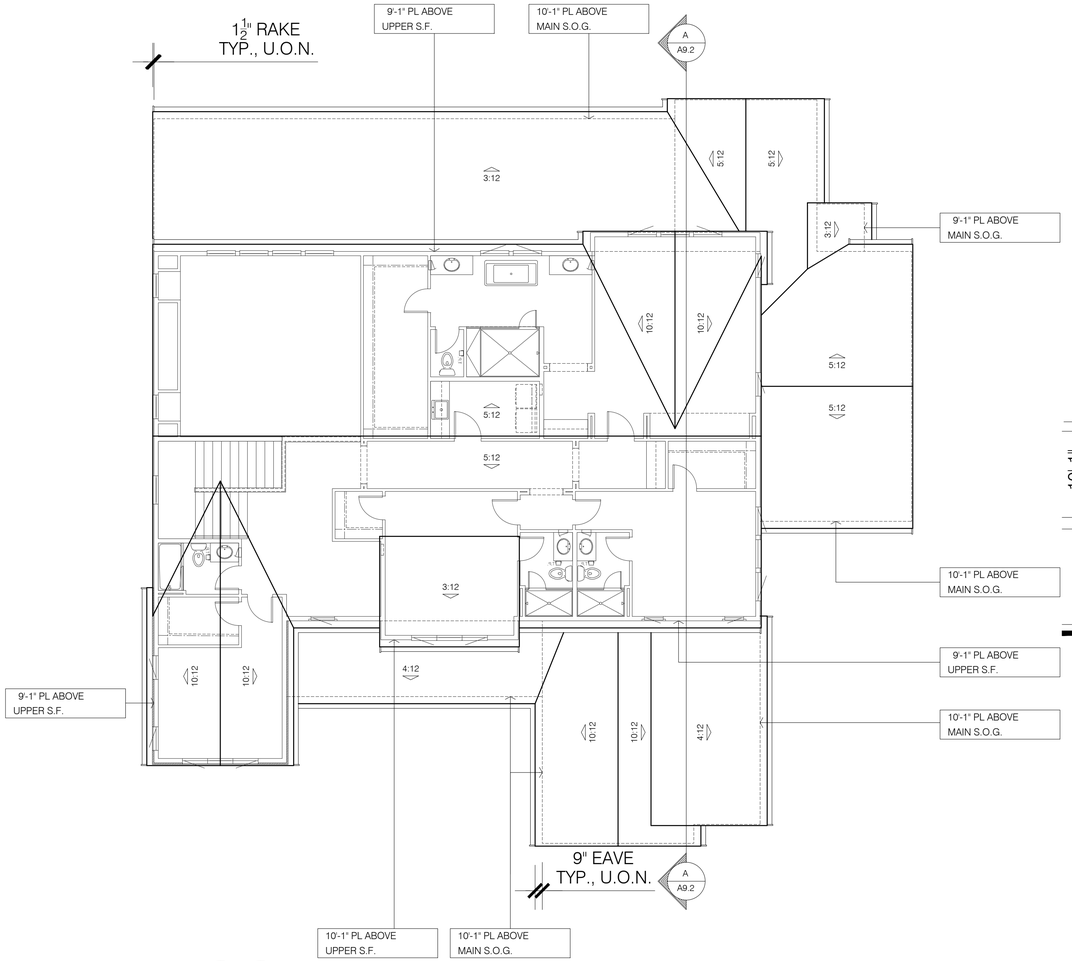
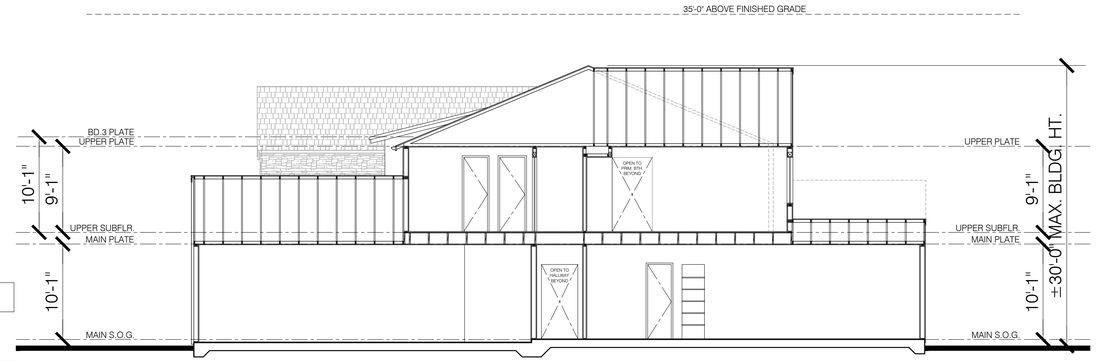


ROOF PLAN

LOT 9 (PLAN 5)



SECTION A-A

LOT 9 (PLAN 5)

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

A9.2

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

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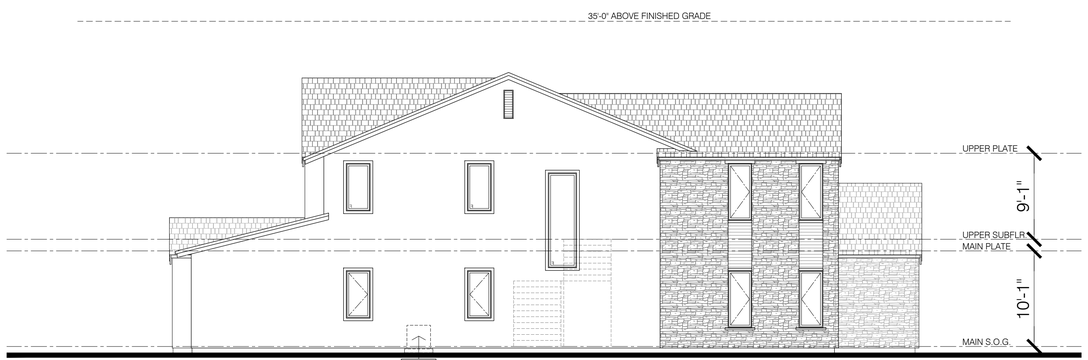
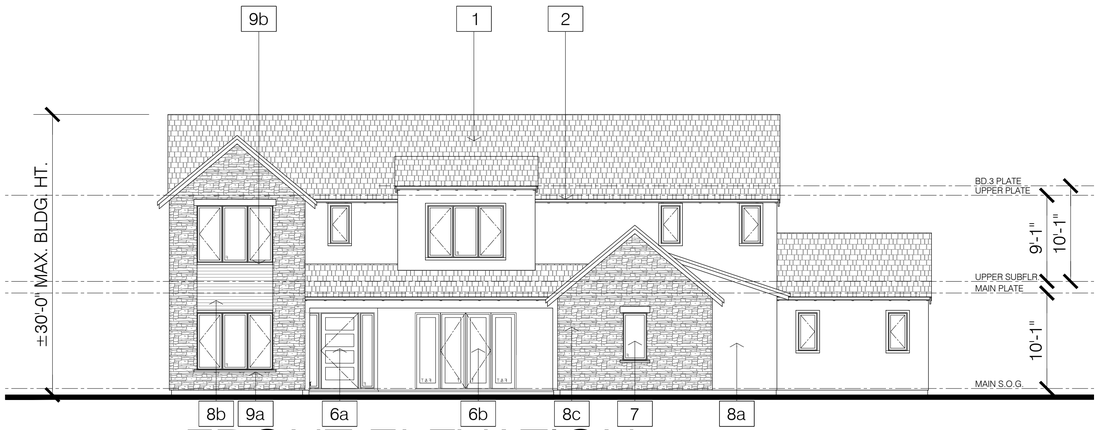


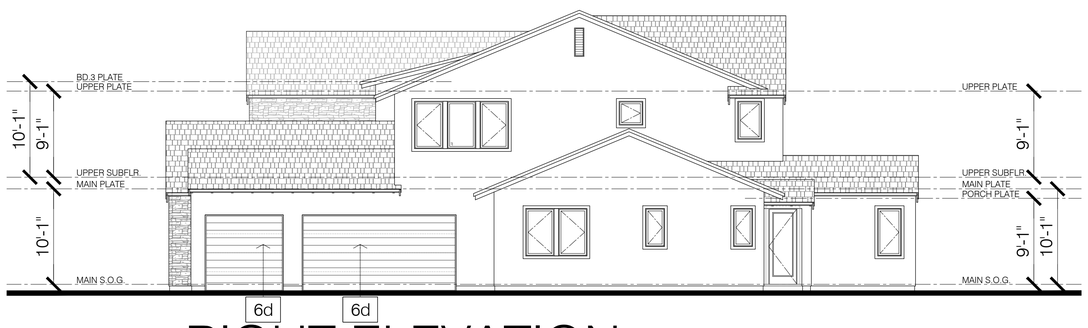
LEFT ELEVATION

LOT 9 (PLAN 5)



FRONT ELEVATION

LOT 9 (PLAN 5)



RIGHT ELEVATION

LOT 9 (PLAN 5)



REAR ELEVATION

LOT 9 (PLAN 5)

MATERIAL SPECIFICATIONS

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

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LOT 9 (PLAN 5) EXTERIOR ELEVATIONS

A9.3

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

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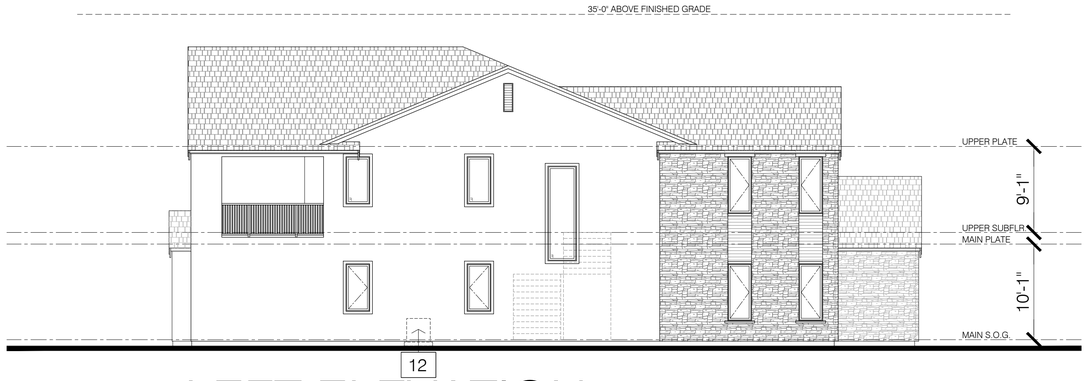

LEFT ELEVATION

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



REAR ELEVATION

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

MATERIAL SPECIFICATIONS

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

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LOT 9 (PLAN 5) EE OPT. COVERED PATIO

A9.4

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

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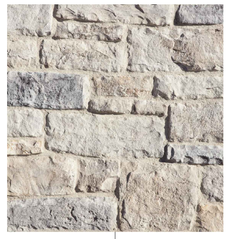
MASONRY:
MFR: EL DORADO STONE
SPEC: LIMESTONE GRAND BANKS
w/ OVERGROUT



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

ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



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





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

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



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

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LOT 9 (PLAN 5) COLORS & MATERIALS

A9.5

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

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CAMINO PABLO - LOT 10

(PLAN 5)

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LOT 10 (PLAN 5) COVER SHEET

A10.0.0

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

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

NORTH 0 5 10 15 20 25 50

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LOT 10 (PLAN 5) SITE PLAN

A10.0.1

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

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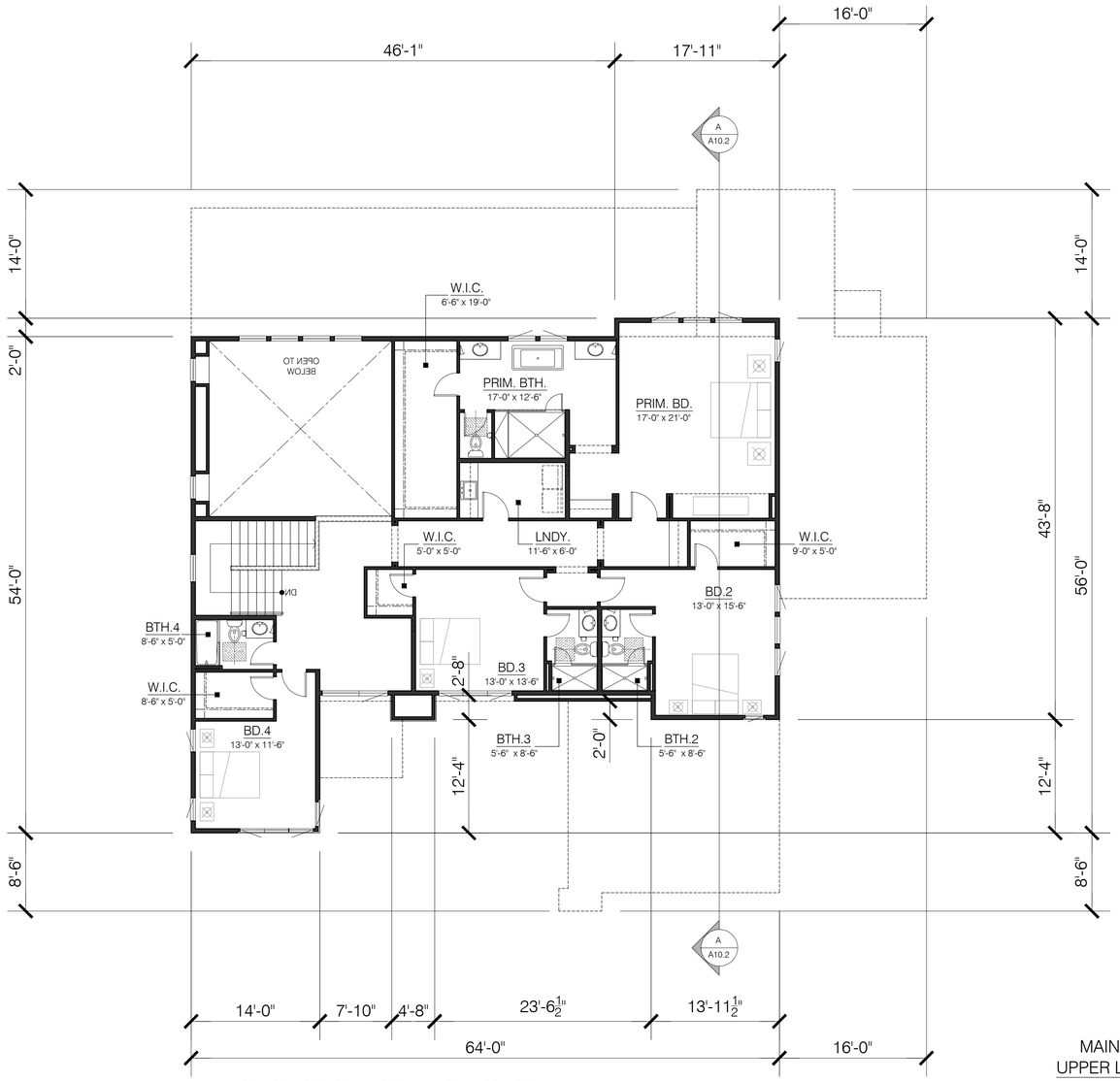
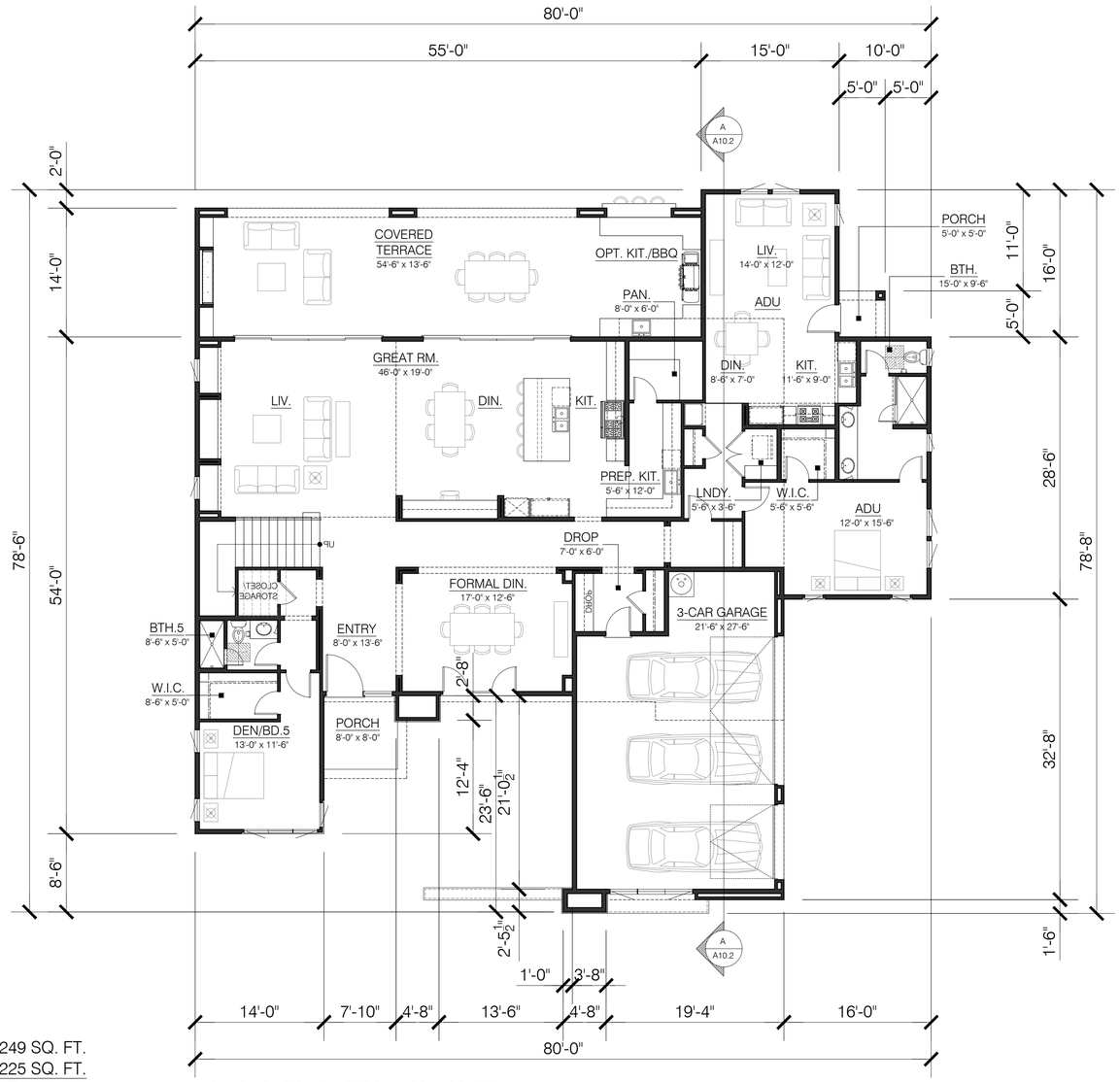


UPPER FLOOR

LOT 10 (PLAN 5)

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



MAIN FLOOR

LOT 10 (PLAN 5)

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LOT 10 (PLAN 5) FLOOR PLANS

A10.1.1

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

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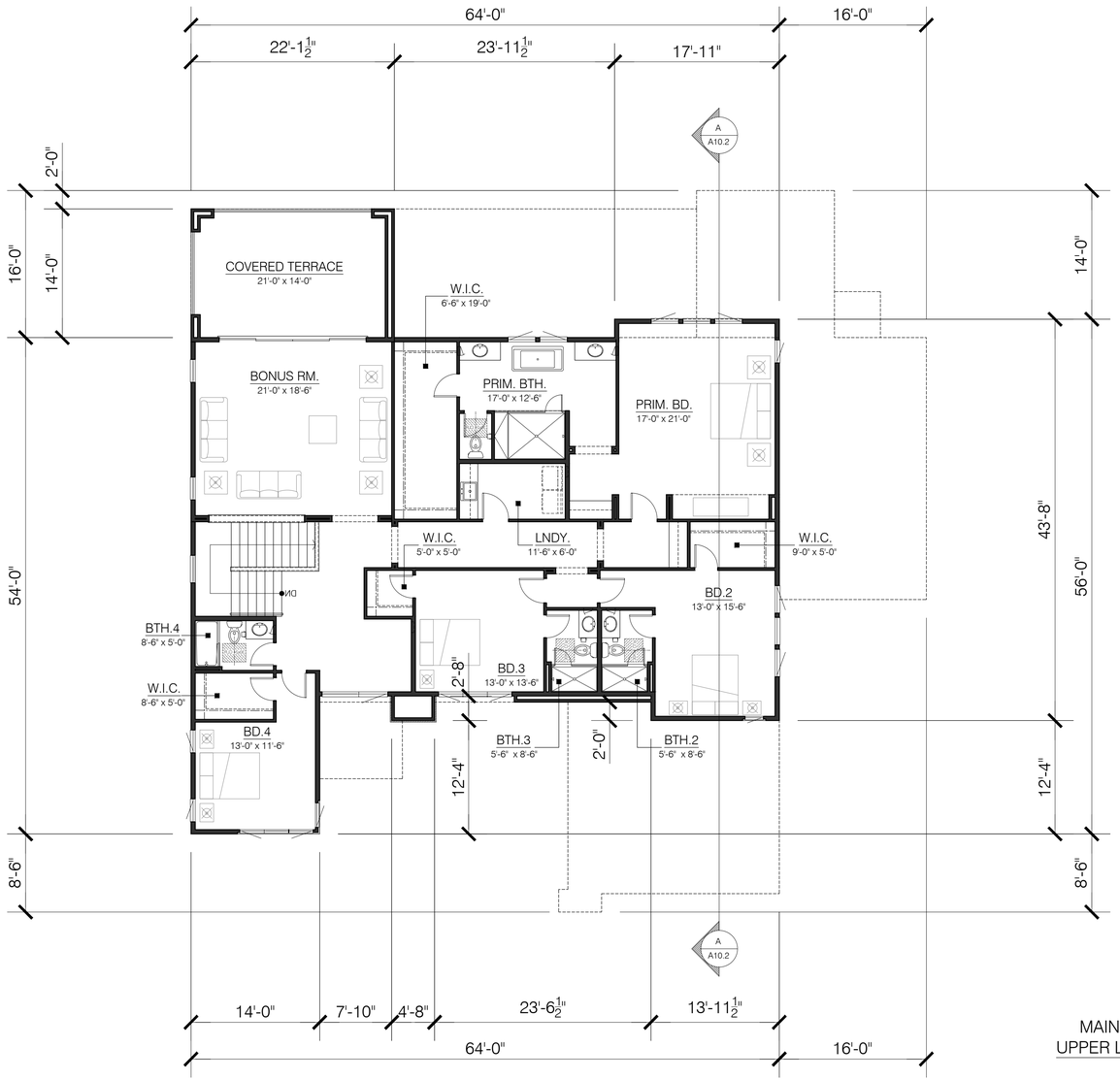

UPPER FLOOR w/ BONUS RM. OPT.

LOT 10 (PLAN 5)

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

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LOT 10 (PLAN 5) BONUS RM. FLOOR PLAN

A10.1.2

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

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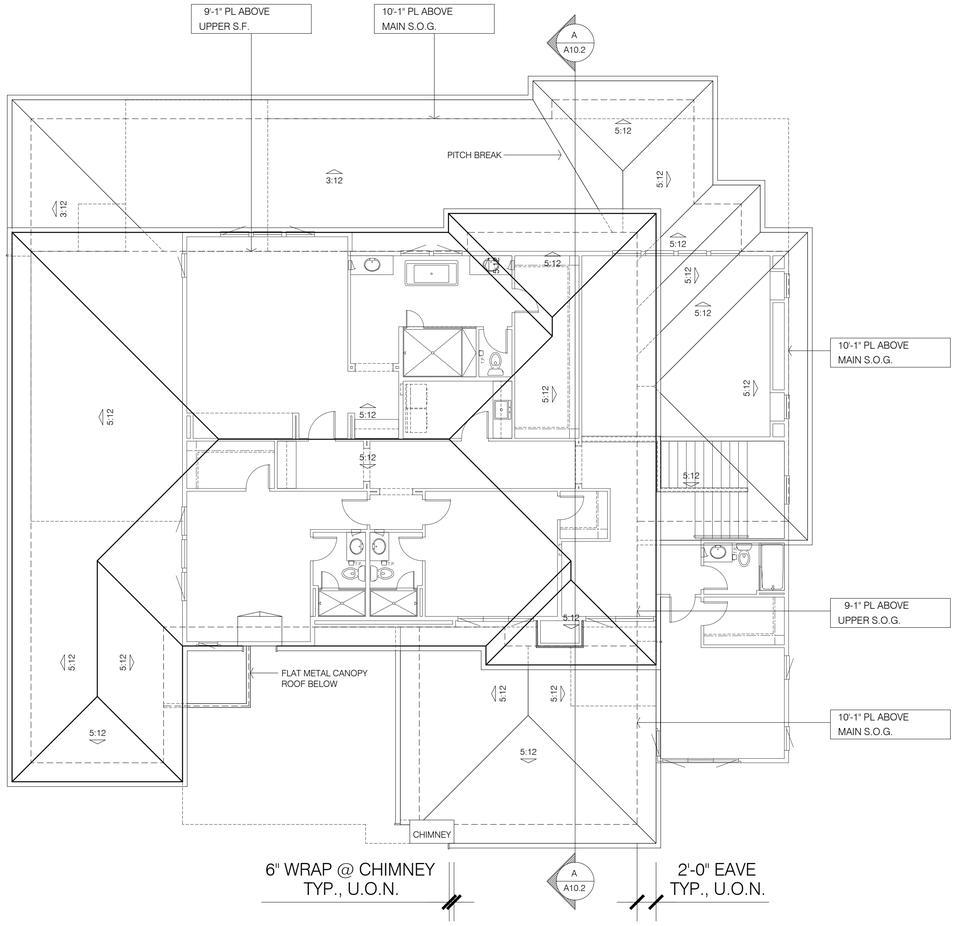
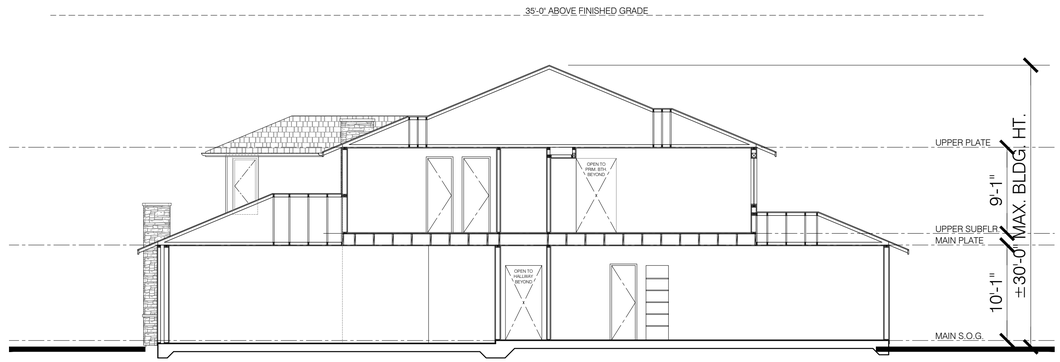


ROOF PLAN

LOT 10 (PLAN 5)



SECTION A-A

LOT 10 (PLAN 5)

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

A10.2

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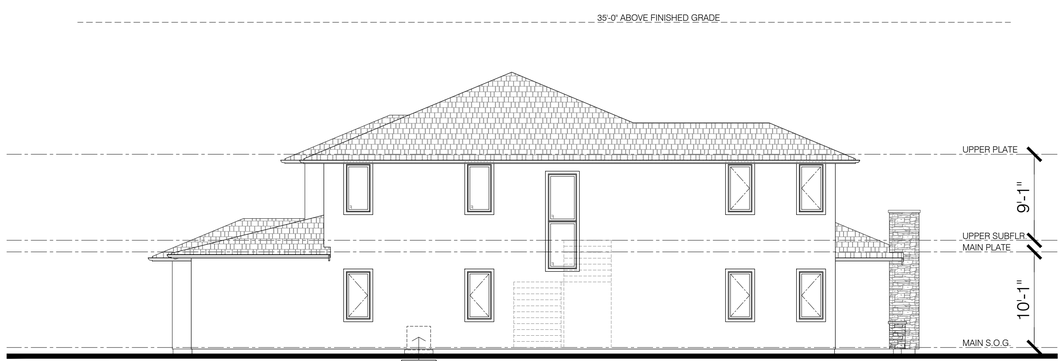
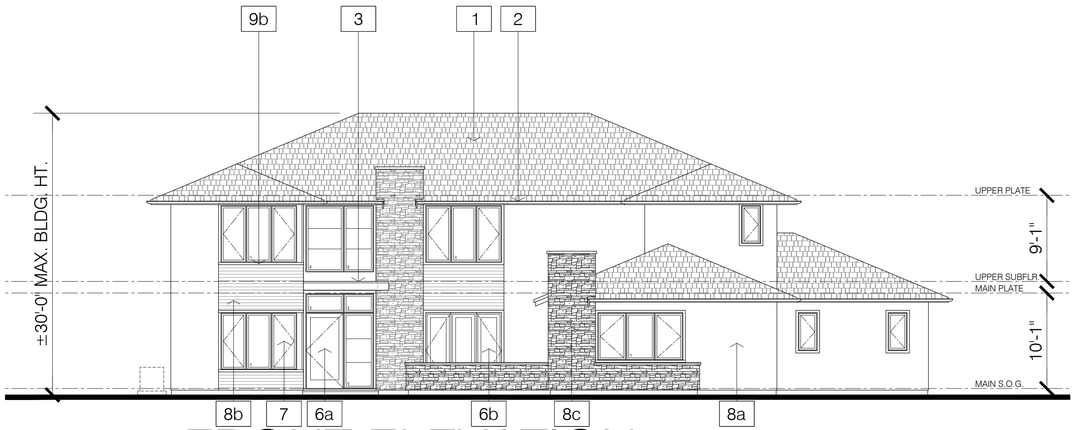


LEFT ELEVATION

LOT 10 (PLAN 5)



FRONT ELEVATION

LOT 10 (PLAN 5)



RIGHT ELEVATION

LOT 10 (PLAN 5)



REAR ELEVATION

LOT 10 (PLAN 5)

MATERIAL SPECIFICATIONS

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

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LOT 10 (PLAN 5) EXTERIOR ELEVATIONS

A10.3

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

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METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

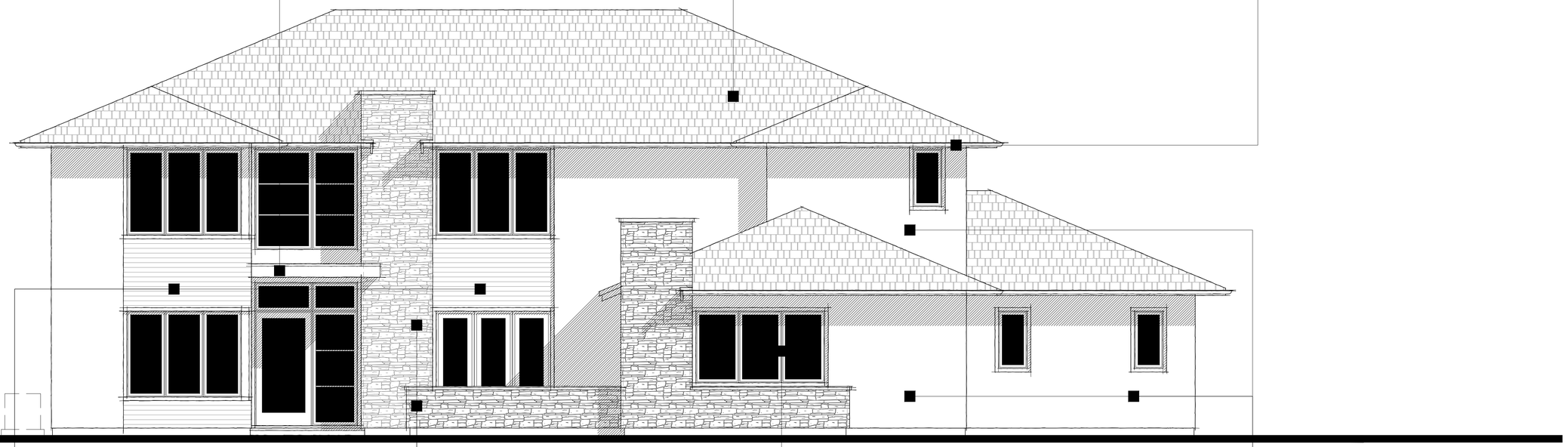


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

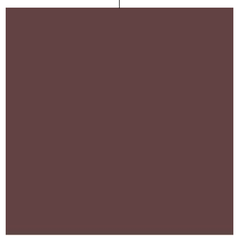


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: TOWNSEND HARBOR
HC-64





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



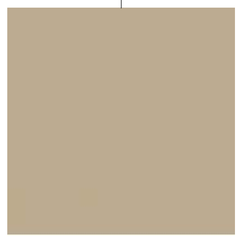
MASONRY:
MFR: EL DORADO STONE
SPEC: VANTAGE 30
SOUTHERN PEAK



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



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



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LOT 10 (PLAN 5) COLORS & MATERIALS

A10.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 11

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LOT 11 (PLAN 4) COVER SHEET

A11.0.0

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

NORTH 0 5 10 15 20 25 50

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LOT 11 (PLAN 4) SITE PLAN

A11.0.1

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

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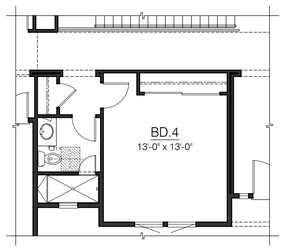
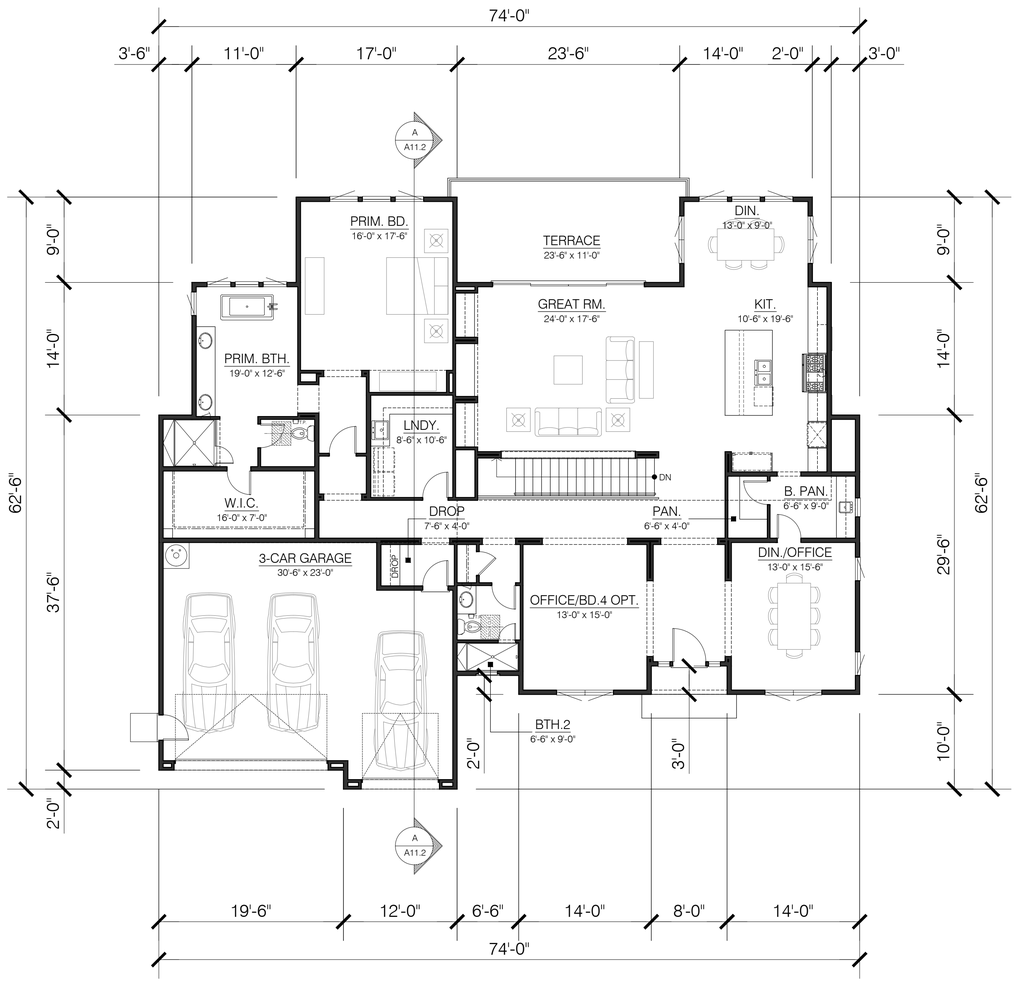


BD.4 OPT.

LOT 11 (PLAN 4)

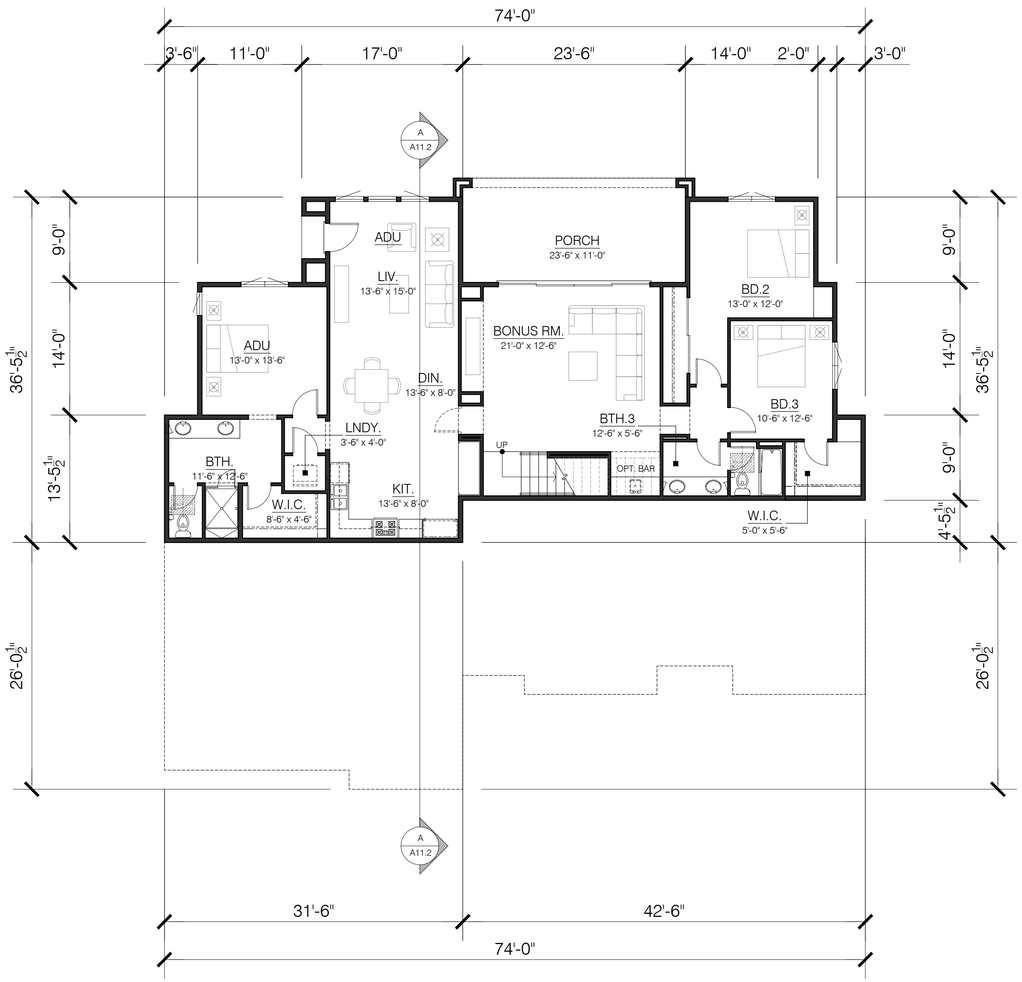
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 11 (PLAN 4)

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



LOWER FLOOR

LOT 11 (PLAN 4)

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LOT 11 (PLAN 4) FLOOR PLANS

A11.1

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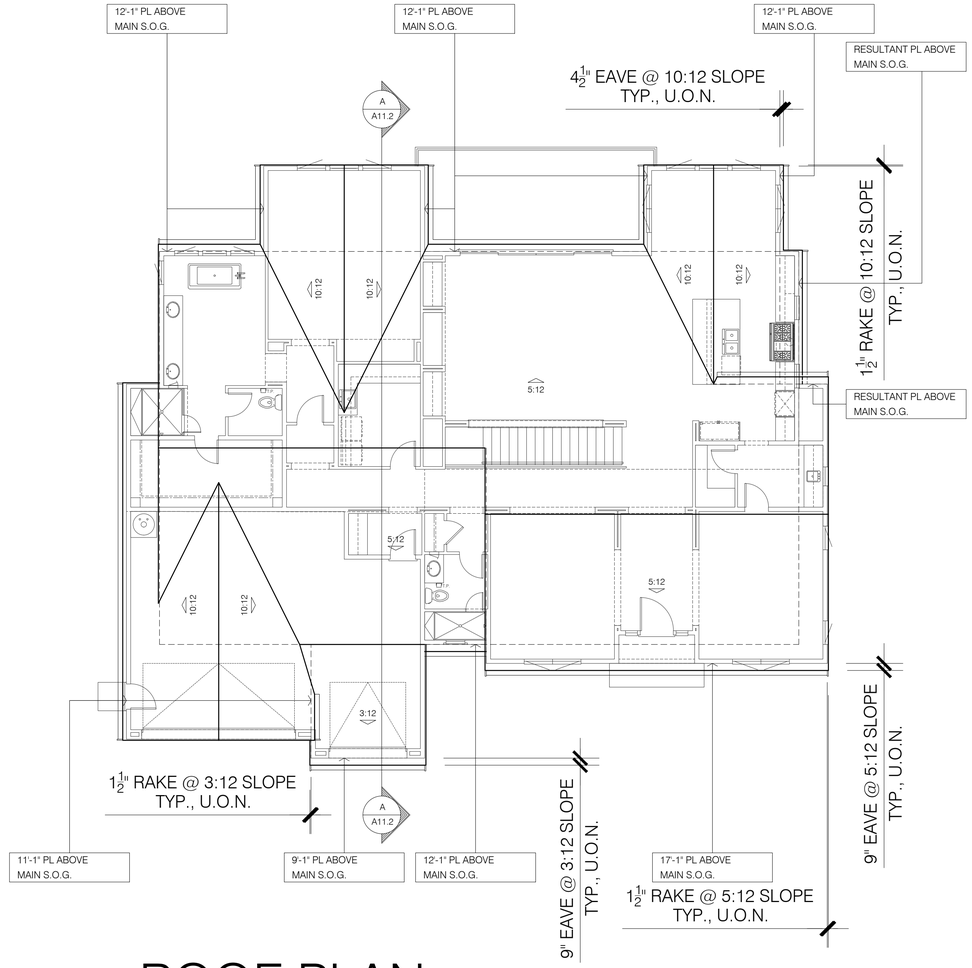
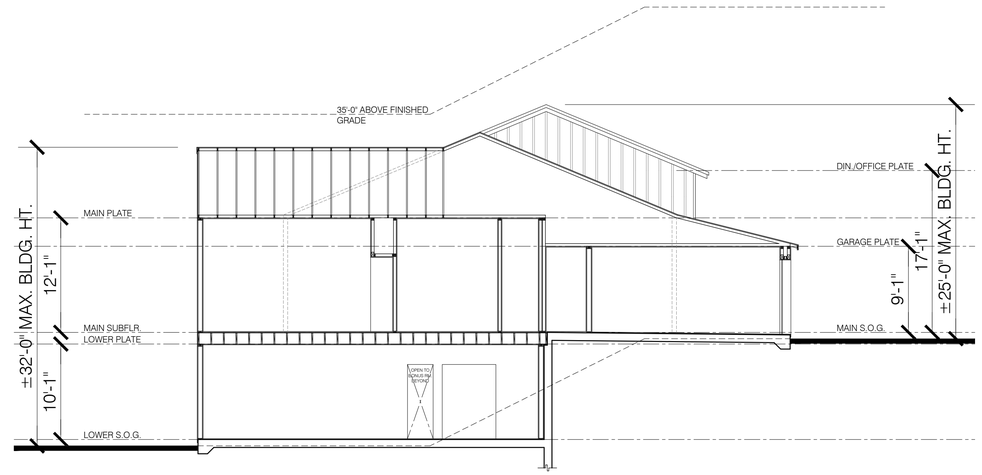


ROOF PLAN

LOT 11 (PLAN 4)



SECTION A-A

LOT 11 (PLAN 4)

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

A11.2

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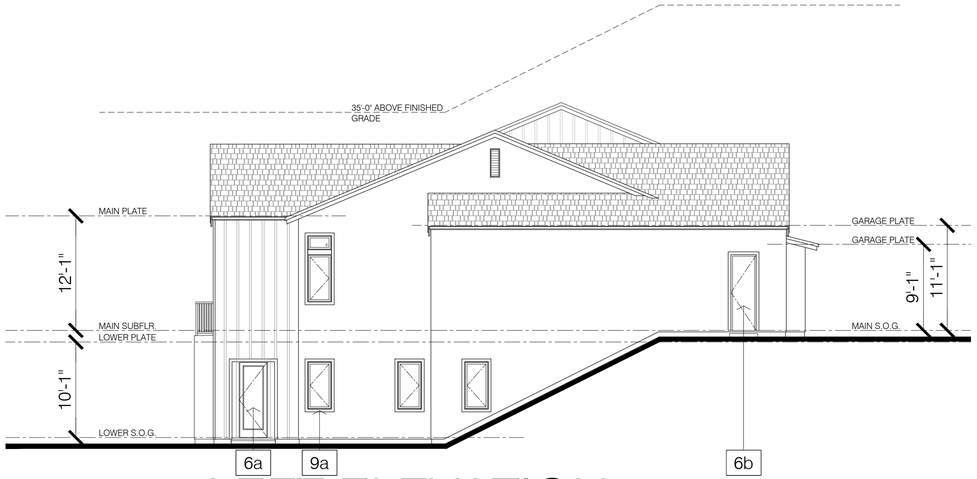


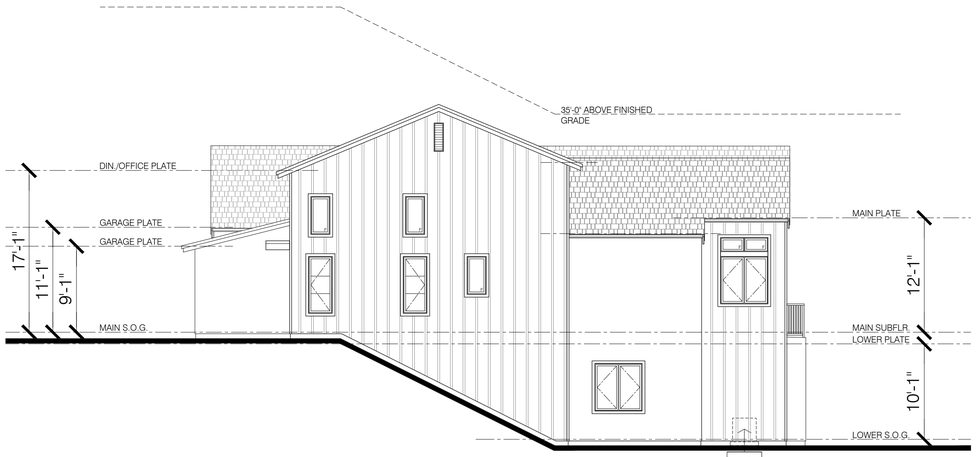
LEFT ELEVATION

LOT 11 (PLAN 4)



FRONT ELEVATION

LOT 11 (PLAN 4)



RIGHT ELEVATION

LOT 11 (PLAN 4)



REAR ELEVATION

LOT 11 (PLAN 4)

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

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LOT 11 (PLAN 4) EXTERIOR ELEVATIONS

A11.3

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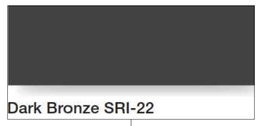
ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

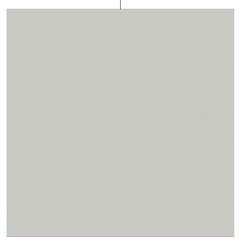


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

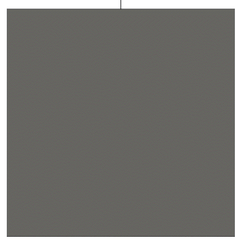


METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

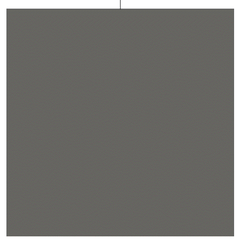




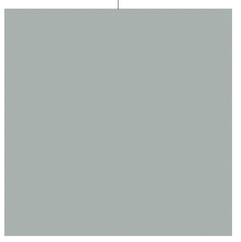
STUCCO:
MFR: BENJAMIN MOORE
COLOR: STONINGTON GRAY
HC-170



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



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



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

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LOT 11 (PLAN 4) COLORS & MATERIALS

A11.4

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

(PLAN 4)

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LOT 12 (PLAN 4) COVER SHEET

A12.0.0

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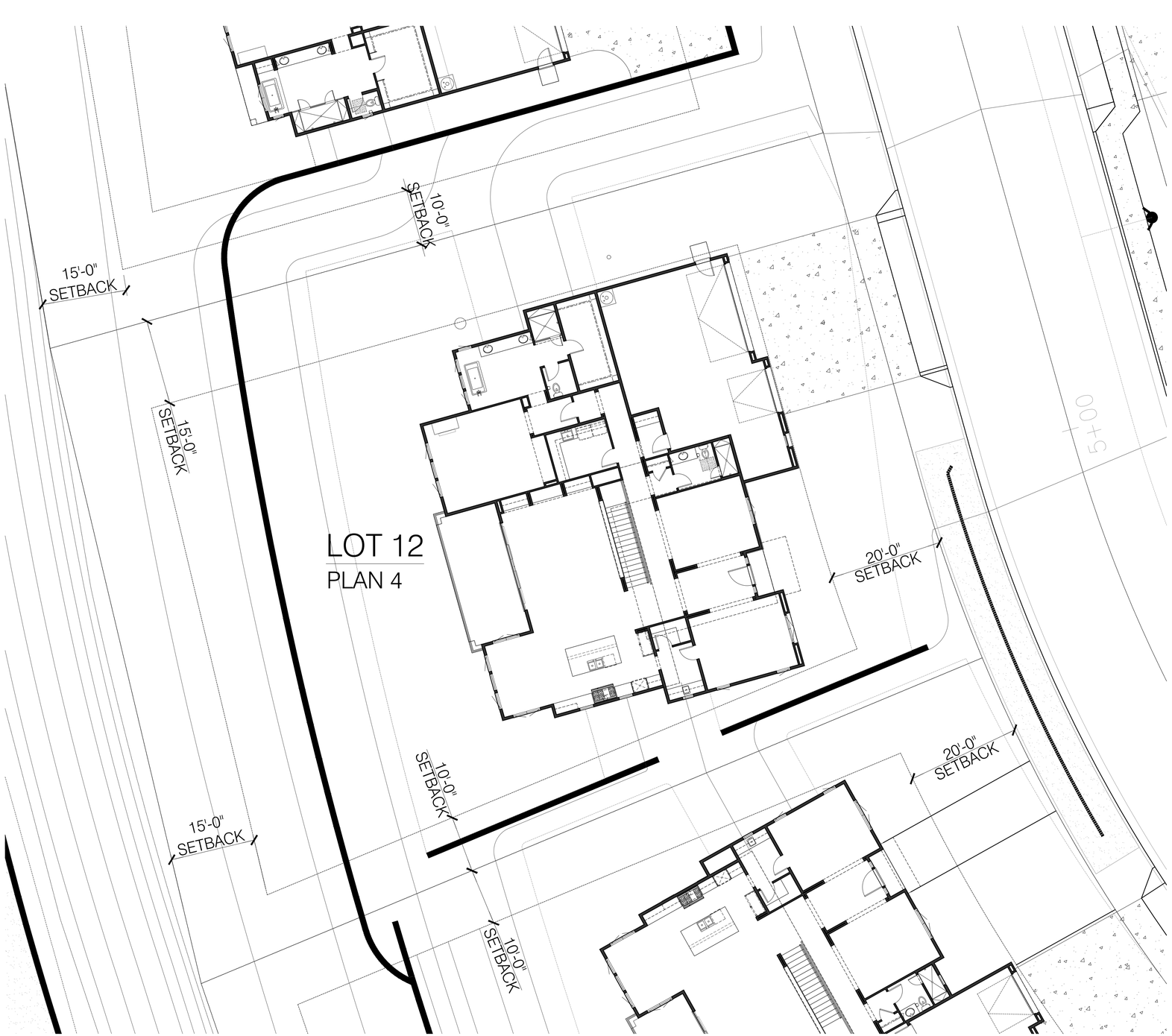

SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 12 (PLAN 4) SITE PLAN

A12.0.1

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

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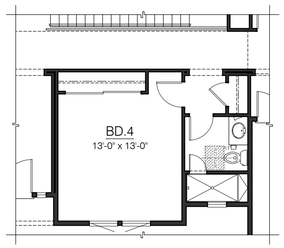
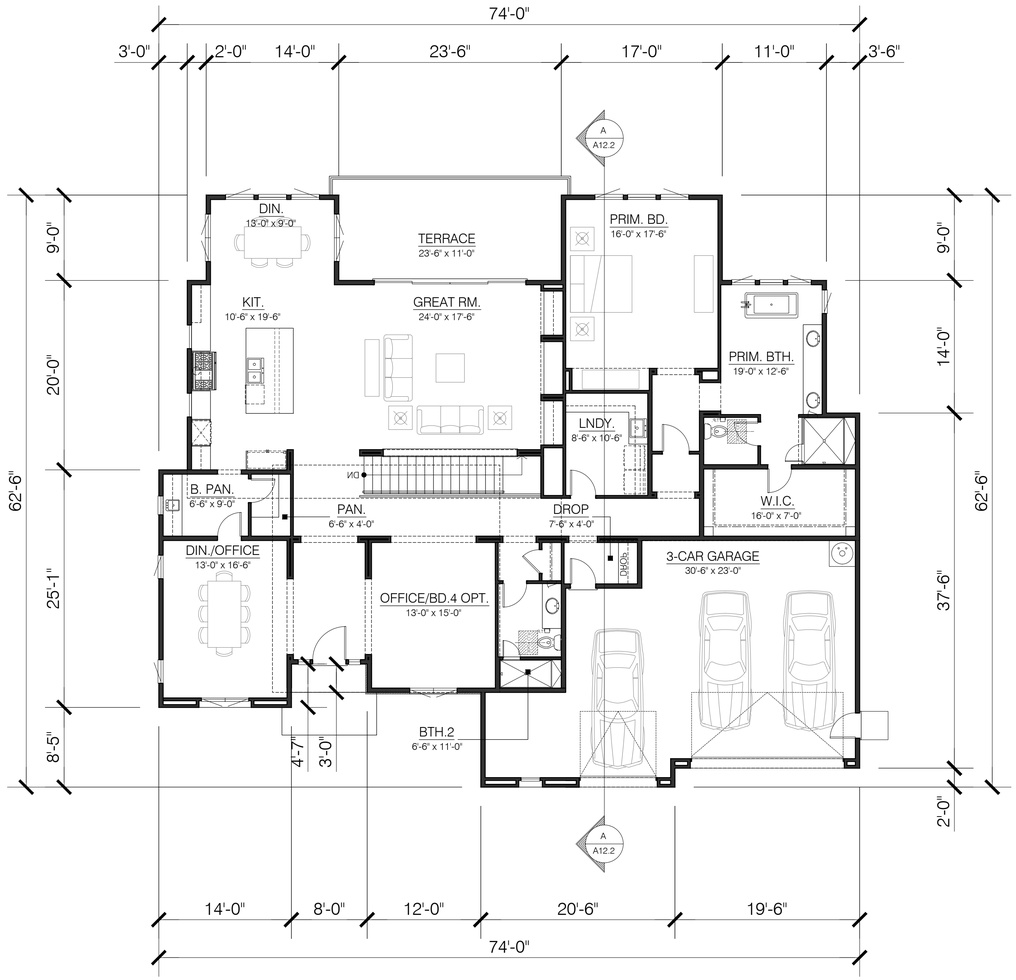


BD.4 OPT.

LOT 12 (PLAN 4)

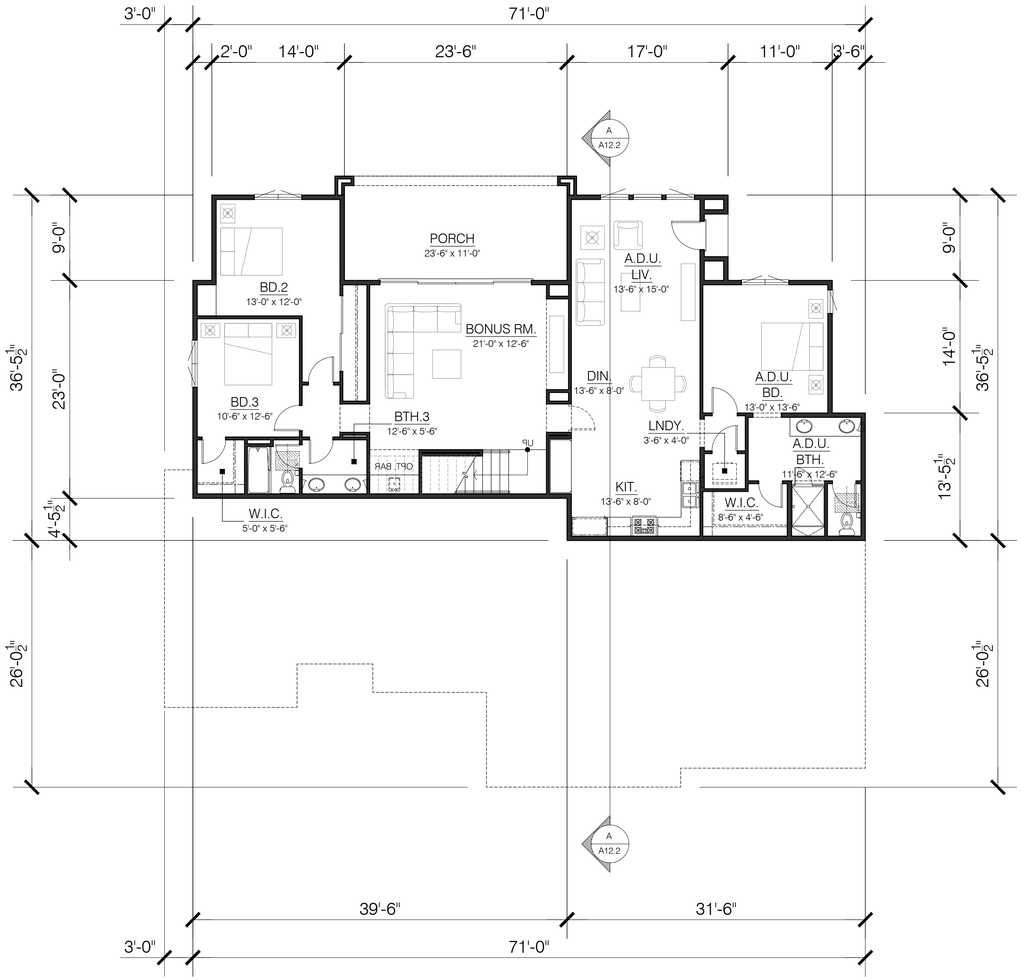
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 12 (PLAN 4)

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



LOWER FLOOR

LOT 12 (PLAN 4)

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LOT 12 (PLAN 4) FLOOR PLANS

A12.1

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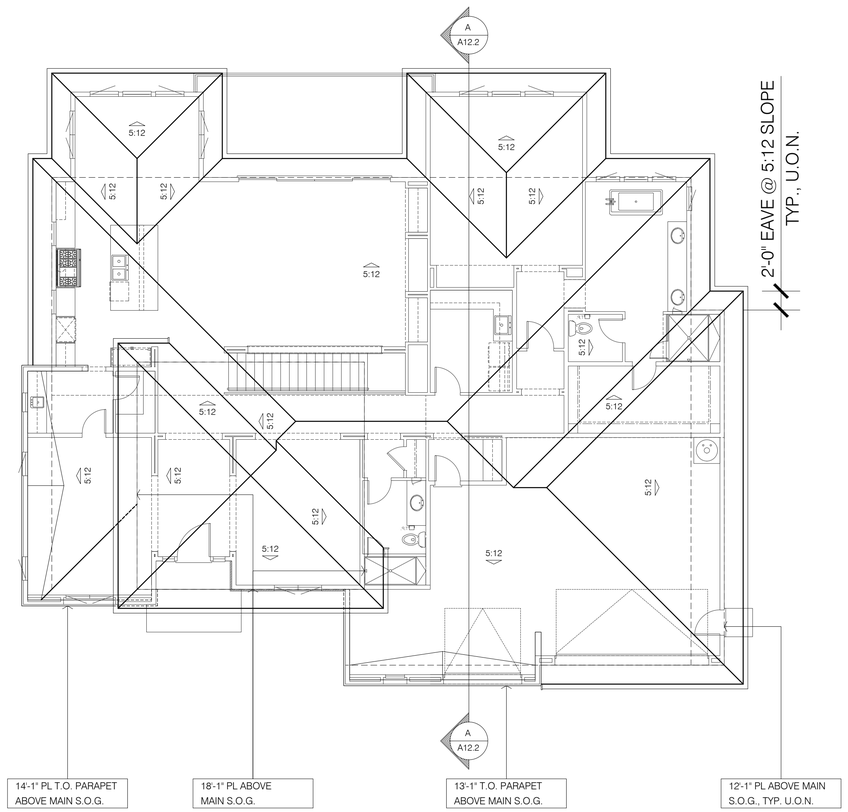
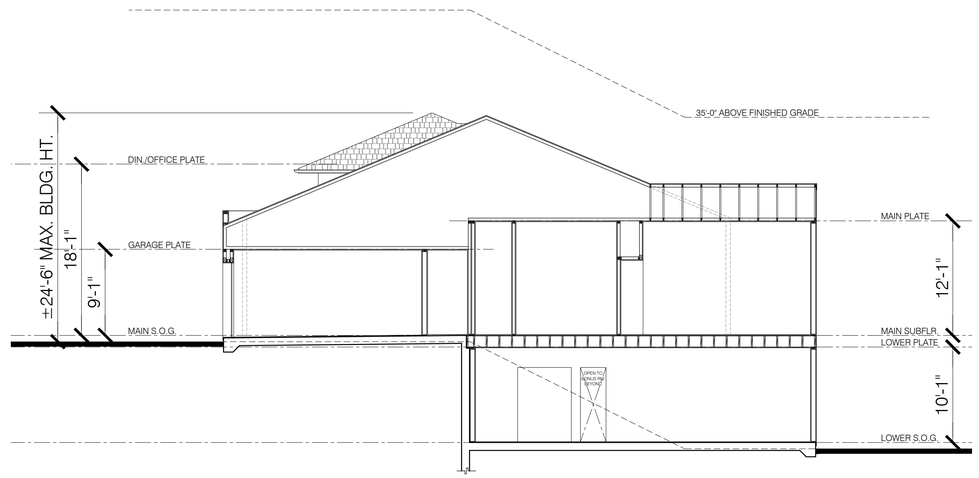


ROOF PLAN

LOT 12 (PLAN 4)



SECTION A-A

LOT 12 (PLAN 4)

6/29/2023 5:37:22 PM, 23-0629_DR Resubmittal

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

HUNT HALE JONES

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San Francisco, CA 94105
www.hunthalejones.com

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

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

A12.2

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

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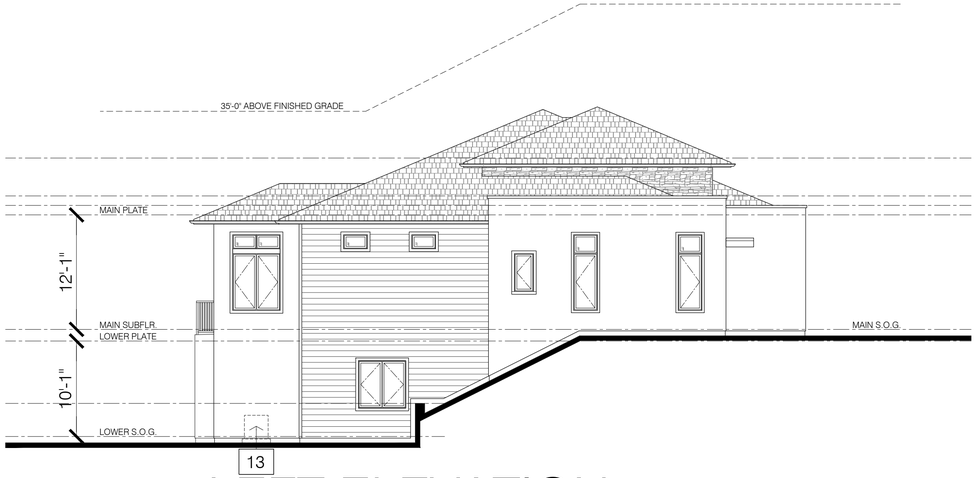
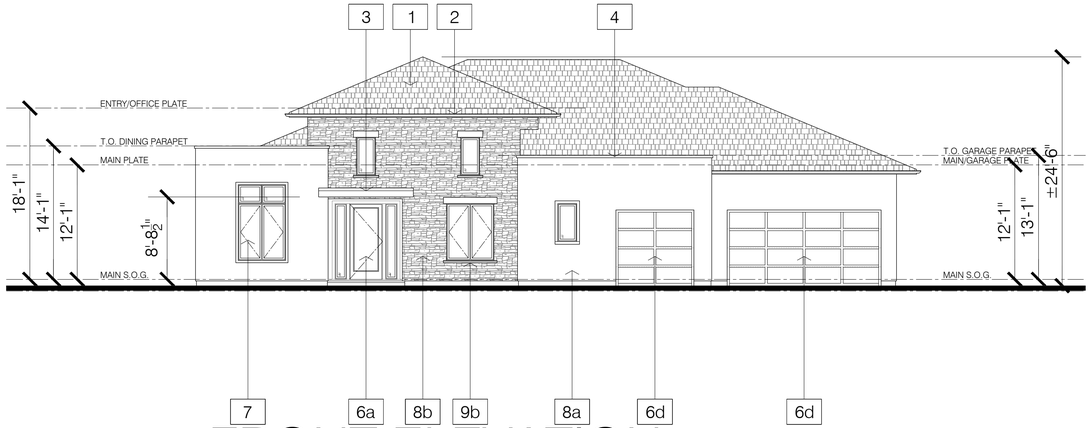


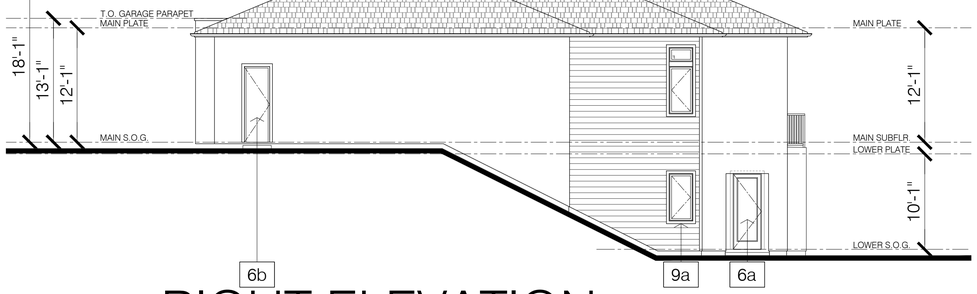
LEFT ELEVATION

LOT 12 (PLAN 4)



FRONT ELEVATION

LOT 12 (PLAN 4)



RIGHT ELEVATION

LOT 12 (PLAN 4)



REAR ELEVATION

LOT 12 (PLAN 4)

MATERIAL SPECIFICATIONS

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

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LOT 12 (PLAN 4) EXTERIOR ELEVATIONS

A12.3

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

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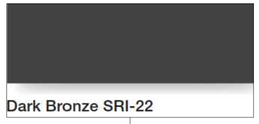
6/29/2023 5:37:32 PM, 23-0629_DR Resubmittal

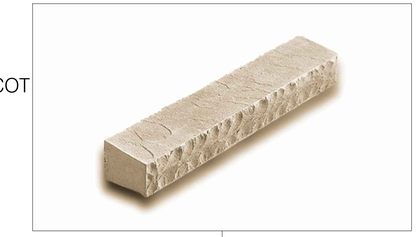
WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



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

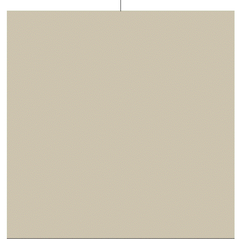


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

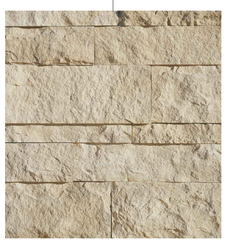




STUCCO:
MFR: BENJAMIN MOORE
COLOR: GRANT BEIGE
HC-83



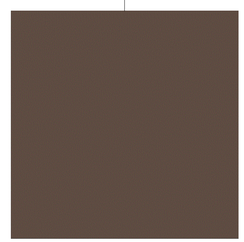
MASONRY:
MFR: EL DORADO STONE
SPEC: CUT COARSE STONE
OYSTER



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



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



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LOT 12 (PLAN 4) COLORS & MATERIALS

A12.4

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

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CAMINO PABLO - LOT 13

(PLAN 4)

JBT PROPERTY MANAGEMENT COMPANY, INC.
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LOT 13 (PLAN 4) COVER SHEET

A13.0.0

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

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

NORTH 0 5 10 15 20 25 50

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LOT 13 (PLAN 4) SITE PLAN

A13.0.1

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

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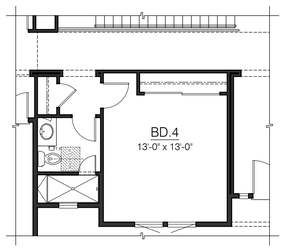
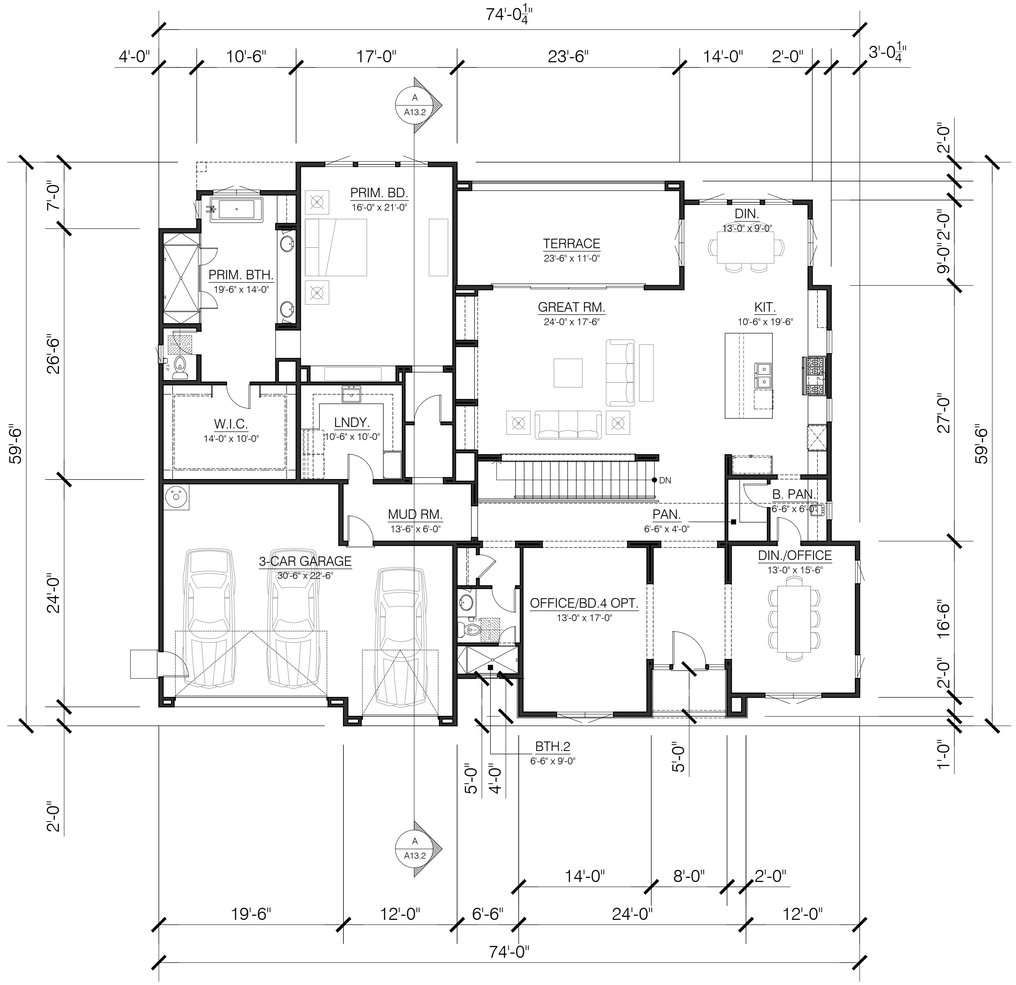


BD.4 OPT.

LOT 13 (PLAN 4)

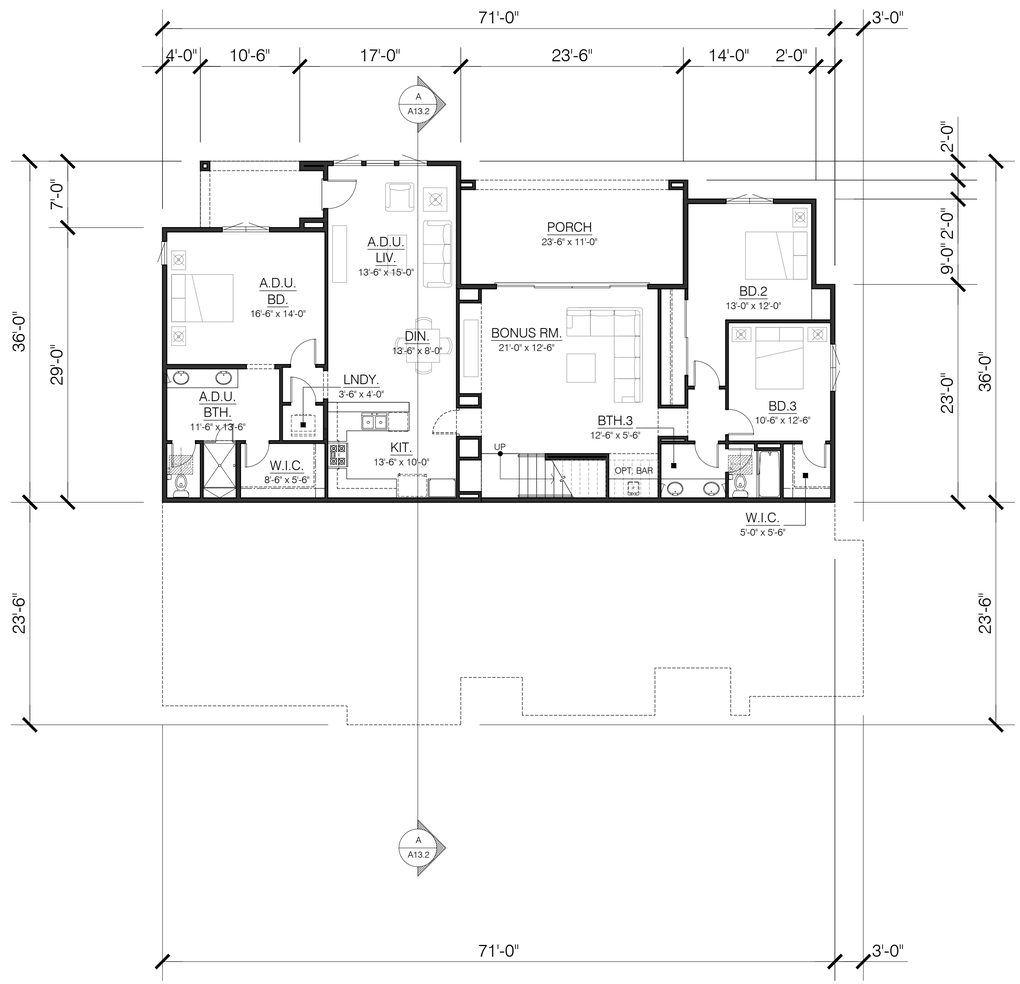
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 13 (PLAN 4)

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



LOWER FLOOR

LOT 13 (PLAN 4)

6/29/2023 5:38:15 PM, 23-0629_DR Resubmittal

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LOT 13 (PLAN 4) FLOOR PLANS

A13.1

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

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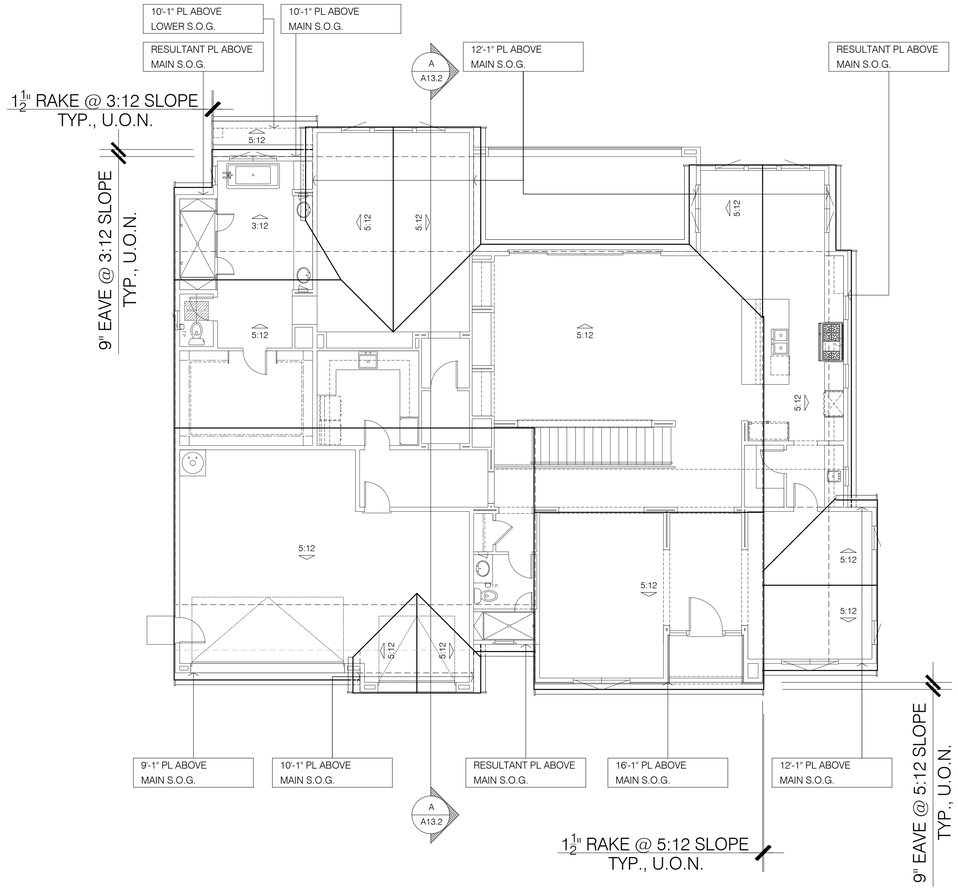
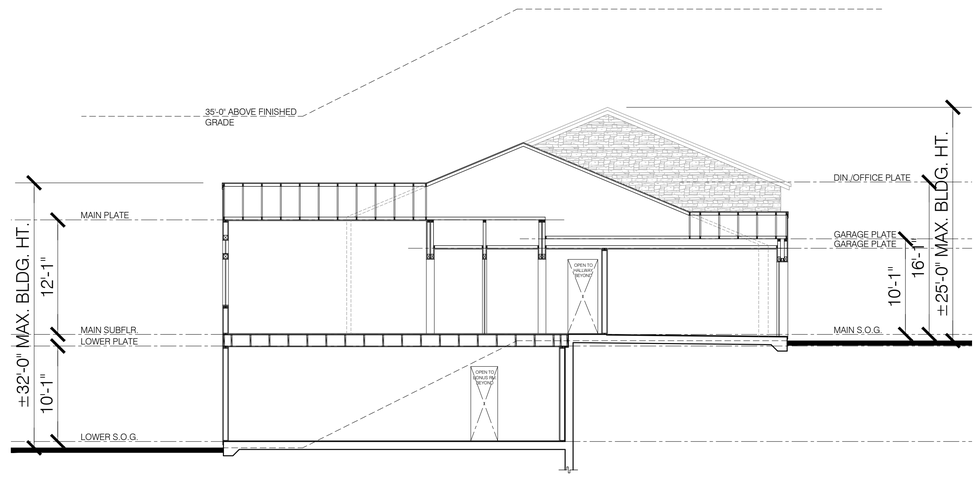


ROOF PLAN

LOT 13 (PLAN 4)



SECTION A-A

LOT 13 (PLAN 4)

6/29/2023 5:38:20 PM, 23-0629_DR Resubmittal

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

A13.2

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

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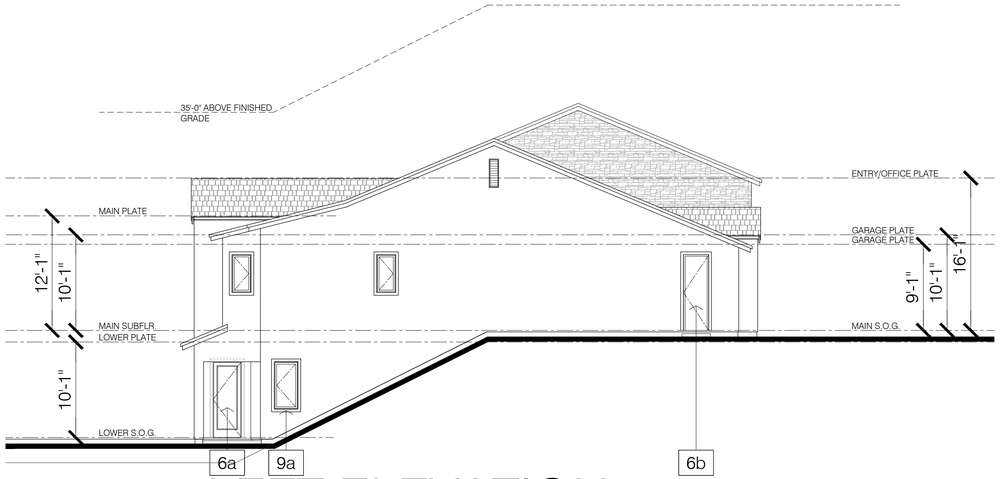


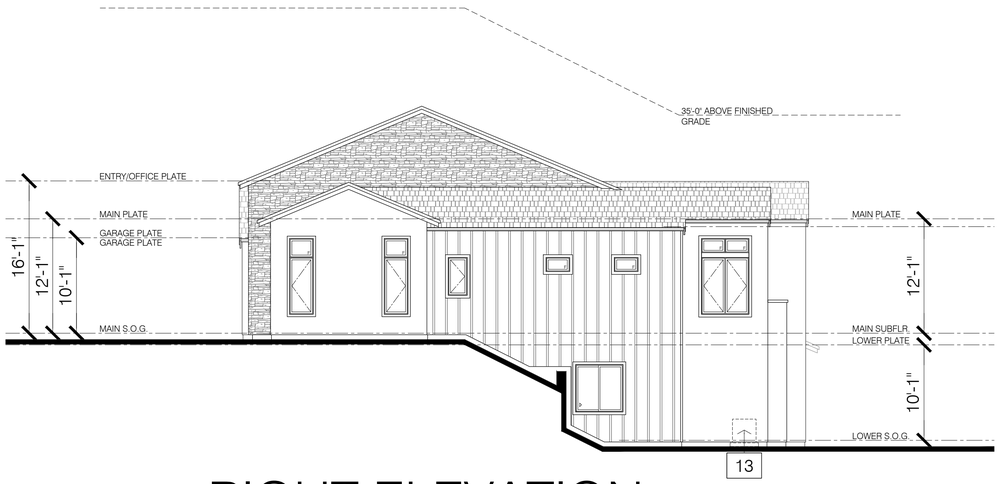
LEFT ELEVATION

LOT 13 (PLAN 4)



FRONT ELEVATION

LOT 13 (PLAN 4)



RIGHT ELEVATION

LOT 13 (PLAN 4)



REAR ELEVATION

LOT 13 (PLAN 4)

MATERIAL SPECIFICATIONS

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

JBT PROPERTY MANAGEMENT COMPANY, INC.

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LOT 13 (PLAN 4) EXTERIOR ELEVATIONS

A13.3

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

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6/29/2023 5:38:30 PM, 23-0629_DR Resubmittal



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



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD

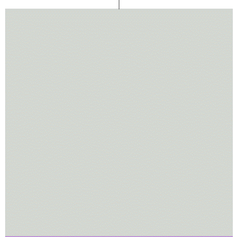


MASONRY:
MFR: EL DORADO STONE
SPEC: ASHLAND TUNDRA BRICK

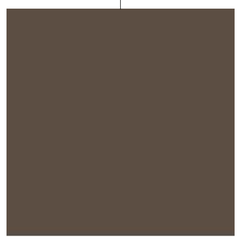


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

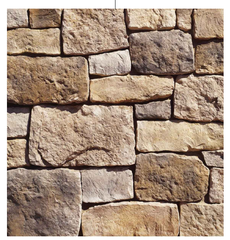




STUCCO:
MFR: BENJAMIN MOORE
COLOR: WICKMAN GRAY
HC-171



GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70



MASONRY:
MFR: EL DORADO STONE
SPEC: ROUGH CUT AUTUMN LEAF
w/ OVERGROUT

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LOT 13 (PLAN 4) COLORS & MATERIALS

A13.4

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

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6/29/2023 5:38:38 PM, 23-0629_DR Resubmittal

From: Russ Leavitt
To: Anne Nounou
Cc: Adrian Veliz; Melody LaBella
Subject: CDDP23- 03012 - South Camino Pablo Annexation and Subdivision; Central San DA 188
Date: Tuesday, April 25, 2023 4:26:04 PM
Attachments: image001.png
image002.png
image003.png
image005.png
image004.jpg
image007.png

I am responding to your request for information about Central Contra Costa Sanitary District's (CCCSD) jurisdiction and willingness to provide wastewater utility service to this potential thirteen-lot subdivision.

Jurisdiction

This project site is just outside the Central Contra Costa Sanitary District (Central San) Sphere of Influence (SOI) and service boundaries. An SOI change and annexation of this parcel to Central San would be required before service could be provided. The SOI change and annexation would require the approval of the CCCSD Board of Directors and the Contra Costa Local Agency Formation Commission (LAFCO). These issues must be identified and discussed in the project's environmental document.

Plans to Provide Service

LAFCO will take the following information into consideration when considering whether Central San should provide service to the project site.

1. Central San is the only wastewater utility service provider serving the Moraga area.

2. Wastewater from the subject property can flow by gravity into Central San's sewer system. An existing eight-inch diameter public main sewer is located in Camino Pablo. The project developer will need to extend an eight-inch diameter public main sewer up the project roadway to serve each new lot.

3. Central San has completed a limited analysis for the sewer system downstream of the proposed project. This analysis consisted of a review of Central San's records for capacity deficiencies and a determination that the proposed project will generate less wastewater than our "trigger" for further analysis. The existing main sewer is adequate for the additional wastewater that will be generated by this project.

4. Central San prefers to annex properties that are: a) developed, but converting from septic system to public sewer service; or b) undeveloped, but have been approved for development by a land use planning agency. An application for annexation and development has been submitted to Contra Costa County.

Based on these factors, and Central San's policies and practices, once the subject property receives development approval, there is no indication that LAFCO would object changing the SOI and allowing Central San to annex and serve the property.

If you have any questions regarding these comments, please contact me at 925-229-7255.



From: Anne Nounou <Anne.Nounou@dcd.cccounty.us>
Sent: Tuesday, April 25, 2023 12:40 PM
To: Russ Leavitt <RLeavitt@centralsan.org>
Subject: Anne Nounou shared "CDDP23- 03012 - Agency Comment" with you.



Anne Nounou shared a file with you

File No CDSD23-09646. CDRZ23-03270, CDDP23-03012
Agency Comment Request

 CDDP23- 03012 - Agency Comment

 This link only works for the direct recipients of this message.

To: Adrian Veliz

From: Cathy Remick

Date: May 17, 2023

Subject: County Files CDDP23-03012, CDSD23-09646, CDRZ23-03270, and CDGP21-00004 - Camino Pablo, Moraga (APN #258-290-029)

Following is Housing Programs' response to the Agency Comments Request dated April 25, 2023, for approval of a vesting tentative map for a proposed subdivision on approximately 23.90 acres. The applicant plans to rezone the project site and create 13 single-family residential lots and a 16-acre open space parcel.

Inclusionary Housing Ordinance

In a residential development of five or more for-sale units, at least fifteen percent of the for-sale units shall be developed and sold as inclusionary units under the terms and conditions of Section 822.4.410(b). At least twenty percent of the inclusionary units shall be sold at an affordable sales price to lower-income households. The remaining inclusionary units shall be sold to moderate-income households at an affordable price. An in-lieu fee may be paid under Section 822-4.404 of the Inclusionary Housing Ordinance as an alternative to providing some or all the required inclusionary units.

An Inclusionary Housing Plan was not included in the application. The application will be considered incomplete until a housing plan has been submitted and preliminarily approved. A copy of the Inclusionary Housing Plan checklist is attached for your reference and use.

From:	Lou Ann Texeira
To:	Anne Nounou; Adrian Veliz; Bret Wickham; Christine Louie; Daniel Barrios; David Brockbank; Eric Fung; Gabriel Lemus; Jeffrey Valeros; John Cunningham; Joson, Loriezel; Larry Gossett; McGregor, Jennifer; Nestor Baligod; Planning.review; Robert Sarmiento; Simone Saleh; Takeya Foster; Will Nelson; fire@cccfpd.org; Jocelyn LaRocque; Solid.Waste@cchealth.org; mark.delao@pw.cccounty.us; monish.sen@pw.cccounty.us; jshannon@contracostamosquito.com; chien.wang@ebmud.com; david.rehnstrom@ebmud.com
Subject:	RE: Anne Nounou shared "CDDP23- 03012 - Agency Comment" with you.
Date:	Tuesday, April 25, 2023 1:46:08 PM
Attachments:	image001.png image002.png image003.png image005.png image006.png

Greetings,

Thank you for sending the attached to LAFCO.

Please note that the project site is outside the spheres of influence (SOI) and service boundaries of both Central Contra Costa Sanitary District and East Bay Municipal Utility District. Should the project require these municipal services, then SOI and annexation applications will be needed.

Please let us know if you have any questions.

Lou Ann Texeira, Executive Officer
Contra Costa LAFCO
40 Muir Road, 1st Floor
Martinez, CA 94553
925-313-7133
LouAnn.Texeira@lafco.cccounty.us

From: Anne Nounou <Anne.Nounou@dcd.cccounty.us>
Sent: Tuesday, April 25, 2023 11:48 AM
To: Adrian Veliz <Adrian.Veliz@dcd.cccounty.us>; Bret Wickham <Bret.Wickham@dcd.cccounty.us>; Christine Louie <Christine.Louie@dcd.cccounty.us>; Daniel Barrios <Daniel.Barrios@dcd.cccounty.us>; David Brockbank <David.Brockbank@dcd.cccounty.us>; Eric Fung <eric.fung@cchealth.org>; Gabriel Lemus <Gabriel.Lemus@dcd.cccounty.us>; Jeffrey Valeros <jeff.valeros@pw.cccounty.us>; John Cunningham <John.Cunningham@dcd.cccounty.us>; Joson, Loriezel <ljoson@ebmud.com>; Larry Gossett <larry.gossett@pw.cccounty.us>; Lou Ann Texeira <LouAnn.Texeira@lafco.cccounty.us>; McGregor, Jennifer <jennifer.mcgregor@ebmud.com>; Nestor Baligod <Nestor.Baligod@dcd.cccounty.us>; Planning.review <planning.review@ebmud.com>; Robert Sarmiento <Robert.Sarmiento@dcd.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>; Takeya Foster <TAKEYA.FOSTER@CCHEALTH.ORG>; Will Nelson <Will.Nelson@dcd.cccounty.us>; fire@cccfpd.org; Jocelyn LaRocque <jlaro@pw.cccounty.us>; Solid.Waste@cchealth.org; mark.delao@pw.cccounty.us; monish.sen@pw.cccounty.us; jshannon@contracostamosquito.com; chien.wang@ebmud.com; david.rehnstrom@ebmud.com
Subject: Anne Nounou shared "CDDP23- 03012 - Agency Comment" with you.

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

AGENCY COMMENT REQUEST

Date April 25, 2023

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

DISTRIBUTION

INTERNAL

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

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

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

LOCAL

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

OTHERS/NON-LOCAL

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

ADDITIONAL RECIPIENTS

Solid Waste - D. Brockbank

JMLT

Please submit your comments to:

Project Planner Adrian Veliz

Phone # 925-655-2879

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

County File # CDSD23-09646, CDRZ23-03270, CDDP233012

Prior to May 18, 2023

* * * * *

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

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

* * * * *

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

Comments: None ✔ Below ___ Attached

Employ measures necessary to ensure no creation or maintenance of a public nuisance as defined by California Health and Safety Code §2002. Maintaining a nuisance may lead to abatement by the Contra Costa Mosquito & Vector Control District and civil penalties pursuant to California Health and Safety Code §2060 et seq. At no time should any aspect of the project or property produce, harbor, or maintain disease vectors or other nuisances. At no time should water features, landscaping, water treatment features, etc. hold stagnant water in excess of 72 hours to prevent creating mosquito habitat.

Print Name Jeremy Shannon

4/27/2023

Signature DATE

Agency phone # 925-685-9301

REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES

The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY

DATE: 05/15/2023	EBMUD MAP(S): 1533B484,1533B482,1533B480	EBMUD FILE:S-11401
AGENCY: Department of Conservation and Development Attn: Adrian Veliz 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDSD23-09646, CDRZ23-03270, CDDP233012	FILE TYPE: Rezoning/GPA
APPLICANT: Benoit McVeigh 1931 San Miguel Drive Walnut Creek, CA 94596		OWNER: Properties LLC Dobbins 1520 W Kettleman Ln Ste A1 Lodi, CA 95242

DEVELOPMENT DATA

ADDRESS/LOCATION: 0 Camino Pablo City:MORAGA Zip Code: 94556

ZONING:A-2 PREVIOUS LAND USE: vacant

DESCRIPTION: Subdivision of approx. 23.9 ac into 13 SFR lots. Rezone residential portion from A-2 to P1 zoning, and GP amendment to change Ag Lands desig. to SFR low density.	TOTAL ACREAGE:24 ac.

TYPE OF DEVELOPMENT:
Single Family Residential:13 Units

WATER SERVICES DATA

PROPERTY: Requires Annexation	ELEVATION RANGES OF STREETS: 560-732	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 560-732

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

PRESSURE ZONE	SERVICE ELEVATION RANGE
D5A	450-650

None from main extension(s)
Location of Existing Main(s):

PRESSURE ZONE	SERVICE ELEVATION RANGE
D5A	450-650

COMMENTS

Parcel 258-290-029 is outside EBMUD's service area, and may need to be annexed into the EBMUD service area before water service can be provided. The project sponsor should contact EBMUD's New Business Office. Please see attached "Annexation to EBMUD Current Service Area Requirements."

CW

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

_____

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

ANNEXATION TO EBMUD CURRENT SERVICE AREA REQUIREMENTS

Changes to East Bay Municipal Utility District's (EBMUD's) water supply commitments, such as supplying water to lands outside EBMUD's existing customer service area, requires EBMUD to seek and obtain approval from the U.S. Bureau of Reclamation (USBR), with whom EBMUD has a contract for Central Valley Project (CVP) water supply in dry years. USBR maintains a detailed map of EBMUD's Contractor's Service Area that it will modify any time it approves making any changes to EBMUD's contract regarding the areas that EBMUD serves. To support its approval of any expansion of EBMUD's Contractor's Service Area, USBR requires environmental documentation that extends beyond what is typically needed to meet the CEQA requirements. This documentation is required to satisfy federal environmental laws including the National Environmental Protection Act (NEPA), the Endangered Species Act (ESA), and Section 106 of the National Historic Preservation Act (NHPA). EBMUD will require any developer requesting annexation to provide such documentation, which EBMUD will use to support its request for USBR's consent to the provision of water service to the annexed area. In evaluating the adequacy of this environmental documentation, USBR typically consults with other federal agencies, including the U.S. Fish and Wildlife Service. In situations where the U.S. Army Corps of Engineers (Corps) is responsible for fulfilling its obligations for issuing permits and documenting environmental impacts under the Clean Water Act, ESA, NEPA and other federal environmental laws, USBR has indicated to EBMUD recently that it would prefer that the Corps complete all of its requirements under these laws, after which USBR would augment the documentation only as necessary to fulfill its own requirements to support the expansion of EBMUD's Contractor's Service Area. The exact process and requirements can vary, and the applicant is encouraged to consult with EBMUD early.

If the proposed annexation lies outside a broad area known as the Central Valley Project's Consolidated Place of Use as authorized by the State Water Resources Control Board, substantial delays may be experienced as USBR determines what action to take, including seeking approval from the State Water Resources Control Board, to allow water supply to the area proposed for annexation.

Since CEQA requirements are generally similar to, but in certain important ways different from NEPA requirements, it is advisable when undertaking work to satisfy CEQA, to also be cognizant of the parallel NEPA requirements that go beyond CEQA requirements. Early discussions with EBMUD in this regard are highly recommended.

Because the NHPA Section 106 requirements are generally less well understood than other environmental requirements under USBR's purview, new guidelines have recently been issued for conducting studies and preparing documentation to address these requirements. In particular, USBR requires a stand-alone report addressing Section 106 requirements. EBMUD will review the developers' Section 106 report and submit it for USBR's approval. Once satisfied with Section 106 report, USBR may forward it to the State Historic Preservation Officer for approval.

It is important to note that EBMUD's CVP water supply contract requires payment of USBR's costs incurred to review the relevant documentation supporting any annexation request and to fulfill its own documentation responsibilities under the applicable federal laws. EBMUD requires the developer of any proposed annexation to reimburse EBMUD for these costs. Once a developer approaches EBMUD for annexation approval, EBMUD will require the developer to enter into an agreement (or separate agreements, if necessary) to advance sufficient funds for any related studies or work, including CEQA documentation if necessary, as well as the USBR costs that will be charged to EBMUD.

Charges and agreements related to installation of water delivery facilities and connections are subject to the EBMUD's Regulations Governing Water Service to Customers of EBMUD.

DARWIN MYERS ASSOCIATES
ENVIRONMENTAL RESEARCH ■ ENGINEERING GEOLOGY

August 14, 2023

Adrian Veliz, Senior Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, California 94553

Subject: **Geologic Peer Review / 30-Day Comments**
CDSD23-09396, CDDP23-03021 & Related Applications
APN 258-290-029 / 13 lots + Parcel A (total 23.9 ac.)
dk Engineering (appli.) / Dobbins Prop., LLC (owner)
Moraga Area, Contra Costa County
DMA Project 3021.23

Dear Adrian,

Based on your authorization we have reviewed project plans for a proposed residential subdivision that is proposed within a hillside area showing evidence of existing landslides. The project civil engineers for the applicant is dk Engineering.[1] The application was accompanied by engineering geologic and geotechnical reports prepared by Engeo, Inc.[2] [3] [4] The 2014 report presented an overview of the geologic setting on the project site that was based on review of published geologic maps and report, geologic analysis of historic aerial photographs flown during the period 1952 through 1983, and subsurface exploration (logging of 8 test pits and one fault trench). A primary product of that investigation was an original geologic map of the project site, which shows the distribution of landslides as well as providing data on Engeo's interpretation of bedrock geology. In 2015 Engeo issued a report documenting supplemental geotechnical exploration of the site. It should be noted that the 2015 report was not intended for the issuance of grading or building permits. Its intent was to a) review the Vesting Tentative Map (dated July 2015); b) drilling of five (5) exploratory borings that reached depths of up to 35½ ft., c) laboratory testing of selected samples to enable characterizing the engineering properties of soil, slide debris and bedrock; d) perform slope stability analysis using the engineering properties of the on-site earth materials; e) development of Preliminary Remedial Grading Plan; and f) preparation of report which documents the investigation and presents the consultant's findings and preliminary geotechnical recommendations.

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[1] dk Engineering, 2023, *General Plan Amendment, Rezoning, Final Development Plan & Testing Tentative Map for Subdivision #9396, Contra Costa County, California,* (14 Sheets), dk Job # 13-1060-12 (date stamped received by DCD on April 12, 2023).

[2] Engeo, Inc., 2014, *Preliminary Geologic Exploration, 2111 Camino Pablo Property, Moraga, California,* Engeo Job #10741.000.000 (report dated January 21, 2014).

[3] Engeo, Inc., 2015, *Supplemental Geotechnical Exploration, South Camino Pablo Annexation Project, Subdivision 9396, Moraga California,* Engeo Job #10741.000.000 (report dated October 26, 2015).

[4] Engeo, Inc., 2023, *General Plan Amendment Plan Review, Camino Pablo – Subdivision 9646, Contra Costa County, CA,* Engeo Job #10741.000.001 (plans dated June 29, 2023).

1308 PINE STREET ■ MARTINEZ, CA 94553 ■ 925/370-9330

After a gap of 8 years, Engeo issued a third report in June of 2023. The purpose of that report was to review project plans and provide a professional opinion on conformance of revised plans with the geotechnical recommendations presented in their 2015 report. Briefly summarized, Engeo notes that the depth of cut and the thickness of engineered fill in the project ranges up to 30 ft. Design gradients for engineered slopes range from 2:1 (h:v) to 3:1 (h:v), and graded slopes are up to 60 ft. in height are shown. Engeo concludes the project is in substantial compliance with recommendations presented in their 2015 report. Engeo recommends use of slopes with gradient of unreinforced 2:1 slopes be limited to a vertical height no greater than 8 ft. Higher 2:1 slopes shall require special mitigation measures (e.g. geogrid reinforcement). Engeo states that a design level geotechnical report will be needed prior to issuance of construction permits. In summary, the intent of the 2014 and 2015 reports were to provide the local jurisdiction with sufficient information on potential geologic and geotechnical hazards to allow processing of the Vesting Tentative Map and related applications through the public hearing stage of the planning process, as well as providing guidance to their client's design team on potential and approaches to mitigation of those hazards that were confirmed to be present on the project site.

Purpose

The purpose of our review is to provide a professional opinion on the adequacy of geologic and soils reports and maps issued by public agencies and professional organizations, in combination with the reports issued by Engeo, Inc. The application was also accompanied by plans prepared by the project civil engineers (e.g., topographic map, grading plans, drainage plans, utility plans, typical sections and plan details for road and drainage improvements, and a preliminary stormwater control plan. Prior to deeming the application complete, the County requires sufficient data on site conditions to allow: *(a)* delineation the potential geologic hazards based on adequate subsurface data, and *(b)* the data must be sufficient to serve as the primary basis for preparation of the "Geology and Soils" chapter of the CEQA document. Appendix G of the CEQA Guidelines issued by the *State of California identifies the potential geologic and seismic hazards that must be evaluated by the CEQA* document (see Table 1 for a list of the potential hazards that must addressed by the CEQA document).

Understanding of the Project

The application effects a 7.9 ac. portion of a 23.9 ac. *Mother Parcel*. Figure 1 shows boundaries of the Mother Parcel with a red line. The base map for Figure 1 shows parks and open space, creeks, and the Alquist-Priolo Earthquake Fault Zones delineated by the California Geological Survey (CGS). Additionally, the map shows bedrock faults with no proven Holocene displacement (i.e., inactive faults) as mapped by the U.S. Geological Survey (USGS).[5] The entire 23.9 ac. Mother Parcel is currently designated *Agricultural Land* (AL) by the adopted County General Plan and it is zoned General Agriculture (A-2). The application requests that the southernmost portion of this parcel be approved for residential use. Specifically, the applicant requests approval of a General Plan Amendment (from AL to SM), rezoning (from A-2 to P-1), and approval of a Vesting Tentative Subdivision Map (VTSD) and a Final Development Plan (FDP). As Figure 2 indicates, there are 13 proposed residential lots. All residential lots are to take immediate access from a proposed private road that would intersect Camino Pablo directly opposite the existing Camino Pablo/ Tharp Drive intersection. The project civil engineers prepared a preliminary Grading and Drainage Plan (see Figure 3). The grading shown indicates a grading easement will be required from the owner of the parcel located east of the project site, and it identifies the gradient and height of the proposed engineered slopes. Also shown are bio-retention basins that are intended to comply with the C.3 requirements of the Regional Water Quality Control Board (the location of proposed bio-retention basins

[5] Graymer, R., D.L. Jones & E.E. Brabb, 1994. *Preliminary Geologic Map Emphasizing Bedrock Formations in Contra Costa County, California*. U.S. Geological Survey Open File Report 94-622.

are shaded blue). Architectural drawings submitted with the application include site plans, floor plans and elevations, including preliminary information on materials and colors. All of the proposed residences are to be 2-story structures.

Table 1
Appendix G of State CEQA Guidelines

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

Geologic & Seismic Setting

1. Active Faults

The site is located chiefly in the unincorporated in the Moraga area of Contra Costa County (Figure 2 show the boundary separating the lands in the Town of Moraga from the project site). Figure 1, Vicinity Map, shows the location of the site with respect to freeways and the Alameda/ Contra Costa County line. Additionally, the Vicinity Map shows the location of faults that are considered active by the California Geological Survey (CGS). Specifically, the northwest-trending Hayward fault passes approximately 3¾ mi. southwest of the site; the Calaveras and Concord faults pass approximately 7 mi. east-southeast and 8¼ mi. northeast of the site, respectively. (The Alquist-Priolo *Earthquake Fault Zone* is represented by northwest trending bands that that encompasses recently active and potentially active traces of these faults which are shaded orange.) There are no other known active faults in the vicinity of the project site. Note that Figure 1 also shows inactive faults that are derived from geologic mapping of the USGS.) One of the faults mapped by the USGS is shown passing tangent to the Camino Pablo frontage of the project site.

2. Bedrock Geology

In 2000 the U.S. Geological Survey (USGS) issued a digitized geologic map of Contra Costa County that emphasized bedrock formations.[6] Figure 4 indicates that the property is located within the outcrop belt of the Mulholland Formation, lower member (Tmll). By extrapolation from nearby measurement, bedding on the project site can be inferred to strike northwesterly and dip to the northeast 70°. The fault mapped by the USGS that is shown passing tangent to the Camino Pablo frontage of the site is indicated to be a northwest-trending thrust fault (fault plane dipping steeply to the southwest).

In 1995 the USGS issued a report that provides descriptions of bedrock units that occur in hillside areas.[7] This report describes the bedrock unit that occurs in the site as Unit 129. Its composition is described as follows:

> *The lower member of the Mulholland Formation (Tmll) consists of interbedded sandstone and mudstone, minor persistent beds of limestone, tuff and bentonite. The sandstone and mudstone generally occur in about equal proportions. Most sandstone is weathered or partially weathered to depths of 30 ft.; locally sandstone can be found that is weathered to depths of 50 ft.; mudstone is weathered to depths of 5 to 10 ft. Typically the weathered sandstone and mudstone is firm, but some weathered rock is soft. Some to most bedrock is expansive and clayey rock is severely expansive; the alluvial, colluvial and soils that overlie bedrock tends to be clayey and are significantly expansive and locally severely expansive.*
>
> *Conversely, the upper member of the Mulholland Formation (Tmlu) is significantly coarser grained, consisting chiefly of interbedded sandstone, conglomerate with interbeds of variably silty mudstone. The sandstone varies from fine- to coarse-grained, well- to moderately- sorted, with a clay and silt matrix material filling pores. Conglomerate consists of hard pebbles and cobbles in a poorly sorted matrix material.*

3. Landslides

In 1975 the USGS issued photo-interpretation maps of landslide and other surficial deposits of Contra Costa County and adjacent Counties.[8] Figure 5 presents the USGS landslide map of the site vicinity at a scale of 1 in. = 800 ft., using topographic contours as a base map. The *Mother Parcel* is outlined in green. The proposed residential development area (labeled *Project Site)* is identified with a pink crosshatch pattern. The landslides shown are mapped solely on the basis of photointerpretation, without the benefit of a site visit or any subsurface data. The landslides are not classified on the basis of the activity status (i.e., active or dormant), depth of slide plane (shallow or deep seated), or type of landslide deposit. Nevertheless, the map fulfills its function, which is to *red flag* sites that may be at risk of landslide damage, where detailed geologic and geotechnical investigations are required to evaluate risks and develop measures to reduce risks to a practical minimum. Note that the landslide mapping shown in Figure 5 was based on interpretation of stereo pairs of aerial photographs flown in the 1960s and early 1970s. Consequently, the USGS map does

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[6] Graymer, R.W., 2000, *Geologic Map and Map Database of the Oakland Metropolitan Area, Alameda, Contra Costa & San Francisco Counties*, U.S. Geological Survey Miscellaneous Field Studies Map MF 2342.

[7] Ellen, S.D., and C.M. Wentworth, 1995. *Hillside Materials and Slopes of the San Francisco Bay Region, California.* U.S. Geological Survey Professional Paper 1357.

[8] Nilsen, T.H., 1975. *Preliminary Photointerpretation Map of Landslide and Other Surficial Deposits of the Oakland East 7.5-Minute Quadrangle, Contra Costa & Alameda Counties,* U.S. Geological Survey, Open File Maps 75-277-41.

not show landslides that may have occurred in the last 48 years; and the map is not a substitute for a detailed, site-specific geotechnical investigation. It should only be used to identify at-risk sites.

In summary, Figure 5 presents the portion of the USGS map showing the project site and vicinity. Two landslides are shown within the area proposed for residential uses. The project site is located on the west-facing slope of a prominent north-northwest trending ridge that is pock marked with ten landslides. Each of these slides are within the outcrop belt of Tmll. The concentration of slides on this slope is evidence of pervasive slope instability. On that basis even the intervening area between mapped landslides must be considered marginally stable and sensitive to grading and the activities of man.

4. Liquefaction Potential

The Safety Element of the General Plan presents a hazard map that divides lands within Contra Costa County into three categories: "generally high," "generally moderate to low," and "generally low" liquefaction potential (see General Plan, pg. 10-15). This map was prepared by a geotechnical engineering firm retained by the County in the late 1980s. The approach of the consultant was to utilize available data on a) soil types, b) elevation of the water table, and c) seismicity of their study area and d) limited review of available subsurface data (e.g., borehole logs for land development projects within the County).

The Liquefaction Potential Map has been used as a "screening criteria" by Contra Costa County since 1990. During the processing of land development applications, the County utilized this map to establish standards for evaluation of liquefaction potential (i.e., the County has consistently required rigorous evaluation of liquefaction potential in project sites classified *Generally High* Liquefaction Potential, and less comprehensive screening investigations are demanded for project sites classified *Generally Moderate to Low* Liquefaction Potential. The classification *Generally Low* liquefaction potential does not require evaluation of liquefaction potential for ordinary risk structures. According to the Safety Element map, which is presented in Figure 5, the project site and upland area adjacent area is classified *Generally Low* (L) Liquefaction Potential. This is because the bedrock and clayey soil and colluvial deposits are anticipated to be near the ground surface. These materials are considered to be too cohesive to pose a risk of liquefaction, and the underlying bedrock is too consolidated to pose a hazard of liquefaction. Conversely, the floor of the narrow upland valley bottom area (including the portion of the project site that is immediately adjacent to the Camino Pablo frontage) is rated *Moderate to Low* (M) liquefaction potential. In such areas there is potential for relatively clay-free sands and silts that, if saturated, may pose a risk of liquefaction.

5. Seismic Hazard Zone Map

The provisions of the Seismic Hazard Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by Contra Costa County for the past 40+ years. However, Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake triggered landslides and earthquake triggered liquefaction. Since 1990, the Safety Element of the Contra Costa County General Plan has included hazard maps for liquefaction and landslide potential (see pages 10-15 & 10-24, respectively), along with adopted General Plan goal statements and policies. We consider those policies statements to be comprehensive. They are intended to mitigate hazards posed by liquefaction and landslides, and we do not expect those policies to be invalidated by the SHZ maps. As the official SHZ maps are adopted by the State Mining & Geology Board, the County is required to implement the provisions of this state law (i.e., upon issuance of SHZ maps by the CGS, the SHZ maps supersede the liquefaction and landslide hazard maps in the Safety Element). To date the CGS has only issued SHZ maps for the northeastern portion of Contra Costa County (including lands in the Cities of Brentwood, Antioch and Pittsburg, as well as the adjacent unincorporated areas.) The CGS has not yet issued a SHZ map of the

Contra Costa County portion of the Oakland East 7.5-Minute Quadrangle. It is for that reason our review has focused on Safety Element hazard maps.

6. Soil Survey

The soil series that occurs on the project site is the Los Osos clay loam (LhE, 15-30% slopes; LhF, 30 to 50% slopes).[9] The typical soil profile is 24 to 38 inches deep. The A-horizon extends from the ground surface to a depth of 10 inches and is a gray to dark grayish-brown, and a characterized by a weak moderately defined sub-granular, blocky structure; the underlying Bt-horizon is a gray to dark grayish brown or yellowish-brown color and is characterized by transported clays coating grains and in the voids, resulting in a heavy clay loam texture. The Bt horizon is underlain by weathered bedrock at depths of 32 to 38 in. below the ground surface. With regard to engineering properties, the Los Osos clay loam is regard by the soil survey map as having a high expansion and high corrosion potential. The risks of damage associated with these adverse conditions can be mitigated through uses of appropriate foundation systems and other measures are available to control the corrosion hazard to ferrous metals and concrete (i.e., specification or materials used by underground contractors and specifications for the concrete mix, in combination with efficient drainage design).

7. Safety Element Policies

County General Plans historically have classified major slope areas in excess of 26% as "not readily developable" and "undevelopable", recognizing the cost and engineering difficulties of grading in areas of steep slopes (Policy 10-29); and density is expected to decrease as slopes increase above 15% (Policy 10-28). Landslides and ground slippages may be triggered by strong ground motion accompanying a major earthquake. Areas that are subject to slides and slippages from other natural causes may be very hazardous under earthquake conditions. Earthquake effects will be more extensive if a major earthquake occurs during the rainy season when ground conditions are favorable to mobilization of dormant landside deposits and/or triggering of earthflows, debris flows, etc. Whether a landslide will or will not occur at any specific, presently stable slope usually cannot be predicted under "natural conditions" because of the range of natural conditions span a broad range. However, land which has experienced landslide displacement in the past is believed to be generally more slide-prone, and also is more sensitive to man-induced changes, such as grading, watering, removing or changing the type of vegetation, and changing drainage patterns, among many possible factors. The Safety Element of the County General Plan contains policies that are directed to protect development from landslide hazards and minimize grading of steep slopes. Those which appear most applicable to the project site are presented in Table 2.

With regard to liquefaction potential, the classifications *Generally Moderate to Low* liquefaction potential does not imply the presence of liquefiable sands on a parcel. The map attempts to be conservative of the side of safety. Where geologically recent fluvial deposits or sand bars could exist in the subsurface, the map considers such areas to be potentially at-risk. It should also be recognized that a 1997 USGS Quaternary Geologic Map classifies the surficial deposits on the floor of the narrow upland valley bottom as site as alluvial fan and fluvial deposits of Holocene age.[10] In the experience of the County Peer Review Geologist only 1 acre out of every 1,000 acres in this category have the properties required to pose a risk of liquefaction. Nevertheless, sites rated *Moderate to Low* liquefaction potential warrant a *screening investigation* to provide site-specific data on this potential hazard. The Safety Element includes policies indicating that at-risk areas require evaluation of liquefaction potential and effective mitigation of the

[9] Welch, L.E. et. al., 1977, Soil Survey of Contra Costa County, California, USDA Soil Conservation Service

[10] Helley E.J. and R.W. Graymer, 1997, *Quaternary Geology of Contra Costa County and Surrounding Parts of Alameda, Marin, Sonoma, Solano, Sacramento and San Joaquin Counties, California.* A Digital Database. U.S. Geological Survey, Open File Report 97-98.

hazard where liquefiable soils are confirmed to be present in the subsurface. Policy 10-21 also requires monitoring during construction to ensure that recommendations in the geotechnical report are properly interpreted by the contractor and implemented during construction. Operative General Plan policies are presented in Table 3.

Table 2
General Plan Ground Failure and Landslide Hazard Policies

Policy 10-22. Slope stability shall be a primary consideration in the ability of land to be developed or designated for urban uses.

Policy 10-23. Slope stability shall be given careful scrutiny in the design of developments and structures, and in the adoption of conditions of approval and required mitigation measures.

Policy 10-24. Proposed extensions of urban or suburban land uses into areas characterized by slopes over 15 percent and/or generally unstable land shall be evaluated with regard to the safety hazard prior to the issuance of any discretionary approvals.

Policy 10-25. Development on open hillsides and significant ridgelines throughout the County shall be restricted, and hillsides with a grade of 26 percent or greater shall be protected through implementing zoning measures and other appropriate actions

Policy 10-26. Approvals of public and private development projects in areas subject to slope failures shall be contingent on geologic and engineering studies which define and delineate potentially hazardous conditions and recommend adequate mitigation.

Policy 10-27. Soil and geological reports shall be subject to the review and approval of the County Planning Geologist.

Policy 10-28. Generally, residential density shall decrease as slope increases, especially above a 15 percent slope.

Policy 10-29. Significant hillsides shall be considered unsuitable for types of development which require extensive grading or other land disturbance.

Policy 10-30. Development shall be precluded in areas when landslides cannot be adequately repaired.

Policy 10-31. Subdivisions approved on hillsides which include individual lots to be resold at a later time shall be large enough to provide flexibility in finding a stable buildable site and driveway location.

Policy 10-32. The County shall not accept dedication of public roads in unstable hillside areas, or allow construction of private roads there which would require an excessive degree of maintenance and repair costs.

Table 3
General Plan Liquefaction Policies

Policy 10-18. This General Plan shall discourage urban or suburban development in areas susceptible to high liquefaction dangers and where appropriate subject to the policies of 10-20 below, unless satisfactory mitigation measures can be provided, while recognizing that there are low intensity uses such as water-related recreation and agricultural uses that are appropriate in such areas.

Policy 10-19. To the extent practicable, the construction of critical facilities, structures involving high occupancies, and public facilities shall not be sited in areas identified as having a high liquefaction potential, or in areas underlain by deposits classified as having a high liquefaction potential.

Policy 10-20. Any structures permitted in areas of high liquefaction damage shall be sited, designed and constructed to minimize dangers from damage due to earthquake-induced liquefaction.

Policy 10-21. Approvals to allow the construction of public and private development projects in areas of high liquefaction potential shall be contingent on geologic and engineering studies which define and delineate potentially hazardous geologic and/or soils conditions, recommend means of mitigating these adverse conditions, and on proper implementation of the mitigation measures.

6. Discussion and Conclusions

Engeo considers the project feasible from a geologic/ geotechnical standpoint provided their geotechnical recommendations in combinations with mitigation of geologic hazards and sound engineering practices are incorporated into the design and construction of the project. The primary geotechnical design considerations are *(a)* presence of landslides and unstable colluvial deposits on slopes, *(b)* on-site expansive soils and bedrock, and *(c)* earthquake-induced strong ground shaking. The discussion presented in Table 5 is intended to highlight and summarize (not supersede) the evaluation of the project geotechnical engineers. Not addressed by Table 5 is the potential for direct or indirect potential for destruction of a unique paleontological resource or unique geologic feature. We are not aware of any unique geologic feature on the project site, but the site, but the Mulholand Formation is a non-marine formation of Pliocene age. Its deposition occurred on a floodplain within a broad area containing drainage channels and perhaps some shallow lakes. There were mammals, invertebrates, insects as well as vegetation that included woodlands and grassy meadows. There is an unknown (but potentially significant) risk that fossils may be exposed during the grading required for the residential development of the project site.

Table 5
Engeo Evaluation of Potential Hazards

Landslide Hazards. Four landslides are mapped within the area proposed for residential development. The subsurface investigation indicates that the slides range from 5 to 15 ft. thick and involve primary soil and weathered bedrock. The described as relatively shallow slumps and earthflows, and portions of the mapped slides are considered active.

Compressible Soil. Soil is subject to consolidation settlement when a new load is introduced. The time required for settlement is highly dependent on the permeability of the soil material. Other factors include the depth, thickness and stress history of the compressible soil, as well as the magnitude/ shape/ size of the applied load. Engeo estimates that under the anticipated loads about 2 to 3 inches of settlement of the native colluvial material is possible under the loads associated with the placement of fills (estimated to range up to 30ft. in thickness). The geotechnical engineer states that the majority of settlement will be completed within 1 year (possibly within several months). Measures to mitigate the hazard posed by compressible soils are presented in the Engeo report.

Expansive Soil. Laboratory testing has been performed by Engeo confirms that the clayey soils, colluvium and clayey bedrock are characterized by a moderate to high plasticity and a moderate to critically high expansion potential. Expansive soils shrink and swell as a result of seasonal fluctuation in moisture content which can cause heaving and cracking of slabs-on-grade, pavements and structures founded on shallow foundations. Successful construction on expansive soils can be reduced by proper foundation design. It is imperative that exposed soils be kept moist by watering for sever days before placement of concrete. Additional analysis should be conducted during the design-level exploration to further characterize expansive soils at the site.
the presence of clayey alluvial deposits in the subsurface. Based on their origin (i.e. floodplain deposits) Engeo concludes that the fine-grained alluvial deposits and clay matrix material of sandy lenses are likely to be expansive, and will need to be evaluated during the design-level geotechnical report. Special engineering approaches identified by Engeo, include to mitigate the potential damage of expansive soils, Engeo recommends *(i)* selective grading or blending to create relatively low expansion potential engineered fill at the ground surface, *(ii)* using a rigid mat foundation system, *(iii)* deepening foundations below the zone of moisture fluctuation, and/or *(iv)* using lime treatment in the upper 18 inches of the building pad soil to reduce its expansion potential. The scope of the 2015 Engeo investigation did not include laboratory testing to evaluate the corrosion potential of soils on the site. Engeo does recommend that the scope of the design-level report include laboratory testing of foundation grade soils. That testing would also provide the opportunity for testing the corrosion potential of the soils. If testing confirms the presence of corrosive soils

on the project site, measure can be employed to mitigate that hazard (e.g., if subsurface transformers are proposed within the project for underground utilities, soil samples be tested in accordance with recommendations set forth by Pacific Gas & Electric).

Fault Hazards The site is not within an Alquist-Priolo Earthquake Fault Zone, but at least one geologic map has indicated the presence of a fault crossing the project site. Although there was no evidence of active faulting associated with the inferred fault trace, even inactive faults can adversely impact foundations and/or slope stability (e.g., the sheared rock in a fault zone can contain weak, highly expansive material). For that reason Engeo recommends that during grading operations the conditions exposed along the mapped fault be inspected by the project engineering geologist to determine if special recommendations are warranted. Engeo also concludes that the site is not within an Alquist-Priolo Earthquake Fault Zone and their fault investigation provides evidence that the fault mapped by Crane through the project site is not active. Therefore, the risk of surface fault rupture is less-than-significant.

Seismic Hazards

- **Ground Shaking.** The site is within the seismically active San Francisco Bay Region area, where a moderate to high magnitude earthquake is a foreseeable event. The risk of damage from ground shaking is controlled by using sound engineering judgement and compliance with the latest provisions of the California Building Code (CBC), as a minimum. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure(s), combined with the gravity forces and dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to *(a)* resist minor earthquakes without damage, *(b)* resist moderate earthquakes without structural damage but with some non-structural damage, and *(c)* resist major earthquakes without collapse but with some structural as well as non-structural damage. On pg. 9 of their report Engeo provides CBC seismic design parameters. Since the Engeo report was issued the CBC has been updated. Consequently, in the design-level report, Engeo should provide new CBC Seismic Design Parameters that are based on the prevailing edition of the CBC that is operative at that time.
- **Ground Lurching.** Ground lurching is defined by Engeo, indicating that the rolling potion imparted during violent ground shaking can cause ground cracks. Engeo states *(a)* ground failure associated with rolling earthquake motion is considered greater at contacts between deep alluvium and bedrock, and *(b)* although the risk of this type of ground failure is considered low on the project site, the risks of this hazard will be further reduced through implementation of the proposed approach to corrective grading.
- **Earthquake-Induced Landsliding.** The concentration of landslides in the immediate area of the project site indicates a significant potential for ground shaking to induce landslide displacement. To mitigate this hazard, Engeo provides recommendations for corrective grading that will remove unstable soils down to in-place bedrock. Removal areas will be backfilled with drained engineered fills.
- **Liquefaction.** Liquefaction is characterized as a phenomenon in which saturated, relatively clay free sand is subject to a temporary loss of shear strength because of a buildup of pore pressure. Based on data gathered during the subsurface investigation, Engeo states that the soils and colluvium on the site are too cohesive to pose a potential liquefaction hazard, and the bedrock is too well consolidated to liquefy. Note that Borings 1-B1 and 1-B3 are immediately adjacent to the floor of the narrow valley bottom area. These borings did not contain any clean sands of inferred Holocene age, and the water table in Boring 1-B1 was at a depth of 24 ft. and 1-B3 did not encounter free water to the depth explored (25 ft.). Note: we consider the screening investigation for liquefaction performed by Engeo to be adequate (i.e., further evaluation of this hazard is not required).
- **Lateral Spreading.** Lateral spreading is a failure within weak soils, typically due to liquefaction, which causes the soil mass to move toward an open channel or down even a gentle slope. The Engeo report indicates that the risk of a lateral spreading failure is anticipated to be negligible.

7. Slope Stability Analysis

Commencing on pg. 10 of their report, Engeo provides slope stability analysis. The data utilized data on the engineering properties of engineered fill, colluvium and bedrock. The methodology employed is presented on pg. 11 of the report. The method of analysis used to evaluate slope stability was based on Spencer's Method of Slices. Spencer's method provides an iterative solution that satisfies both force and moment equilibrium and assumes all slice side forces have the same inclination. The Factor of Safety (FS) is defined as the sum of available shear strength resistance divided by mobilized shear strength. An FS of less than 1.0 indicates slope instability, and the greater the FS the greater the anticipated stability of the slope. Spencer's method is often the basis of the computer programs developed to analyze slope stability. The pseudo-static seismic coefficient selected for use by Engeo in their analysis was 0.25g.

For their analysis the criteria adopted by Engeo to judge satisfactory performance a static safety factor of 1.5; and for the pseudo-static analysis Engeo adopted a safety factor of 1.0 (i.e., the forces resisting slope displacement are balanced with the forced exerted by the slope resisting slope movement). It should be recognized that slope stability analysis is only a guide to professional judgement. It is not a guarantee of satisfactory performance. In our opinion greater assurance of adequate performance is essential given the geologic and seismic setting of the site (project site is within a landslide area that is located less than 4 mi. mile from the *Earthquake Fault Zone* (EFZ) that encompasses recently active and potentially active traces of the Hayward fault; the EFZ's that encompass the active Concord and Calaveras faults pass 7 mi. northeast and southeast of the site, respectively.

Engeo's slope stability analysis was performed for two geologic cross-sections, which are labeled A-A' and B-B' (see Figure 2 for the lines-of-section). The geologic cross-sections are shown on Figure 9. The analysis was based on full implementation of the corrective grading recommendations of Engeo. Specifically, the sections indicate over-excavation of landslide debris and soils, and backfilling of the overcut area with engineered fill that is continuously benched into bedrock, constructed with subdrain facilities and constructed with full compliance with Engeo's recommendations.

Engeo's analysis indicates the calculated FS for Section A-A' was 2.1 (for the static analysis); and 1.1 (for the pseudo-static analysis). For Section B-B' the calculated FS was 3.0 (for the static analysis); and 1.8 (for the pseudo-static analysis). These results are compliant with the FS standards adopted by Engeo.

8. Preliminary Recommendations

Engeo provides recommendations that are intended for initial land planning and preliminary estimating purposes that commence on pg. 12 of their report. Final recommendations are to be provided after a future design-level investigation has been performed, which includes subsurface exploration (borings), laboratory testing of selected samples, and additional engineering analysis of the data gathered. Nevertheless, the 2015 report provides preliminary recommendations that address *(a)* earthwork (including site preparation work, grading, compressible colluvium mitigation, landslide & colluvium removal, keyway design, use of geogrid slope reinforcement, subdrains, debris benches and recommended gradient of engineered slopes, and *(b)* preliminary foundation design recommendations, including measures pertaining to pad preparation for cut/ fill transition lots, and differential fill thickness lots. Additionally, Engeo's recommendations conclude with provisions addressing *(c)* monitoring & testing during construction and *(d)* erosion control of the disturbed areas of the project site.

We anticipate that the design level report will provide specific criteria, standards, and specifications for *(e)* pavement, slabs-on-grade (e.g., driveways) and flatwork, *(f)* surface drainage improvements, *(g)* backfilling of utility trenches, *(h)* location and design of bio-retention basins, *(i)* wet weather construction, *(j)* evaluation of the corrosion potential of soils and mitigation of any significant impacts that are confirmed

to be present on the site, and (k) address the critical importance of long term monitoring and maintenance of slopes and drainage facilities.

The report includes a bibliography listing 18 key references, and maps that presents typical sections for the corrective grading recommended for landslides (including standards for the basal keyway) and continuous benching into the bedrock slopes; subdrain locations include at the backcut of the basal keyway and at other locations within the slide repair as recommended by the geotechnical engineer (based on field observations). Another exhibit presents details of the subdrain design, and there is an exhibit for pad preparation in areas of cut/ fill transitions and for pad preparation in areas of differential fill thickness lots. Figure 8 of the 2015 Engeo report presents their recommendations for corrective grading of the project. Obviously, the design details shown on the revised VTM has modified some project details, but the exhibit in the Engeo report indicates *Geotechnical Improvement Plan* that has been recommended for the project. Note that Figure 8 indicates the daylighting of the major cut slope at or just downslope of the ridge crest (locally extending beyond the project boundary), and the exhibit shows the location of a major keyway just upslope of the proposed private road; other keyways are shown along the south and west boundaries of the project site. All major graded slopes are to be designed with a gradient of 3:1 (h:v); use of engineered slopes with gradients of 2:1 (h:v) is restricted to slopes that are up to 8 ft. in height (max). Where these standards are not consistent with project objectives, Engeo recommends use of special engineering (i.e., geogrid reinforcement).

The Engeo concludes with a *Statement of Limitations and Uniformity of Conditions*. It expressly states that it is the responsibility of the owner to transmit the information and data presented in the Engeo report to the design team that has been assembled for the project. Furthermore, Engeo states that their conclusion and recommendations are solely professional opinions. Engeo then explains the limitations of the investigative methods used, and states that during site conditions may differ from those that are the basis of Engeo's preliminary recommendations. Updated recommendations will be presented in the design level report, and field conditions may necessitate clarifications, adjustments, modifications or other changes prior to issuance of construction permits (i.e., as a result of plan review) or during the construction period. (Note that any changes to the approved plans after issuance of construction permits require review and approval by the professional staff of the Building Inspection Division (BID) of the Community Development Department.)

DMA Evaluation

1. General

The immediate need of the Department of Conservation & Development is to determine if there is sufficient data to allow the processing of the pending applications, including preparation of the California Environmental Quality Act (CEQA) document. The provisions of CEQA and associated case law acknowledge that final design studies are not needed for the purposes of CEQA compliance. However, there must be sufficient information on the extent of potential geologic and geotechnical hazards, and guidance must be provided to the project designers pertaining to the layout of the planned improvements. Therefore, the type of data needed at this stage of the land development process is limited to the following:

i. Evaluation of the project plans by the geotechnical engineers to ensure the layout is sensitive to geologic and geotechnical constraints.

ii. The assessment of hazards identified by Engeo addresses the gamut of potential geologic, seismic and geotechnical hazards identified in Appendix G of the CEQA Guidelines issued by the State of California (see Table 1). In our experience, the expectation of the County is that the project geologists

and geotechnical engineers provide at least a preliminary evaluation of potential geologic hazards and provide recommendations to mitigate any significant hazards that are confirmed to be present. We believe that threshold has been satisfied by the Engeo report (Table 4 presents a summary of impacts and preliminary mitigations). We note that preliminary assessment of potential hazards and associated recommendation intended as guidance on geotechnical constraints will require further evaluation in the design-level geotechnical report. The purpose of that aspect of the design-level report will confirm (or modify) Engeo's preliminary assessment and add needed specificity to the mitigation measures. The future geotechnical report will also provide specific standards and criteria for site grading, drainage and foundation design that are based on the specific approach to development.

It is our opinion there is sufficient available data available from the Engeo report, in combination with reconnaissance data presented herein, to deem the application complete.

2. Geologic Hazard Abatement District

The concentration of landslides on the project site and the steepness of the natural slope are evidence that the project site unstable/ marginally stable at present. Engeo has provided what we consider to be prudent measures aimed at creating stable slopes. Those measures include over-excavation of all landslides and colluvial deposits, instillation of efficient surface and subsurface drainage improvements, and foundations that take into account the adverse effects of expansive soils, cut/fill transition pads and differential fill thickness pads. Nevertheless, even in a conservatively designed and properly instructed project, there remain residual risks. There are no guarantees of long-term satisfactory performance of improvements. Drainage improvements require regular inspections and maintenance to ensure they perform as designed/ constructed. If an area of heavy erosion develops on the slope area, effective measures will be needed to control erosion. If there is evidence of incipient slope failure, a prompt response is needed to ensure that effective measures can be implemented to protect the nearby home(s). A homeowner's association is not the best option to provide the required level of monitoring and maintenance. Given site conditions, we consider the project site to be a candidate for inclusion in a *Geologic Hazard Abatement District* (GHAD). A GHAD would provide regular monitoring to ensure that slopes and drainage facilities are performing as designed. Additionally, if a homeowner sees features on the slope that may be incipient landslide displacement, the GHAD will make a site visit and view the features that are of concern and take appropriate action. The *Plan of Control* for the GHAD's specify the duties of the GHAD. Typically, the GHAD will have responsibility for slide repairs in open space areas that pose a threat to improvements. Other tasks that are routinely addressed by the Plan of Control include maintenance of drainage improvements, mowing of open space areas in compliance with the standards of the Orinda Moraga Fire Protection District.

DMA Recommendation

The following are recommended mitigation measures and/or conditions of approval.

GEO-1 At least 60 days prior to recording the final Subdivision Map, requesting issuance of construction permits or installation of utility improvements, the project proponent shall submit a design-level geotechnical report for the project, based on adequate subsurface exploration, laboratory testing and engineering analysis. The scope of the geotechnical investigation should address to fully evaluated the following potential geologic/ geotechnical and seismic hazards, including corrosion potential testing. The report shall also provide a) recommendations and specifications pertaining to foundation design, including any proposed foundation retaining walls, b) pavement design, c) evaluation of the drainage design, including the proposed bio-retention facilities and their effect on planned improvements. The report shall also address d) temporary shoring and support of excavations, e) updated California Building Code seismic

parameters, and f) outline the recommended geotechnical monitoring, which shall include the monitoring of foundation related work as it pertains to geotechnical recommendations. Two monitoring reports shall be required: One following rough grading, which shall present all test data gathered as well as geologic mapping of exposures created during grading, and a map showing the location and estimated depth of subdrains and the location of all cleanouts, and the geotechnical engineer's opinion on the compliance of the as graded project with the recommendations in the design level report. Lastly, a monitoring report shall be required prior to the final building inspection. It shall document monitoring of final grading, backfilling of utility, foundation preparation and subgrade preparation work for improvements, etc., and shall be submitted prior to requesting the final building inspection for each lot. (This monitoring report can be segmented so that one letter can document monitoring performed on all lots, or a grouping of lots or a series of monitoring reports for each lot).

GEO-2 The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

GEO-3 The geotechnical report required by GEO-1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, *(ii)* allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and *(iii)* provide the opportunity for field modifications of geotechnical recommendations (with BID approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A ***hard hold*** shall be placed on the "final" grading inspection, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities.

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

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

GEO-5 It is our opinion that the proposed project is an excellent candidate for annexation into an existing Geologic Hazard Abatement District. The two nearest GHADs are the Moraga and the Orinda GHADs. Prior to filing of the Final Map the project proponent shall join with an existing GHAD or create a new independent GHAD formed pursuant to Public Resources Code Section 26500. The GHAD documents are subject to review and approval by the Lead Agency. GHAD formation requires a Plan of Control and an Engineers Report. These documents must be prepared by licensed professionals (engineering geologists and geotechnical engineers) and are subject to technical review by the Department of Conservation & Development. The project proponent is responsible for funding the technical review.

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

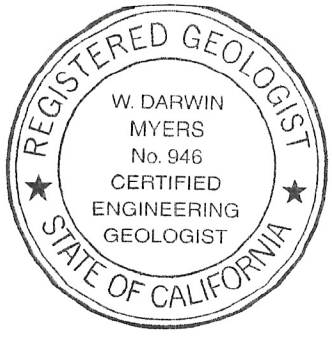
B. The Plan of Control shall include (a) background information on the project and the open space, (b) characterize the geologic and seismic setting of the site, (c) provide a detailed evaluation of potential geologic hazards, (d) provide criteria for GHAD responsibility, (e) address activation of assessments and outline the process for transferring responsibility to the GHAD, (f) describe general landslide mitigation, (g) establish priorities for GHAD expenditures, and (h) outline the monitoring and maintenance schedule, including provision for monitoring performance of GHAD maintained facilities in the aftermath of an earthquake that yields strong to violent earthquake shaking in the West County area. The engineers report shall provide the financial details needed to implement the Plan of Control.

GEO-6 A recorded deed disclosure shall provide notice to all the owners of the 13 residential lots of the existence of the Geologic Hazard Abatement District (GHAD) and its responsibilities, in addition to any easements and improvements granted to the GHAD. This notice may include provision for removal of landscaping or structures within the easements granted to the District without compensation.

Purpose and Limitations.

The purpose of our review was to provide a professional opinion on the adequacy of reconnaissance data for the full processing of the request for multiple variances, a tree permit and issuance of construction permits for the proposed project. Specifically, we provide technical advice to assist the Community Development Division of DCD with discretionary permit decisions. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the engineering geology profession. We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

Sincerely,
DARWIN MYERS ASSOCIATES



Darwin Myers, CEG 946
Principal

CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan County File CDSD23-09646, CDRZ23-03270, CDGP21-00004, & CDDP23-03012
2.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development 30 Muir Rd. Martinez, CA 94553
3.	**Contact Person and Phone Number:**	Adrian Veliz, Senior Planner (925) 655-2879 adrian.veliz@dcd.cccounty.us
4.	**Project Location:**	0 Camino Pablo (immediately east of Tharp Avenue intersection), Moraga, CA 94556 APN: 258-290-029
5.	**Project Sponsor's Name and Address:**	Dk Engineering – Benoit McVeigh 1931 San Miguel Drive Walnut Creek, CA 94596
6.	**General Plan Designation:**	Agricultural Lands (AL)
7.	**Zoning:**	General Agricultural District (A-2)

8. Description of Project:

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

The project site is a legal lot in the AL Agricultural Lands, General Plan land use designation. The applicant has submitted a Major Subdivision application to create an 18-lot subdivision as shown below, including 13 residential lots (Parcels 1 through 13), open space Parcel A, landscape Parcels B and C, and street Parcels D and E. Parcels 1 through 13 and Parcels B through E encompass the proposed residential development on the southern portion of the site. Parcel A is the northern 16,0 acres of the site that would remain as open space.

To allow the Major Subdivision to proceed the applicant requests a General Plan Amendment to redesignate the southern 7.9 acres as SL Single-Family Residential–Low Density to allow multiple single-family residences on this portion of the site. The applicant also requests that the County Rezone the southern 7.9-acre portion of the project site from the A-2 General Agricultural District to a P-1 Planned Unit District and has submitted a Development Plan application for the

P-1 District to allow development of 13 one- and two-story detached single-family residences on individual lots. The lots would range in size from 15,368 square feet to 27,827 square feet, with an average lot size of approximately 19,969 square feet. Attached ADUs would be included in 11 of the homes, while Parcels 7 and 8 would not include an ADU. The 7.9-acre southern portion would have a net development area of 6.65 acres (without street Parcels D and E) with a resultant net density of 1.95 residential units per acre, which would be within the 1.0 and 2.9 single-family units per net acre density range for the SL General Plan land use designation.

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

The applicant expects project construction to begin in June 2025 for a total of 32 months, including 14 months for grading, infrastructure installation, and building pads, and 18 months for homes construction.

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

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

County. Parcel E consists of a 0.24-acre area adjacent to Camino Pablo, which would be dedicated to the Town of Moraga.

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

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

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

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

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

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

9. Surrounding Land Uses and Setting:

The 23.9-acre project site is located on the east side of Camino Pablo and Sanders Ranch Road on agricultural land adjacent to suburban residential development to the south, west, and north. The

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

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

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

Department of Conservation and Development, Building Inspection Division
Public Works Department
Moraga Orinda Fire District
Contra Costa Local Agency Formation Commission
Town of Moraga
Central Contra Costa Sanitary District
East Bay Municipal Utility District

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

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on February 6, 2024 to the Confederated Villages of Lisjan Nation and the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria and/or the Villages of Lisjan Nation to either request or decline consultation in writing for this project. To date, no response has been received from either the Confederated Villages of Lisjan Nation or the Wilton Rancheria.

Previously, the Wilton Rancheria had requested consultation in response to a Notice of Opportunity for a different project that led to a meeting between staff and a representative of the Wilton Rancheria. At that meeting, a tentative agreement was reached between staff and the Wilton Rancheria that the Native American tribe will be notified of any discovery of cultural resources or human remains on a project site. Subsequently, the Native American Heritage Commission (NAHC) requested that pursuant to State law, the NAHC shall be notified of any discovery of human remains rather than the Native American tribe. Standard Contra Costa County

Department of Conservation and Development, Community Development Division (CDD) Conditions of Approval – see Conditions of Approval Cultural Resources 1 and Cultural Resources 2 in Environmental Checklist Section 5 (Cultural Resources) – provide for notice to the California Native American tribes of any discovery of cultural resources and notice to the NAHC of any discovery of human remains on the site. Any future construction activity on the project site would be subject to CDD Conditions of Approval Cultural Resources 1 and Cultural Resources 2.

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

CARR
2017-34756

HOOVER TRUST
2017-34755

MAZAIKA
16 PM 34
PARCEL C

9
McCAFFERY
-ZOCCHI

8
TRINGALE
-RIES

SUBD. 7174
383 M 11

7
ZHANG
-CUI

6
XU-LI

5
ROTEM

SADDLE / VALLEY 636 LF

DAYLIGHT

PARCEL A

SANDERS RANCH RD.

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

STREET PARCEL D

STREET PARCEL E

LANDSCAPE PARCEL C

LANDSCAPE PARCEL B

CAMINO PABLO

THARP DR.

SUBD. 3279
100 M 41

SUBD. 3279
100 M 41

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

LEGEND

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

Figure PD-1

Site Plan

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

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

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

GEOTECHNICAL & BIOLOGICAL FEATURES MAP

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

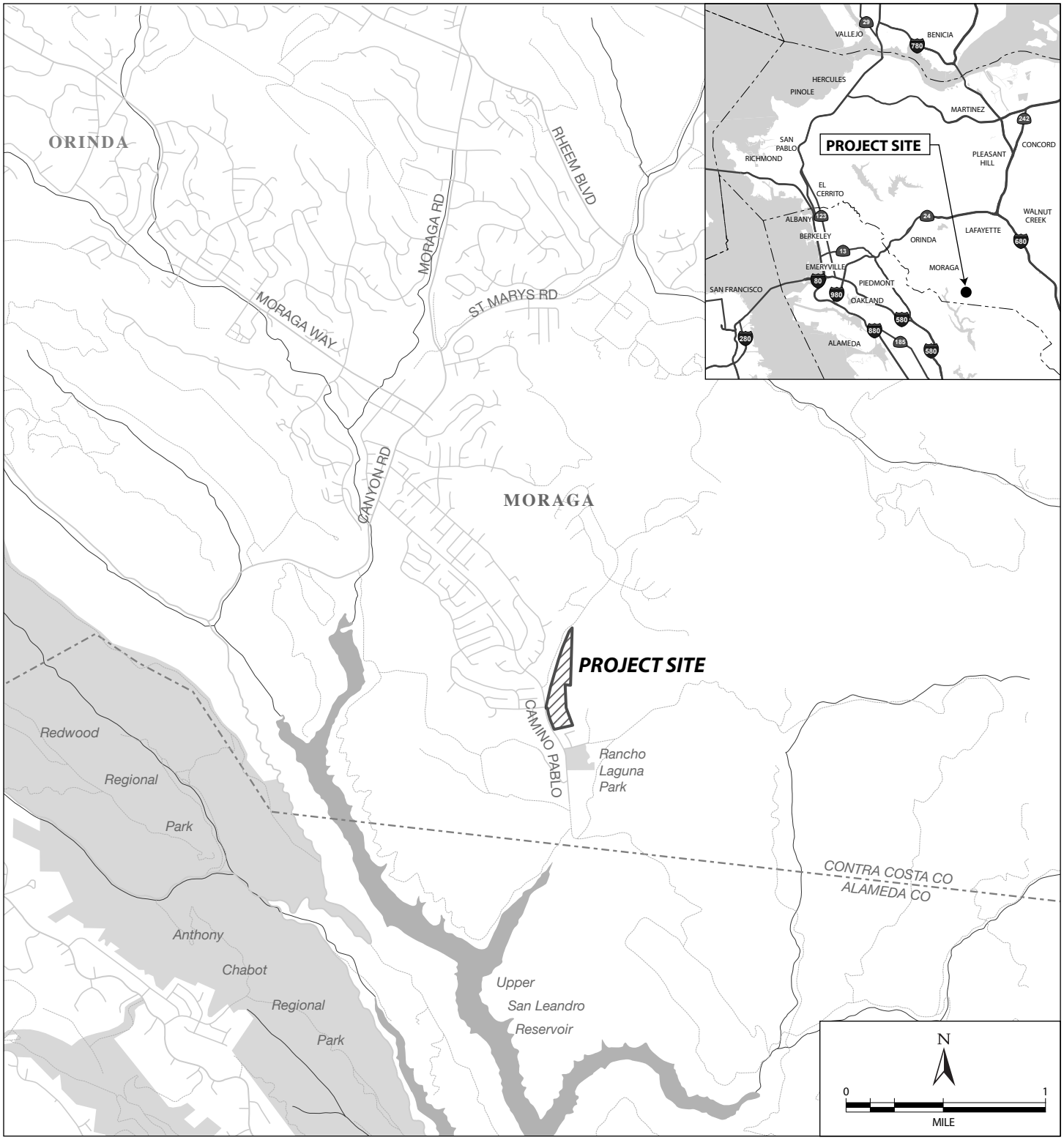


Figure PD-2

Project Location

Source: Douglas Herring & Associates, 2024.



Figure PD-3

Project Vicinity

Source: Douglas Herring & Associates, 2024.

Environmental Factors Potentially Affected

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

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

Environmental Determination

On the basis of this initial evaluation:

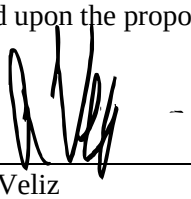
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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



12/13/2024

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

Date

ENVIRONMENTAL CHECKLIST

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

***SUMMARY**:*

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

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

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

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

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

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

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

Sources of Information:

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

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

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

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

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

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

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

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

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

Agricultural Resources 1: A conservation easement shall be established over the 16-acre open space Parcel A of the Vesting Tentative Map, whereby development rights over the area shall be transferred to the County. This will substantially limit the extent to which future conversion of agricultural lands could occur in the vicinity by providing permanent protection of open space land that comprises roughly 65% of the project site.

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

Sources of Information

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

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

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

***SUMMARY**:*

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

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

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

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

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

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

The BAAQMD 2023 CEQA Guidelines include screening criteria for purposes of identifying development projects for potentially significant air quality impacts. If a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts relating to criteria air pollutants and precursors, absent exclusionary conditions. The BAAQMD screening criteria for the proposed use (single-family residential) are presented in the table below:

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

As shown in the table above, the project represents a marginal percentage of the screening threshold. While nature and scale of the project are such that significant air quality impacts are generally not expected based on the BAAQMD screening criteria, the project involves extensive grading (±59,600 cubic yards (CY)), which warrants further air quality analysis. Based on quantified modeling of the project performed by RCH Group (*Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report*, July 19, 2024), the estimated resulting from the construction and operational phases of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under the CAP, as detailed further below.

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

Construction Emissions

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

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

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

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

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

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

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

Operational Emissions

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

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

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

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

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

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

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

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

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

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

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

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

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

Two circumstances have the potential to cause odor impacts:

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

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

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

TABLE AQ-4: Odor Screening Distances

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

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

Project Construction

Diesel exhaust and ROGs would be emitted during construction of the project, which may be objectionable to some persons; however, emissions would disperse rapidly from the project site

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

and would be short-term and intermittent in duration and frequency. Therefore, project construction would not generate objectionable odors affecting a substantial number of people. As such, construction odor impacts would be less than significant.

Project Operation

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

Sources of Information

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

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

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

***SUMMARY**:*

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

Existing Habitat

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

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

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

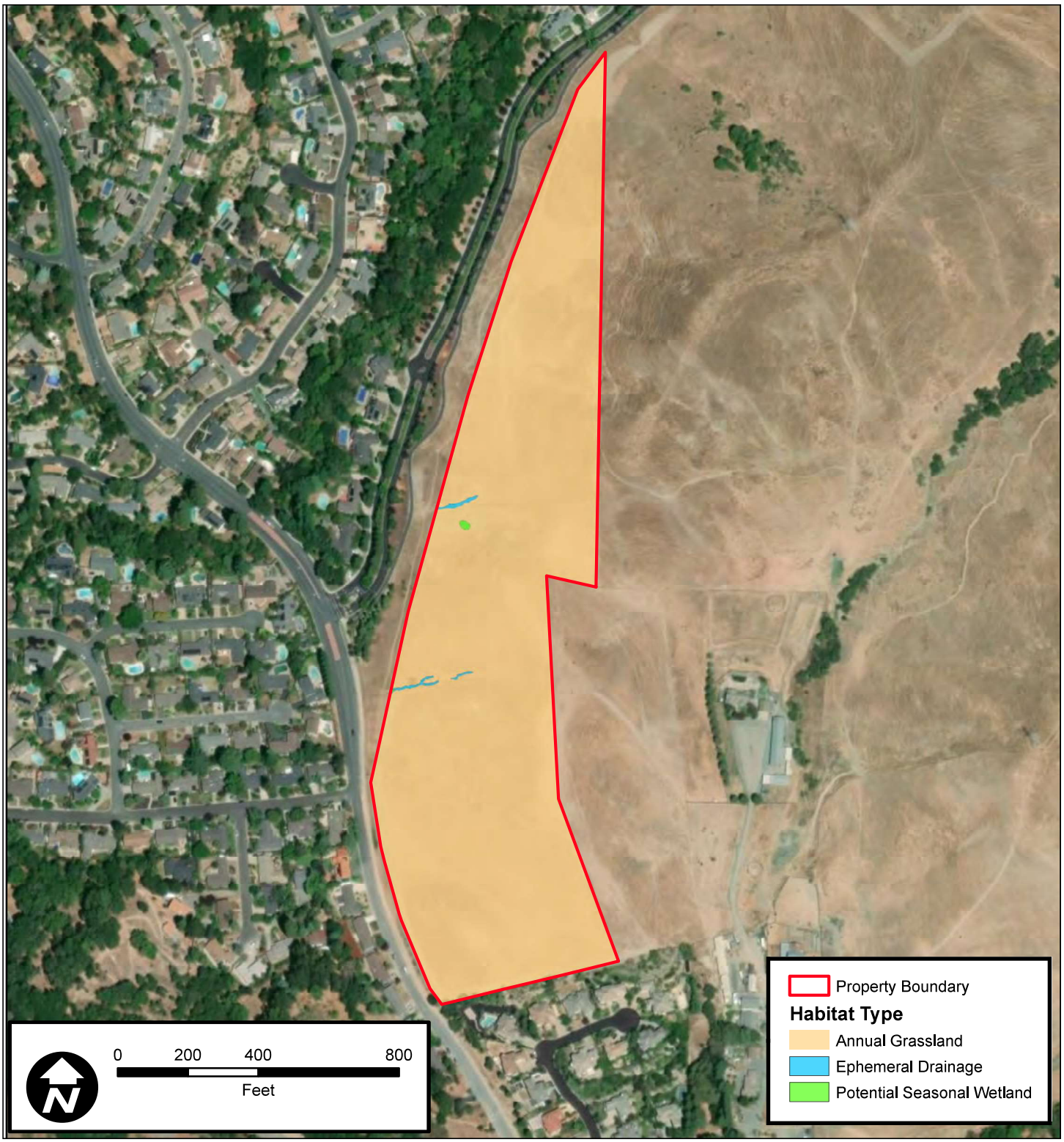


Figure BIO-1

Existing Plant Communities and Wetlands on the Project Site

Source: Olberding Environmental

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

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

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

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

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

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

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

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

Special Status Species

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

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

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

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

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

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

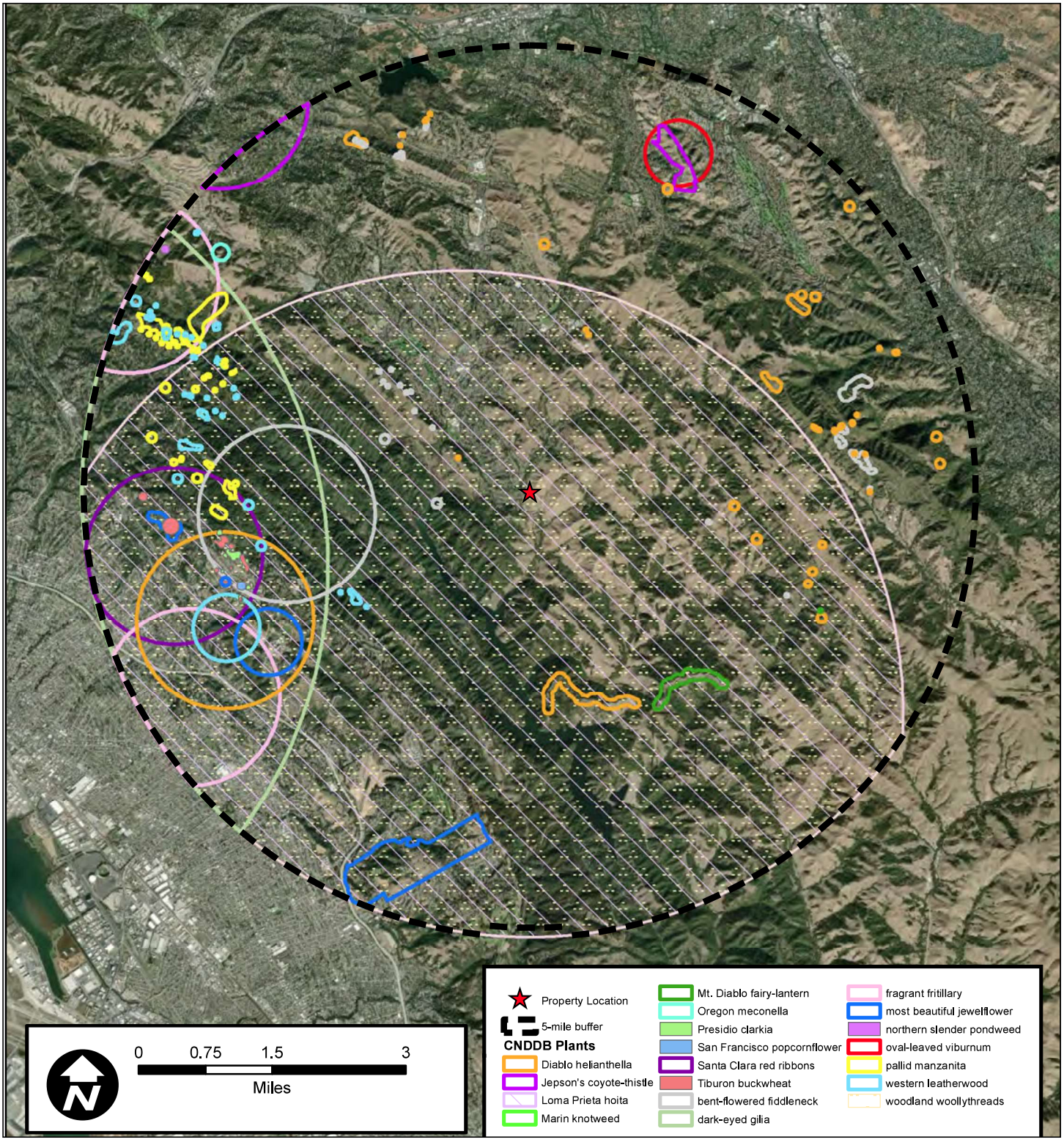


Figure BIO-2

CNDDB Search Results for Plants

Source: Olberding Environmental

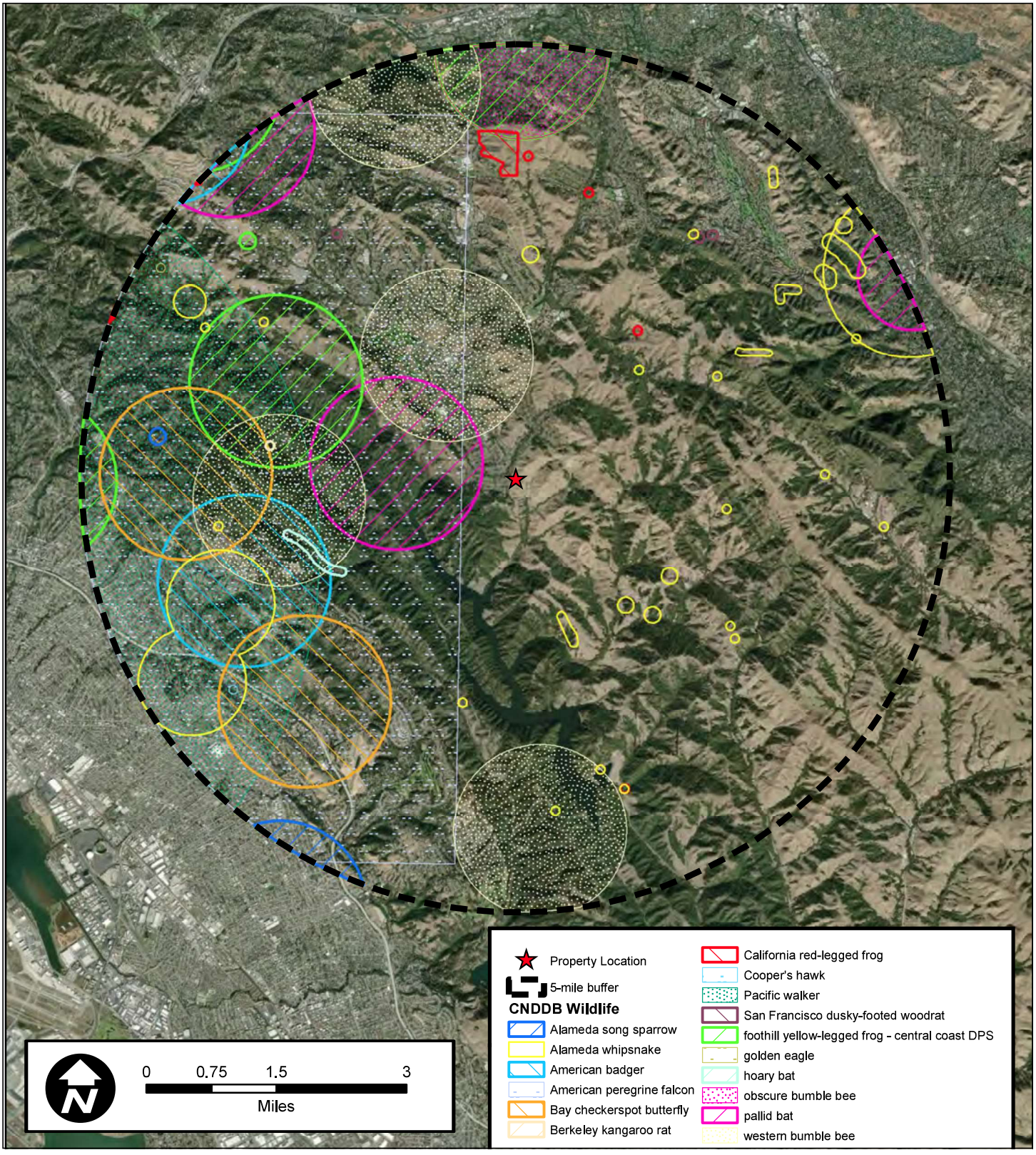


Figure BIO-3

CNDDB Search Results for Wildlife

Source: Olberding Environmental

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

  Special-status bats with the potential to occur on the project site include the pallid bat (*Antrozous pallidus*) and the hoary bat (*Lasiurus cinereus*). CNDDB listed five occurrences of the pallid bat and one occurrence of the hoary bat within a 5-mile radius of the property, with the closest occurrence approximately 0.36 miles northwest of the site. There are no structures on the site that could provide suitable roosting habitat for pallid bat, and there are no trees that offer dense foliar cover suitable for roosting hoary bats. However, the grassland habitat, ephemeral drainages, and seasonal wetlands provide an array of insects allowing for abundant foraging opportunities. Given the above information, multiple species of bats have a moderate potential to occur on the project site in a foraging capacity only.

  As previously discussed, only the southern 7.9-acre portion of the 23.9-acre project site would be developed, and the site is adjacent to open space cattle-grazing and watershed lands to the east and large permanently preserved open spaces areas (604-acre Carr Ranch protected watershed, 260-acre Mulholland Ridge Open Space Preserve, 1,830-acre

Redwood Regional Park). Thus, although the project would reduce available foraging areas on the site, substantial foraging areas would remain in the immediate vicinity and the surrounding area. Accordingly, the project would have less than significant impacts on foraging special-status bat species.

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

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

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

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

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

> **Biological Resources 4:** Implementation of the below mitigation measure would reduce construction period impacts on the Western bumblebee to a less than significant level.
>
> Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey of the project site for Western bumblebee to determine the presence or absence of this species. The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance. If any Western bumblebee are identified, the biologist shall develop appropriate mitigation to protect the species and compensate for potential habitat loss. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

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

c) **Less Than Significant Impact**: The federal government, acting through the U.S. Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA), has jurisdiction over all "waters of the United States" as authorized by Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act of 1899 (33 CFR Parts 320-330). Section 404 of the CWA regulates the placement of fill in Waters of the U.S., which may include wetlands, lakes,

ponds, drainages, creeks, streams, and other traditionally navigable water bodies, depending on whether any such aquatic feature meets current jurisdictional standards.

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

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

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

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

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

Results of the Olberding field survey indicate that the project site contains wetlands/waters that may be considered jurisdictional by the Army Corps of Engineers, RWQCB, and/or CDFW. The two ephemeral drainages and two potential seasonal wetlands on the project site showed positive indicators of wetland soils, hydrology, and vegetation. As shown on Figure BIO-1, one potential seasonal wetland is just south of the northernmost ephemeral drainage and is characterized by a mix of hydrophytic (i.e., water-loving) plants, such as curly dock, Italian rye grass, and clover (*Trifolium* sp.), and upland species such as wild oats and bull thistle. Olberding observed that this wetland was seep-like and contained numerous small pools of water within cattle hoof shear. The second potential seasonal wetland is located at the base of the second drainage along the Camino Pablo frontage. The vegetation within this wetland was consistent with the surrounding grasslands, but several hydrophytic species such as curly dock and toad rush were observed. The project site also contains two drainage features, both of which are ephemeral. Dominant vegetation within both drainages was consistent with the composition of the annual grassland, and consisted primarily of Italian rye grass, Mediterranean barley, wild oat, and creeping wildrye. Other species observed include ribwort plantain (*Plantago lanceolata*), milk thistle (*Silybum marianum*), filaree, and curly dock. The southernmost drainage also had a single Arroyo willow growing within the channel.

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

While any project-related construction activity in or adjacent to these features would require jurisdictional delineation and permitting by the Corps, which would be subject to mitigation requirements, the project as proposed would not intrude into any of these wetlands/waters or come closer than 50 feet to them. Accordingly, the project impacts on wetlands or other waters of the U.S would be less than significant.

d) **Less Than Significant with Mitigation**: Wildlife corridors are generally described as pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and other natural or human induced factors such as urbanization. The fragmentation of natural habitat creates isolated “islands” of vegetation that may not provide sufficient area or resources to accommodate sustainable populations for a number of species, which can adversely affect both genetic and species diversity. Corridors often partially or largely eliminate the adverse effects of fragmentation by 1) allowing animals to move

between remaining habitats to replenish depleted populations and increase the gene pool available; 2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fire or disease) will result in population or species extinction; and 3) serving as travel paths for individual animals moving throughout their home range in search of food, water, mates, and other needs, or for dispersing juveniles in search of new home ranges. The project site does not function as a wildlife movement corridor because it is bordered by established residential communities on the north, west, and south, which limit wildlife movement through the site. Therefore, the proposed project would not substantially interfere with the movement of resident or migratory wildlife.

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

Biological Resources 5: If project grading or construction is scheduled to take place between February 1 and August 31, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 200 feet of the construction zone for passerines and within 500 feet for raptors. The survey shall be performed no more than 14 days prior to the commencement of construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. Copies of the preconstruction survey(s) shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife.

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions—such as whether the nest is in a line of sight of the construction—and the sensitivity of the birds nesting. The nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by

the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

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

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

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

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

Sources of Information:

- Olberding Environmental, 2023. *Biological Resources Analysis Report for the Camino Pablo Property.*
- Olberding Environmental, 2019. *Biological Resources Analysis Report for the Camino Pablo Property*.
- Monk & Associates Environmental Consultants, 2024. *Peer Review of Olberding Biological Reports and IS/MND for the Camino Pablo Subdivision Project*.

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

- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*
- Contra Costa County Ordinance Code, Title 8. Zoning Ordinance.
- https://www.contracosta.ca.gov/depart/cd/water/HCP/, 2024. *East Contra Costa County Habitat Conservancy.*

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

***SUMMARY**:*

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

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

b) **Less Than Significant With Mitigation**: The 2015 CHRIS review of the project site concluded that there was a "high potential of identifying Native American archaeological resources" within the borders of the project site. In 2016, Archeo-Tec Inc. completed a Phase I cultural resource evaluation, including a full record search and a pedestrian survey. No potentially significant cultural resources were identified on the project site, or within a 1-mile radius. In 2023, Archeo-Tec completed an updated Phase I cultural resource assessment. Although no significant cultural resources were identified on the project site, the Phase I report indicates that the most culturally sensitive areas of the project site include 1) the gently sloping section planned as lots 12 and 13 and 2) the new cul-de-sac and lots that will be placed in the topographic saddle along the southern extent of the project site (lots 5-10). Other areas of the project site have a lower likelihood of human settlement or activity due to steep (greater than 10%) slopes.

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

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

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

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

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

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

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

c) **Less Than Significant With Mitigation**: Based on the findings of the Phase I cultural resources evaluation, no human remains or cemeteries are known to exist within or near the project site; however, there is a possibility that human remains could be present on or near the project site and accidental discovery could occur. Consequently, **construction activities on the project site could result in a potentially significant adverse environmental impact due to disturbance of human remains**. Thus, the applicant is required to implement the following mitigation measure.

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

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

Sources of Information:

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

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

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

***SUMMARY**:*

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

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

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

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

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

Construction: As discussed in Environmental Checklist Section 3.a, the project site is within the San Francisco Bay Area Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the 2017 Bay Area Clean Air Plan: Spare the Air, Cool the

Climate. The Clean Air Plan serves as the regional Air Quality Plan (AQP) for the Air Basin for attaining National Ambient Air Quality Standards (NAAQS). The primary goals of the AQP are to protect public health and protect the climate. The AQP identifies a wide range of control measures intended to decrease both criteria pollutants and greenhouse gas (GHG) emissions, including measures to reduce the impact of energy use.

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

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

Operation:

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

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

Climate Action Plan: The State of California has routinely adopted legislation to address climate change and clean energy production that has resulted in efforts to increase the efficiency of vehicles, buildings, and appliances and to provide energy from renewable sources. Locally, the Contra Costa County Board of Supervisors adopted the Contra Costa County Climate Action Plan

in December 2015. As illustrated in the table below, the proposed project is consistent with applicable energy goals and measures for new residential development in the Climate Action Plan.

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

Sources of Information:

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

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

SUMMARY:

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

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

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

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

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

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

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

iii) **Less Than Significant Impact**: The project site is not within a Liquefaction Hazard Zone, as mapped by the California Geological Survey. According to the County General Plan Safety Element (Figure 10-5 – Estimated Liquefaction Potential), the project vicinity has "generally moderate to low" liquefaction potential. Additionally, the October 2015 ENGEO site-specific geotechnical investigation in the area of development found that the subsurface strata on site consist of stiff clays and bedrock, which are not susceptible to liquefaction. Future residential development on the project site will require subsurface investigation to provide site-specific engineering recommendations to ensure that building and foundations are designed with appropriate consideration of the site's soil characteristics. With sound foundation design and adherence to current Residential Building Code requirements, the project will have less than significant impacts related to liquefaction.

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

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

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

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

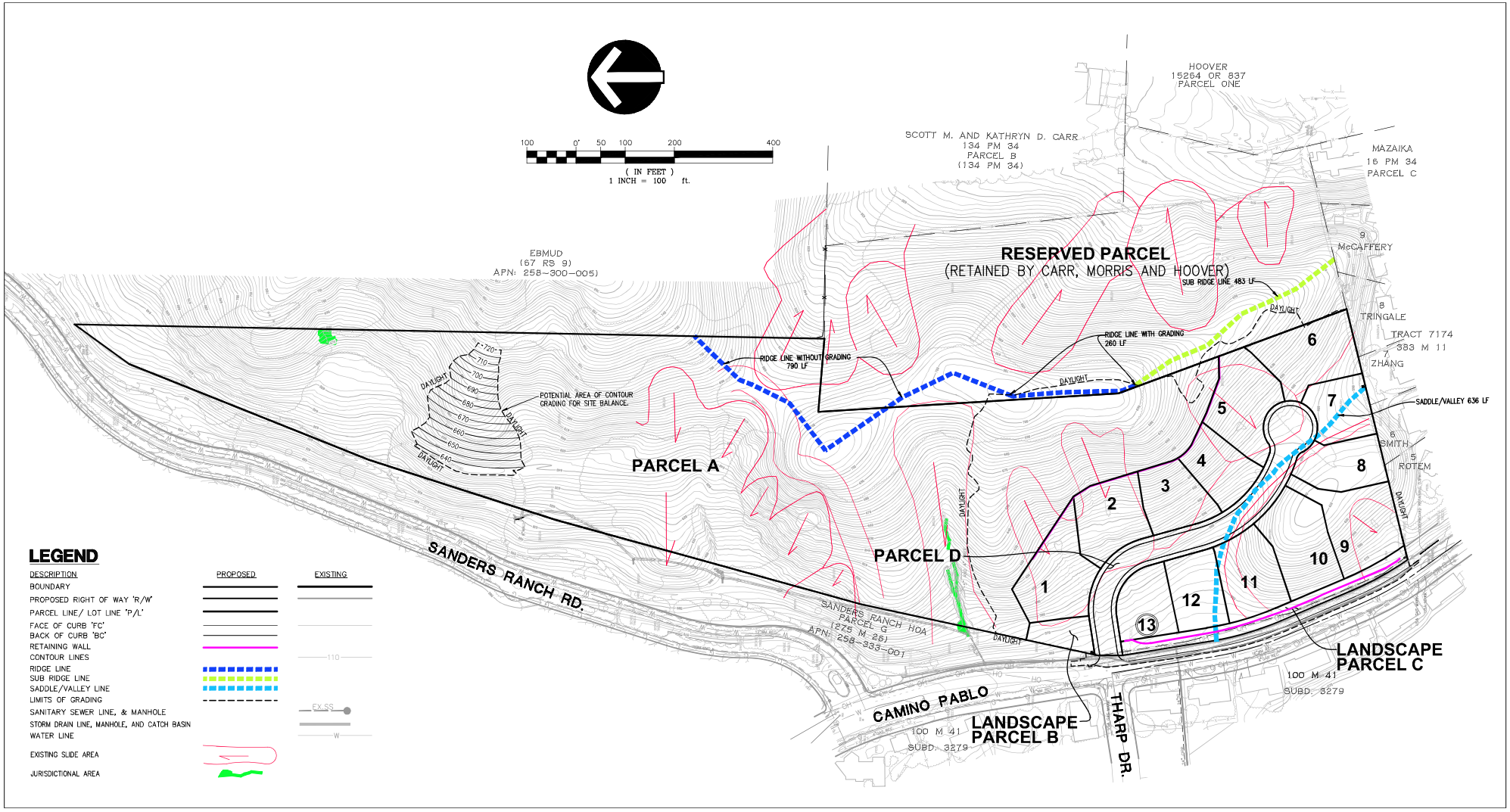


Figure GEO-1

Historic Landslides on the Site

Source: dk Consulting



Figure GEO-2

Corrective Grading/Landslide Removal Plan

Source: EnGeo

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

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

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

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

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

Geology 2: The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

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

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

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

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

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

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

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

the proposed subdivision, the applicant shall provide CDD staff with documentary evidence that the deed disclosure has been recorded on that lot.

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

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

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

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

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

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

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

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

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

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

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

resulting in a potentially significant impact on unique paleontological resources and geologic features. Thus, the applicant is required to implement the mitigation measures of Cultural Resources 1.

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

Sources of Information:

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

8. ***GREENHOUSE GAS EMISSIONS – Would the project:***				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUMMARY:

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

substantially change the global average temperature; however, the accumulation of GHG emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

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

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

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

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

Sources of Information

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

9. HAZ*ARDS AND HAZARDOUS MATERIALS – Would the project:*

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

***SUMMARY**:*

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

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

long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

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

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

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

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

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

One of the applicant's transportation consultants prepared a wildfire evacuation analysis (Hexagon Transportation Consultants, 2023. *Camino Pablo Residential Development VMT and*

Evacuation Study) that assesses the project's potential impact on evacuation times in response to a wildfire in the area. Hexagon reported that Camino Pablo along with Larch Avenue, a two-lane arterial street running parallel to and north of Camino Pablo, would be used in the event of an emergency requiring evacuation of neighborhoods in the project vicinity.

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

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

Sources of Information:

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

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

***SUMMARY**:*

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

Project Construction

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

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

Project Operation

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

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

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

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

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

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

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

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

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

c) **Less Than Significant Impact**:

i) Construction of the cul-de-sac and single0family residences, and landscaping of yards would alter the existing drainage patterns on the project site, which currently consists of open hillsides covered with non-native grasses. The proposed grading plan has been developed to maintain the existing topography of the site as much as possible, while strengthening unstable slopes and accommodating the proposed homes on the lower reaches of the site. The site design and stormwater collection and treatment system would utilize existing general drainage patterns and rely entirely on natural gravity flow of rainwater. Although the introduction of new impervious surfaces has the potential to increase storm flow rates and volumes, and thereby cause erosion and sedimentation in downstream receiving waters, such impacts would be minimized through compliance with the C.3 requirements of the Contra Costa Clean Water Program, discussed in Environmental Checklist Section 10.a above. With compliance with the C.3 stormwater requirements, the impact of potential erosion due to the project would be less than significant.

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

A June 2023 hydrologic analysis of downstream conditions during a 10-year storm event was prepared by DK Engineering. The analysis concluded that all existing downstream storm drainage pipes have adequate capacity to accommodate runoff from the 10-year storm event with the addition of the project's storm runoff except for the existing 15-inch-diameter storm drainage pipe in Camino Pablo along the frontage of the project site. However, as

part of the project, this pipe would be replaced with an 18-inch pipe. The existing downstream 36-inch pipes have well above the County's minimum freeboard requirement of 1.25 feet. Thus, DK Engineering concluded that the downstream drainage system is adequate to receive runoff from the proposed project. Therefore, the potential for the project to increase the risk of on- or off-site flooding would be less-than-significant.

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

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

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

e) **Less than Significant Impact:** As discussed in Environmental Checklist Section 10.a above, the SWCP prepared for the proposed project includes storm water controls as required by the Contra

Costa Clean Water Program. The project storm water controls include bio-treatment swales, a landscaped bio-retention facility, and LID pervious areas. The SWCP has been deemed preliminarily complete by the County Department of Public Works, who is requiring the submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the filing of the Final Map. With implementation of the SWCP, the project would have a less than significant impact on water quality. Thus, the proposed project would not conflict with a water quality control plan or groundwater management plan.

Sources of Information

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

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

SUMMARY:

a) **No Impact**: The 23.9-acre project site is located in the A-2 General Agricultural District, which has a minimum required lot size of 5 acres. The area east of the site consists of agricultural parcels that range in size from approximately 4 acres to over 300 acres. The Sky View Court subdivision is to the south and is in the R-15 Single-Family Residential District and includes 15 single-family homes on lots that meet the minimum R-15 lot size of 15,000 square feet. Land to the west and

north are in the Town of Moraga and developed with single-family homes. The homes closest to the project site are developed at a density of 3 dwelling units per acre (1 dwelling unit per 14, 520 square feet). The proposed project would have residential parcels that range in size from 15,368 square feet to 27,827 square feet. Therefore, the proposed residential development in the Major Subdivision would be consistent with the surrounding residential subdivisions. Also, the proposed cul-de-sac would form the fourth leg of the Camino Pablo / Tharp Drive intersection and would provide direct access to Camino Pablo, the existing arterial street in this neighborhood. Thus, the proposed Major Subdivision would not divide an established community.

b) **No Impact:** The project site currently has a General Plan land use designation of AL Agricultural Lands. The proposed project includes a General Plan Amendment to redesignate the southern 7.9 acres as SL Single-Family Residential–Low Density to allow multiple single-family residences on this portion of the site. Also, this portion of the site is proposed to be rezoned from the A-2 General Agricultural District to a P-1 Planned Unit District with a Development Plan that would allow development of 13 one- and two-story detached single-family residences on individual lots. The SL General Plan land use designation allows residential development at a density of 1.0 to 2.9 dwelling units per net acre, which is consistent with the density proposed by the project. The P-1 District is intended for large-scale integrated development, allowing for flexible regulations that enable a cohesive yet varied design. Given the flexibility provided within a P-1 District, there is little potential for conflict with provisions of the County Ordinance Code in terms of development standards for the residential parcels in the proposed subdivision.

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

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

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

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

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

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

Sources of Information:

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

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

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

***SUMMARY**:*

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

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

Sources of Information:

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

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

***SUMMARY**:*

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

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

adverse environmental impact during project construction on nearby residences. Consequently, the applicant is required to implement the following noise mitigation measures.

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

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

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

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

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

New Year's Day (State and Federal)

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

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

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

Federal Holidays: Federal Holidays (opm.gov)

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

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

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

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

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

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

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

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

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

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

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

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

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

Sources of Information:

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

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

***SUMMARY**:*

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

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

Sources of Information

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

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

***SUMMARY**:*

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

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

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

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

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

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

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

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

b) **Less Than Significant Impact**: Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sheriff's Office. Public Protection Policy 7-57 of the General Plan Public Facilities/Services Element requires 155 square feet of station area per 1,000 persons within unincorporated Contra Costa County. The proposed project, resulting in thirteen new single-family residences, would result in a negligible increase in population within the County. Therefore, the project would not impact the County's ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. The project is subject to a per-parcel police services fees applicable to new residential development. Thus, the small scale of the project, combined with County's collection of applicable police services fees ensures that the proposed project will have less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.

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

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

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

d) **Less Than Significant Impact**: The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of three acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population increase in the Moraga area. Accordingly, the project would not result in a significant increase in the use of existing recreational public resources in the area. Since the project would only marginally increase population in the area by an estimated 37 person, and has ample access to existing parks, including Rancho Laguna Park $\pm$750 feet south of the project, the project will not expectedly necessitate the provision of new park facilities. Additionally, all new single-family residences in unincorporated Contra Costa County are subject to Park Dedication and Park Impact Fees, which are collected prior to the issuance of building permits for the new single-family dwellings. The small scale of the project, and the collection of requisite Park Impact and Park Dedication fees ensures that the project will not result in any significant adverse impacts on park facilities in the County.

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

Sources of Information:

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. *RECREATION*				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant Impact**: As described in Environmental Checklist Section 15.d, the Town of Moraga maintains neighborhood parks and open space preserves, including Rancho Laguna Park, Moraga Commons, and the Mulholland Ridge Open Space Preserves. In addition to the park facilities maintained by Moraga, the East Bay Regional Park District maintains the 1,830-acre Redwood Regional Park located at 7867 Redwood Road, approximately 5.8 miles driving distance to the west, and the John Muir Land Trust in conjunction with the East Bay Municipal Utility District maintains Carr Ranch, a 604-acre protected watershed located approximately 0.4 mile east of Rancho Laguna Park. Due to the open space character of Mulholland Ridge Open Space Preserve, Redwood Regional Park, and Carr Ranch, project residents would be less likely to use these facilities, Overall, use of neighborhood parks, regional parks, and open space preserves would be less than significant.

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

Sources of Information

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

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

***SUMMARY**:*

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

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

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

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

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

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

i. Projects that:

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

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

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

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

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

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

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

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

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

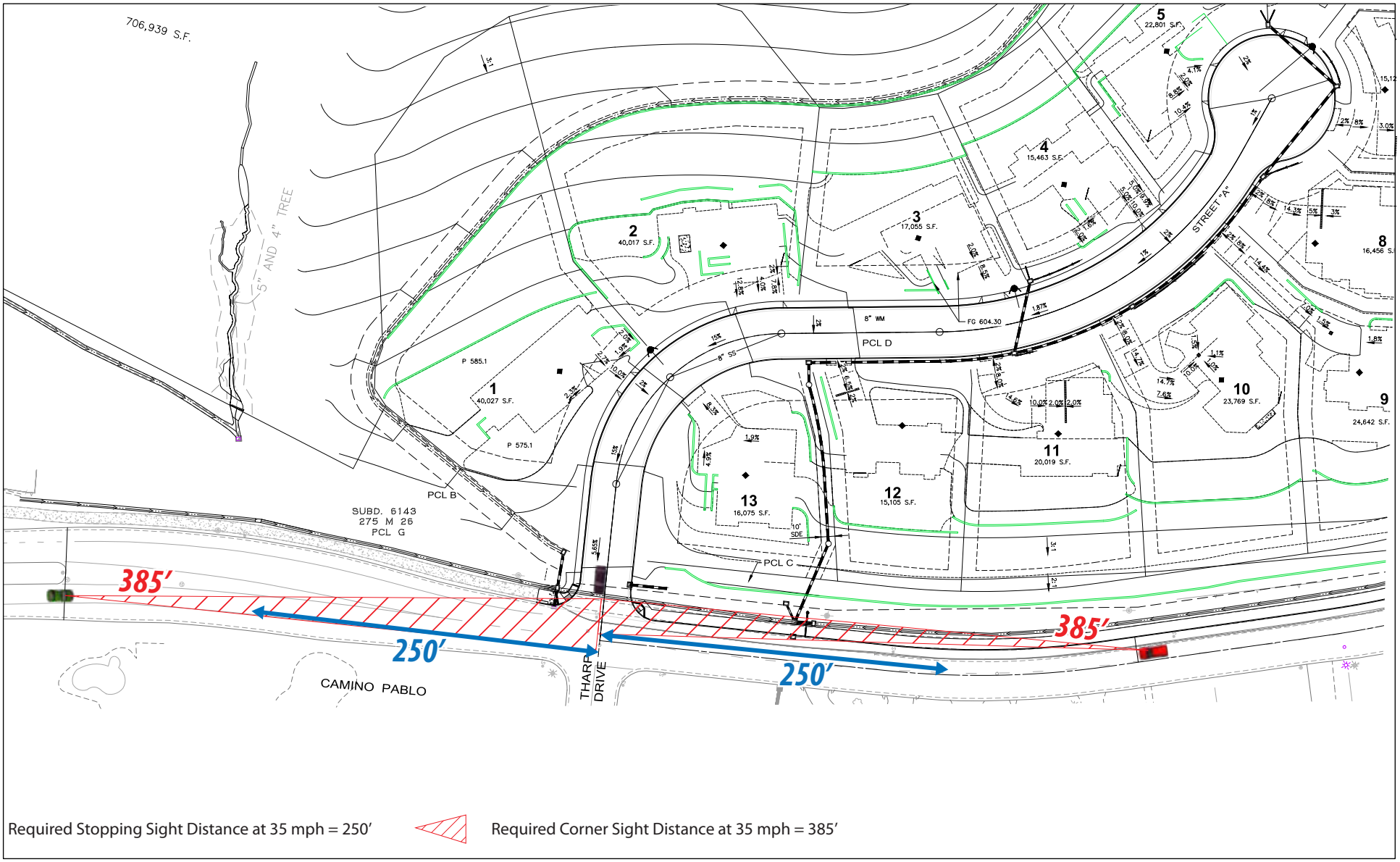


Figure T-1

Sight Distance at Project Entrance

Source: Fehr & Peers

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

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

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

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

Sources of Information:

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. *TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	☐	☒	☐	☐

***SUMMARY**:*

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

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

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

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

Sources of Information:

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

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

SUMMARY:

a) **Less Than Significant Impact**: The 13 single-family residences and 11 attached ADUs will need to be connected to various utilities and service systems, including water service, sanitary sewer service, stormwater drainage facilities, and electric power, natural gas, and telecommunications facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

d) **Less Than Significant Impact**: The proposed project would generate construction solid waste and post-construction residential solid waste. Construction of the 13 single-family residences and 11 attached ADUs on the project site would generate construction solid waste. Construction waste would be hauled to the Acme Landfill, located at 890 Waterbird Way in Martinez. . The Acme Landfill is estimated to be at 35 percent of capacity. Future construction on the subdivision parcels would incrementally add to the construction waste headed to the landfill. Further, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. Thus, although the construction of single-family residences and attached ADUs on the subdivision parcels would incrementally increase construction waste in Contra Costa County, the administration of the CalGreen program ensures that the impact of the project-related increase would be less than significant.

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

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

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

Sources of Information:

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

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

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

***SUMMARY**:*

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

The 2023 Hexagon Transportation Consultants *Camino Pablo Residential Development VMT and Evacuation Study* that was prepared for the applicant assesses the project's potential impact on evacuation times in response to a wildfire in the area. In the event of an evacuation, all residents on the project site and surrounding neighborhoods would access Canyon Road. The wildfire evacuation analysis assumes that residents within the evacuation area would use Camino Pablo and Larch Avenue, a two-lane arterial street that runs parallel to and north of Camino Pablo. Both Camino Pablo and Larch Avenue connect to Canyon Road and provide egress from the residential neighborhoods east of Canyon Road. Due to the limited egress routes from the residential neighborhoods, the evacuation scenario would be the same regardless of the evacuation event.

For a conservative evacuation analysis, Hexagon further assumed that:

- 100 percent of the traffic within the evacuation area would evacuate, meaning that no one would self-evacuate prior to the evacuation order, and no one would resist the evacuation order.

- At the household level, the number of evacuation trips would equal to the lesser of the number of drivers, and number of vehicles. For example, a household with two drivers and three vehicles would generate two evacuation trips, and a household with four drivers and one vehicle would generate one evacuation trip.

- 80 percent of households would generate two evacuation trips, and 20 percent of households would generate one evacuation trip, which represents an evacuation trip generation rate of approximately 1.8 trips per household.

Hexagon estimates that there are approximately 1,215 residences within the evacuation area, which includes the gated Sanders Ranch neighborhood and the neighborhoods east of Canyon Road flanking Larch Avenue and Camino Pablo. Based on their assumptions, Hexagon estimates that the evacuation area would generate 2,187 trips under existing conditions, and 2,210 trips under existing-plus-project conditions, with the project generating 23 additional trips. For the purpose of this analysis, Hexagon assumed that evacuees within the evacuation area would be distributed evenly between Camino Pablo and Larch Avenue.

According to the *Highway Capacity Manual* (Transportation Research Board, 7th Edition), the theoretical per-lane-per-hour roadway capacity per is 1,800 vehicles per lane per hour. This assumes continuous flow with no stopping, which could only be achieved with traffic control by emergency personnel. For the purposes of the analysis, it was assumed that with the existing stop control at Canyon Road, this rate would be reduced to 600 vehicles per hour per lane. With one outbound lane on Camino Pablo and one outbound lane on Larch Avenue, it was assumed that 1,200 vehicles could be evacuated per hour from the evacuation area. Accordingly, it was estimated that evacuation under existing conditions would take approximately 219 minutes, and evacuation under existing plus project conditions would take 221 minutes. Therefore, the project would increase evacuation time by 2 minutes, which less than 1.4 percent. Therefore, the project would not substantially alter evacuation times or interfere with an adopted emergency response plan or emergency evacuation plan and would have a less than significant impact.

b) **Less Than Significant With Mitigation**: As discussed in Environmental Checklist Section 15.a, the project site is located in an adopted Very High Fire Hazard Severity Zone in a State Responsibility Area. Therefore, construction on the project site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). Notwithstanding these requirements, the Moraga-Orinda Fire District has stated that the applicant is required to submit a Fire Protection Plan for review and approval by the MOFD to address project wildfire risks.

Without the creation and implementation of a Fire Protection Plan, the project could exacerbate wildfire risks in the project vicinity, thereby causing potentially significant adverse environmental impacts. **Implementation of Public Services 1 would reduce the impacts to less than significant levels.**

c) **Less Than Significant Impact**: The project includes a new cul-de-sac serving the 13 residential lots in the subdivision. As discussed in Environmental Checklist Section 9.f, the cul-de-sac would form the fourth leg of the Camino Pablo / Tharp Drive intersection. As discussed in Environmental Checklist Section 20.a, Camino Pablo is an evacuation route in the event of a wildfire in the area. Thus, the new cul-de-sac would not exacerbate fire risk. As required by the County Ordinance

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Code, existing and new electrical power lines would be located underground, thereby eliminating risk of wildfire from an overhead power line. Construction plans will be subject to review and approval by the MOFD, who will require onsite fire hydrants, residential fire sprinklers, and other measures to further reduce wildfire risks. Therefore, installation of the cul-de-sac and other project infrastructure would have less than significant impacts.

d) **Less Than Significant With Mitigation**: As discussed in Environmental Checklist Section 10.c.ii, the risk of flooding due to the project is less than significant. The County Department of Public Works has reviewed the applicant's preliminary SWCP, and will require submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the Final Map for the subdivision. Therefore the risk of flooding is less than significant. As discussed in Environmental Checklist Sections 7.a.iv and 7.c, there is landslide potential at the site. Therefore, corrective measures to address historic landslide deposits and future landslide potential would be required by Mitigation Measures Geology 1 through Geology 5. Therefore, in the event of wildfire at or near the project site, significant secondary effects such as post-fire slope instability are not expected. Therefore, this would be a less-than-significant impact.

Sources of Information

- Contra Costa County General Plan 2005-2020.
- Contra Costa County GIS Mapping Data.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- *Camino Pablo Residential Development VMT and Evacuation Study***,** 11/7/23, Hexagon Transportation Consultants
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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21. *MANDATORY FINDINGS OF SIGNIFICANCE*				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

***SUMMARY**:*

a) **Less Than Significant with Mitigation**: As discussed in the individual sections of this Environmental Checklist, approval of the project would authorize residential development of a southern 7.9 acres of the 23.9-acre project site consisting of 13 single-family residences with 11 attached ADUs. There are no known endangered plants or animals occurring on the project site. This study identifies **potentially significant impacts in the areas of Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hydrology, Noise, Public Services, Tribal Cultural Resources, and Wildfire**. Mitigation measures recommended in the respective Environmental Checklist sections address these potentially significant impacts. If the proposed project is approved, the mitigation measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

b) **Less Than Significant Impact**: The project would not create substantial cumulative impacts. The project involves residential development of a vacant site located inside of the Urban Limit Line. Construction of 13 single-family residences and 11 attached ADUs, a cul-de-sac, and drainage improvements would be relatively minor in scale, and therefore, would not create substantial unmitigable impacts. The project site is adjacent to existing residential development to the south, west, and north. The project would be consistent with these nearby neighborhoods area in terms of land use and density. Additionally, lands east of the site are outside of the Urban Limit Line and the northern 16 acres of the site will be subject to a conservation easement (Mitigation Measure **Agricultural Resources 1**).

c) **Less Than Significant with Mitigation**: This Environmental Checklist has disclosed impacts that would be less than significant with the implementation of mitigation measures. These mitigation measures are required in the conditions of approval for the proposed project, and the applicant would be responsible for implementation of the mitigation measures. As a result, there would not be any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the following references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted:

- Contra Costa County Geographic Information System Data
- Contra Costa County Ordinance Code, Title 8. Zoning Ordinance.
- Contra Costa County 2005-2020 General Plan
- California Government Resources Code
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
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ATTACHMENTS

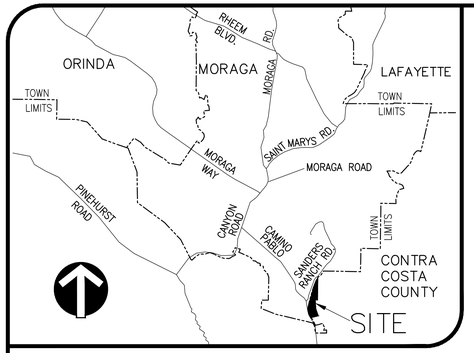
1. **Vicinity Map**
2. **Project Plans**
3. **Photographs and Photo-realistic simulations**
4. **Mitigation Monitoring and Reporting Program**



Figure PD-3

Project Vicinity

Source: Douglas Herring & Associates, 2024.



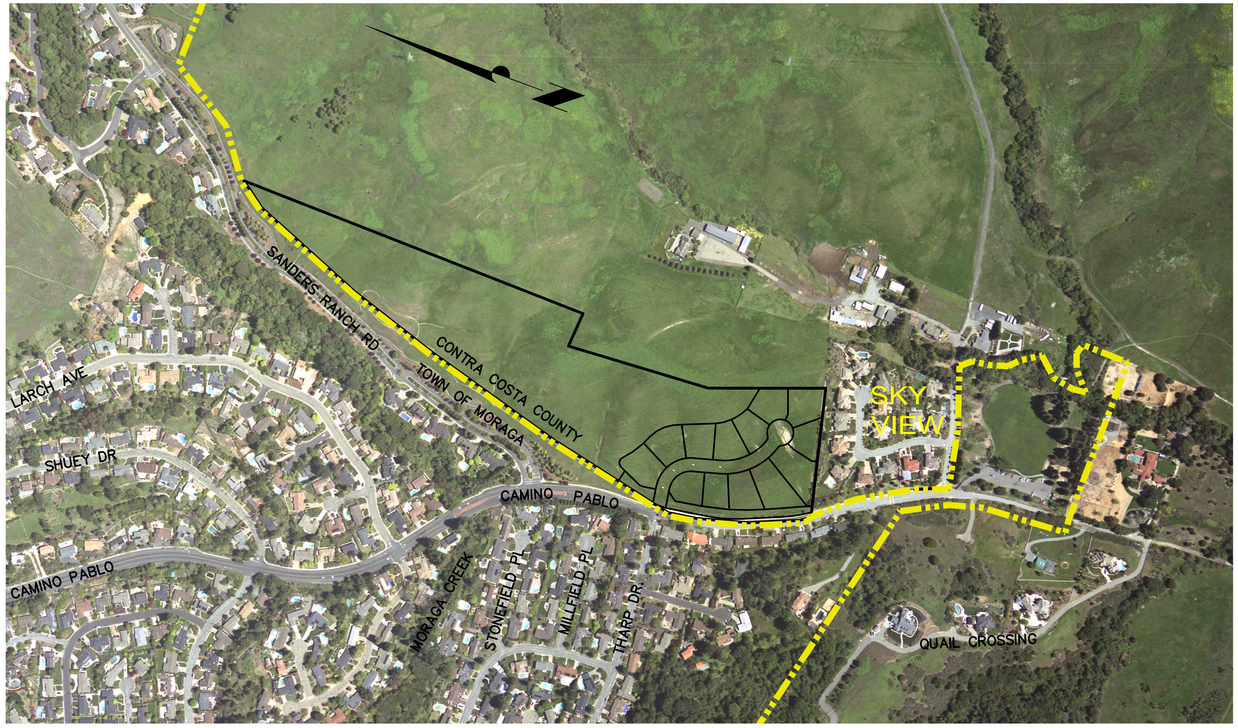
VICINITY MAP
NOT TO SCALE

GENERAL PLAN AMENDMENT, REZONING, FINAL DEVELOPMENT PLAN & VESTING TENTATIVE MAP SUBDIVISION #9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
JUNE, 2023

RECEIVED on 06/30/2023 CDSD23-09646
By Contra Costa County
Department of Conservation and Development



300' 0' 150' 300' 600'
1 INCH = 300 FEET

PROPERTY INFORMATION

PROPERTY ADDRESS:	1211 CAMINO PABLO, MORAGA. CA 94556
ASSESSOR'S PARCEL NUMBERS:	258-290-029
EXISTING ZONE:	A-2 (GENERAL AGRICULTURE)
PROPOSED ZONE:	A-2 (GENERAL AGRICULTURE) & P-1
EXISTING GENERAL PLAN DESIGNATION:	AL (AGRICULTURAL LANDS)
PROPOSED GENERAL PLAN DESIGNATION:	AL (AGRICULTURAL LANDS) & SL (SINGLE FAMILY RESIDENTIAL - LOW)
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	AGRICULTURAL & RESIDENTIAL
EXISTING NUMBER OF PARCELS:	1
PROPOSED NUMBER OF LOTS:	13
PROPOSED NUMBER OF PARCELS:	5 (2 OF WHICH ARE STREET RIGHT OF WAY)

UTILITIES:	
GAS & ELECTRIC	PG&E
WATER SUPPLY	EBMUD
SEWER SUPPLY	CCCSD
TELEPHONE	AT&T
CABLE TV	AT&T
FIRE PROTECTION:	MORAGA-ORINDA FIRE DISTRICT

PROPERTY AREA: 23.90 ACRES

TITLE REPORT

CHICAGO TITLE COMPANY
TITLE NUMBER: FCLA-TO23000212-L
DATED: MAY 24, 2023

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED PORTION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, AS SHOWN ON THE PARCEL MAP FILED JULY 21, 1988, BOOK 134 OF PARCEL MAPS, PAGE 34, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO JOHN HOOVER ET UX RECORDED AUGUST 14, 1989, INSTRUMENT NO. 89-155251, BOOK 15264, PAGE 837, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE GRANT DEED TO SCOTT M. CARR AND KATHRYN D. CARR, HUSBAND AND WIFE AS COMMUNITY PROPERTY RECORDED FEBRUARY 24, 2017, INSTRUMENT NO. 2017-0034239-00, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE GRANT DEED TO JOHN B. HOOVER AND JACQUELINE B. HOOVER, TRUSTEES UNDER DECLARATION OF TRUST DATED OCTOBER 7, 2002, RECORDED FEBRUARY 24, 2017, INSTRUMENT NO. 2017-0034240-00, CONTRA COSTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER CARBON SUBSTANCES AND MINERAL RIGHTS OF WHATSOEVER KIND AND CHARACTER IN AND TO OR UNDER SAID REAL PROPERTY HEREIN DESCRIBED, TOGETHER WITH THE RIGHT TO ENTER UPON SAID PROPERTY AND TO USE THE SAME FROM THE PURPOSES OF EXPLORING AND DEVELOPING AND REMOVING THEREFROM ALL OF SAID GAS, OIL, ASPHALTUM AND OTHER CARBON SUBSTANCES AND OTHER MINERALS OF EVERY KIND AND CHARACTER, AS RESERVED IN THE DEED FROM A.J. CARR, JR. RECORDED DECEMBER 4, 1991, INSTRUMENT NO. 91-254956, BOOK 17057, PAGE 888, CONTRA COSTA COUNTY RECORDS.

BASIS OF BEARINGS

THE MONUMENT LINE ON CAMINO PABLO TAKEN AS N9°02'22"E PER SUBDIVISION 3279 (100 M 41). CALIFORNIA COORDINATE SYSTEM ZONE III.

BENCHMARK

CONTRA COSTA COUNTY BENCHMARK "GPS 09" LOCATED IN THE SOUTHEAST CORNER OF THIS SITE. BEING AN ALUMINUM PIPE WITH DISK HAVING AN ELEVATION OF 567.10, VERTICAL DATUM NAVD88.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC FEATURES SHOWN HEREON WERE GENERATED BY AN AERIAL FLIGHT BY AMERICAN AERIAL MAPPING, INC., EFFECTIVE DATE OF APRIL 05, 2014 SUPPLEMENTED BY A FIELD SURVEY BY DK ENGINEERING COMPLETED IN APRIL, 2014.

CONTOUR INTERVAL

EXISTING CONTOURS: 2' AND 10'.
PROPOSED CONTOURS: 5' AND 10' FEET.

FLOOD ZONE

THE PROPERTY IS NOT SUBJECT TO INUNDATION BY FLOOD WATER. THE ENTIRE SITE IS WITHIN ZONE X AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS (FIRMs), MAP NUMBERS 06013C0440F AND 06013C0428F, DATED JUNE 16, 2009, WHICH STATES "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	LSM	LICENSED SURVEYOR'S MAP
APN	ASSESSOR'S PARCEL NUMBER	M	METER
BC	BEGINNING OF CURVE	MAX	MAXIMUM
BW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	N	NORTH
C	TOP OF CONCRETE ELEVATION	OH	OVERHEAD UTILITIES
C&G	CURB & GUTTER	PCC	PONT OF COMPOUND CURVE
CB	CATCH BASIN	P	PAVEMENT ELEVATION
CL	CENTERLINE	PL	PROPERTY LINE
CO	CLEANOUT	PM	PARCEL MAP
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CR	CURB RETURN	PUE	PUBLIC UTILITY EASEMENT
Δ	DELTA = ANGLE OF CURVATURE	RT	RIGHT
DL	DAYLIGHT (=LIMIT OF GRADING)	R/W	RIGHT OF WAY
E	EAST	R	RADIAL, OR RADIUS
EC	END OF CURVE	RCE	REGISTERED CIVIL ENGINEER
EG	EXISTING GRADE	RD.	ROAD
EP	EDGE OF PAVEMENT	RE.	RGF REAR GARAGE FLOOR ELEVATION
EVC	END OF VERTICAL CURVE	S	SLOPE, OR SOUTH
EX.	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FF	FINISH FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SF	SQUARE FEET
FGF	FRONT GARAGE FLOOR ELEVATION	SHT	SHEET
FH	FIRE HYDRANT	SS	SANITARY SEWER
FI	FIELD INLET	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FND	FOUND	SF	SQUARE FEET
G	GAS	TB	TOP OF BANK
GB	GRADE BREAK	TBD	TO BE DETERMINED
GR	GRATE	TC	TOP OF CURB
H	HEIGHT	TS	TOE OF SLOPE
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	VC	VERTICAL CURB
IP	IRON PIPE	VCL	VERTICAL CURVE LENGTH
L	LENGTH	W	WATER, OR WEST

LEGEND

SUBDIVISION BOUNDARY
PROPOSED LOT LINES
CITY LIMIT - TOWN OF MORAGA

PROJECT TEAM

OWNER / APPLICANT:	DOBBINS PROPERTIES, LLC 1520 W. KETTLEMAN LANE, SUITE 1-A LODI, CA 95242 (209) 339-4700 CONTACT: MATT DOBBINS
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH
SOILS ENGINEER:	ENGEO 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-9000 CONTACT: JACOB WHITE (PROJECT NO. 10741.000, DATED 1-21-2014 AND 10-26-2015)
ENVIRONMENTAL CONSULTANT:	ZENTNER PLANNING AND ECOLOGY 155 FILBERT STREET, SUITE 206 OAKLAND, CA 94607 (510) 622-8110 CONTACT: JOHN ZENTNER PROJECT NO. 1004, DATED 4-15-2014
ARCHITECT:	HUNT HALE JONES ARCHITECTS 444 SPEAR STREET, SUITE 105 SAN FRANCISCO, CA 94105 (415) 512-1300 CONTACT: DAN HALE
LANDSCAPE ARCHITECT:	CAMP & CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
AERIAL TOPOGRAPHY:	AMERICAN AERIAL MAPPING, INC. 6151 FREEPORT BLVD., SUITE 170 SACRAMENTO, CA 95822 (916) 392-8676

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	REGIONAL CONTEXT AERIAL MAP
3	GENERAL PLAN AMENDMENT EXHIBIT
4	REZONING EXHIBIT
5	SURROUNDING LOT SIZE EXHIBIT
6	PEDESTRIAN & BICYCLE CIRCULATION PLAN
7	FINAL DEVELOPMENT PLAN
8	BOUNDARY & TOPOGRAPHIC SURVEY MAP
9	GEOTECHNICAL & BIOLOGICAL FEATURES MAP
10	VESTING TENTATIVE MAP - LOTTING
11	VESTING TENTATIVE MAP - GRADING 1
12	VESTING TENTATIVE MAP - GRADING 2
13	VESTING TENTATIVE MAP - UTILITIES
14	VESTING TENTATIVE MAP - DETAILS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

TITLE SHEET

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

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GENERAL PLAN AMENDMENT



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE, PARCEL LINE, RIGHT OF WAY
- CONTRA COSTA COUNTY LAND USE BOUNDARY (EXISTING)
- TOWN OF MORAGA LAND USE BOUNDARY (EXISTING)
- CONTRA COSTA COUNTY LAND USE BOUNDARY (PROPOSED)

GENERAL PLAN LAND USE DESIGNATIONS

- CITY LIMIT – TOWN OF MORAGA
- URBAN LIMIT LINE (CONTRA COSTA COUNTY DESIGNATION)
- SUBJECT PROPERTY

COUNTY DESIGNATION

WS	WATERSHED
AL	AGRICULTURAL LANDS
SL	SINGLE FAMILY LOW

TOWN OF MORAGA DESIGNATION

OS	OPEN SPACE
1-DUA	1 DWELLING UNIT PER ACRE (MORAGA GENERAL PLAN)
2-DUA	2 DWELLING UNITS PER ACRE (MORAGA GENERAL PLAN)
3-DUA	3 DWELLING UNITS PER ACRE (MORAGA GENERAL PLAN)
PP	PUBLIC PARKS
CF	COMMUNITY FACILITIES

400' 0' 200' 400' 800'

1 INCH = 400 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

REGIONAL CONTEXT AERIAL MAP

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GENERAL PLAN AMENDMENT

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN AMENDMENT



LEGEND

- CITY LIMIT – TOWN OF MORAGA
- URBAN LIMIT LINE (CONTRA COSTA COUNTY DESIGNATION)
- LAND USE BOUNDARY
- BOUNDARY OF SUBJECT PROPERTY

LAND USE DESIGNATION

WS	WATERSHED
AL	AGRICULTURAL LANDS
SL	SINGLE FAMILY LOW (R–15 ZONING)

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

GENERAL PLAN AMENDMENT EXHIBIT

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

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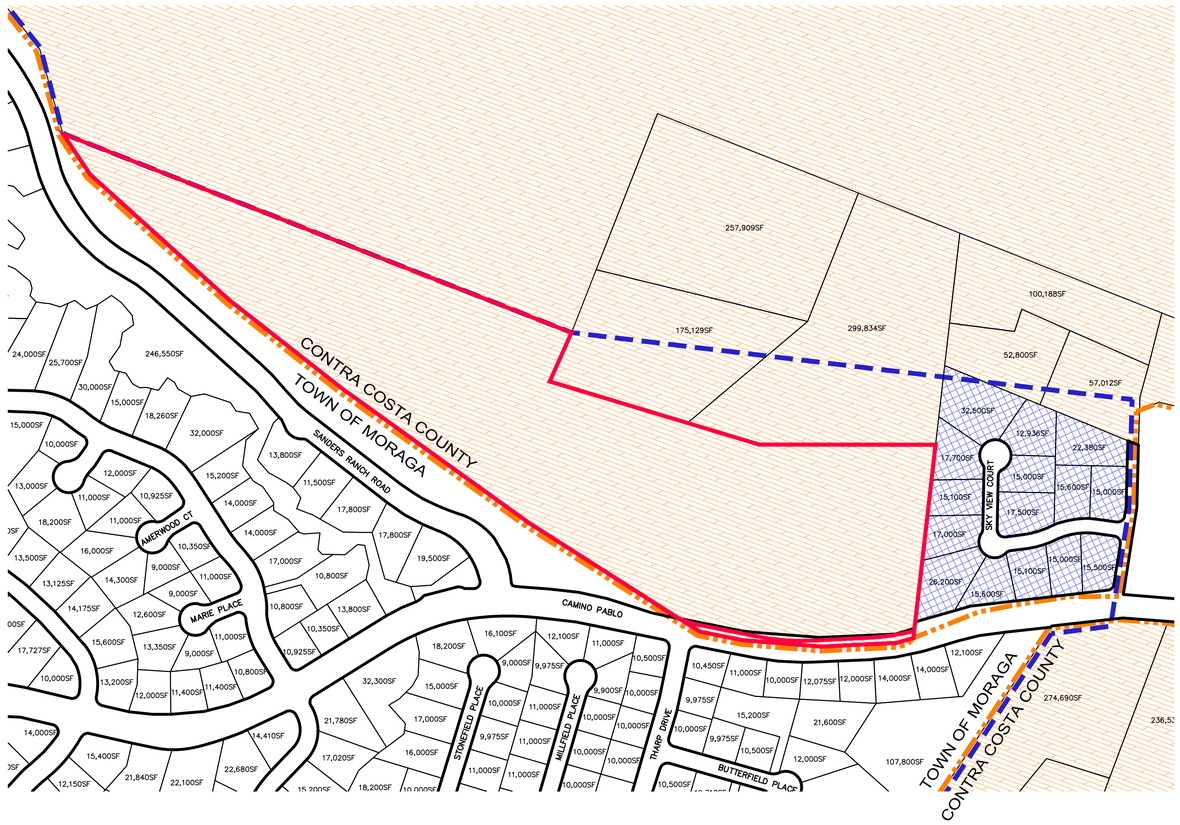
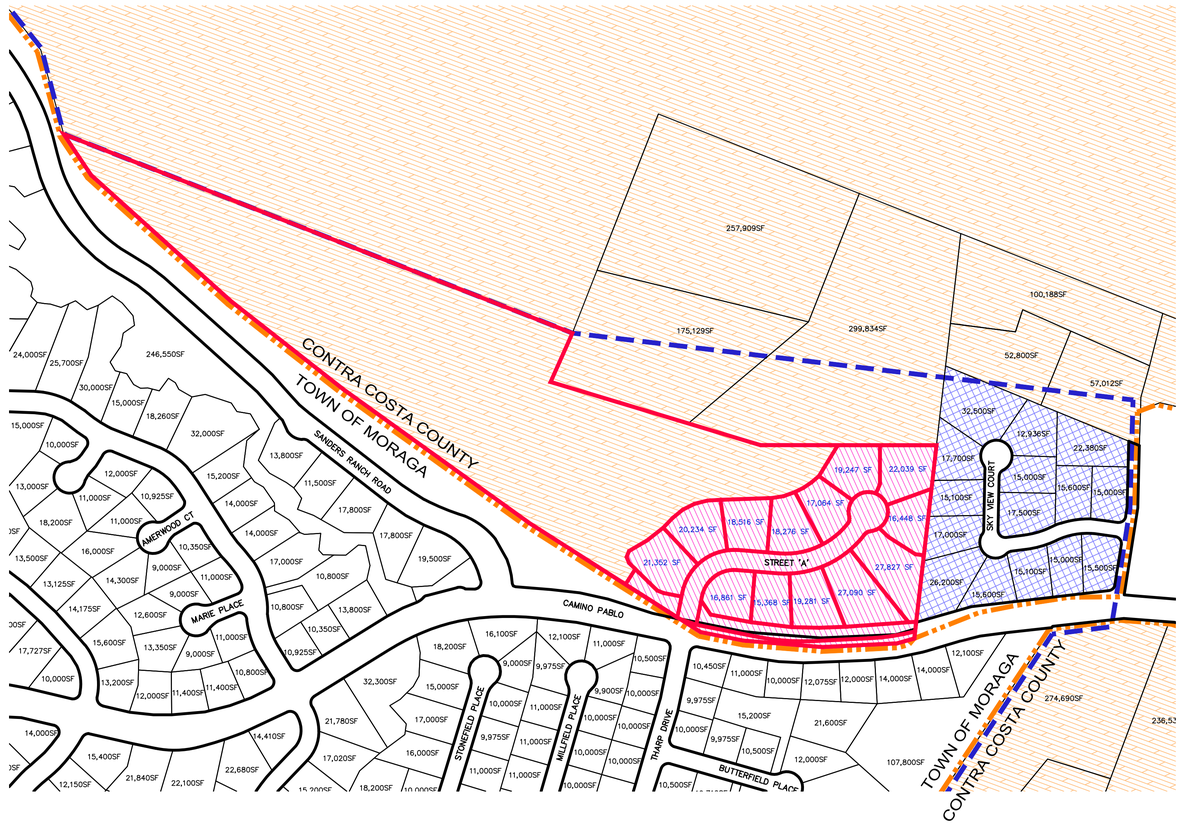
REZONING

EXISTING ZONING



PROPOSED ZONING



LEGEND

- SUBDIVISION BOUNDARY/PARCEL LINES
- EXISTING PARCEL LINE
- RIGHT OF WAY
- 18,200SF — SURROUNDING LOT SQUARE FOOTAGE
- 18,200SF — PROPOSED PROJECT LOT SQUARE FOOTAGE
- TOWN OF MORAGA LIMIT LINE
- URBAN LIMIT LINE, CONTRA COSTA CO. DESIGNATION
- COUNTY ZONING P–1
- COUNTY ZONING R–15
- COUNTY ZONING A–2 (1 DWELLING UNIT PER 5 ACRES)

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

REZONING EXHIBIT

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13–1060–12

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PROJECT SITE

CONTRA COSTA COUNTY
TOWN OF MORAGA

TOWN OF MORAGA
CONTRA COSTA COUNTY

LARCH AVENUE
TIA PLACE
SANDERS RANCH ROAD
AMERWOOD CT
SHUEY DR
MARIE PLACE
CAMINO PABLO
WALFORD DRIVE
THARP DRIVE
SHUEY DRIVE
MAYFIELD PLACE
LARCH AVENUE
RIMER DRIVE
DEERFIELD DRIVE
STONEFIELD PLACE
MILLFIELD PLACE
THARP DRIVE
BUTTERFIELD PLACE
REDFIELD PLACE
SPRINGFIELD PLACE
STREET 'A'
SKY VIEW COURT
QUAIL CROSSING

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

LEGEND

SUBDIVISION BOUNDARY/PARCEL LINES	
EXISTING PARCEL LINE	
RIGHT OF WAY	
SURROUNDING LOT SQUARE FOOTAGE	18,200SF
PROPOSED PROJECT LOT SQUARE FOOTAGE	18,200SF
TOWN OF MORAGA LIMIT LINE	
URBAN LIMIT LINE, CONTRA COSTA CO. DESIGNATION	
COUNTY ZONING R-15	
COUNTY ZONING P-1	
COUNTY ZONING A-2 (1 DWELLING UNIT PER 5 ACRES)	

150' 0' 75' 150' 300'
1 INCH = 150 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

SURROUNDING LOT SIZE EXHIBIT

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-5 REZONING-NEIGH LOTS-1360.DWG

dk JOB# 13-1060-12



LEGEND

DESCRIPTION	PROPOSED
SUBDIVISION BOUNDARY	
PARCEL LINE	
RIGHT OF WAY	
EXISTING BICYCLE ROUTE/PEDESTRIAN WALK	
PROPOSED BICYCLE ROUTE/PEDESTRIAN WALK	
EXISTING PEDESTRIAN ACCESS	
PROPOSED PEDESTRIAN ACCESS	

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PEDESTRIAN & BICYCLE CIRCULATION PLAN

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

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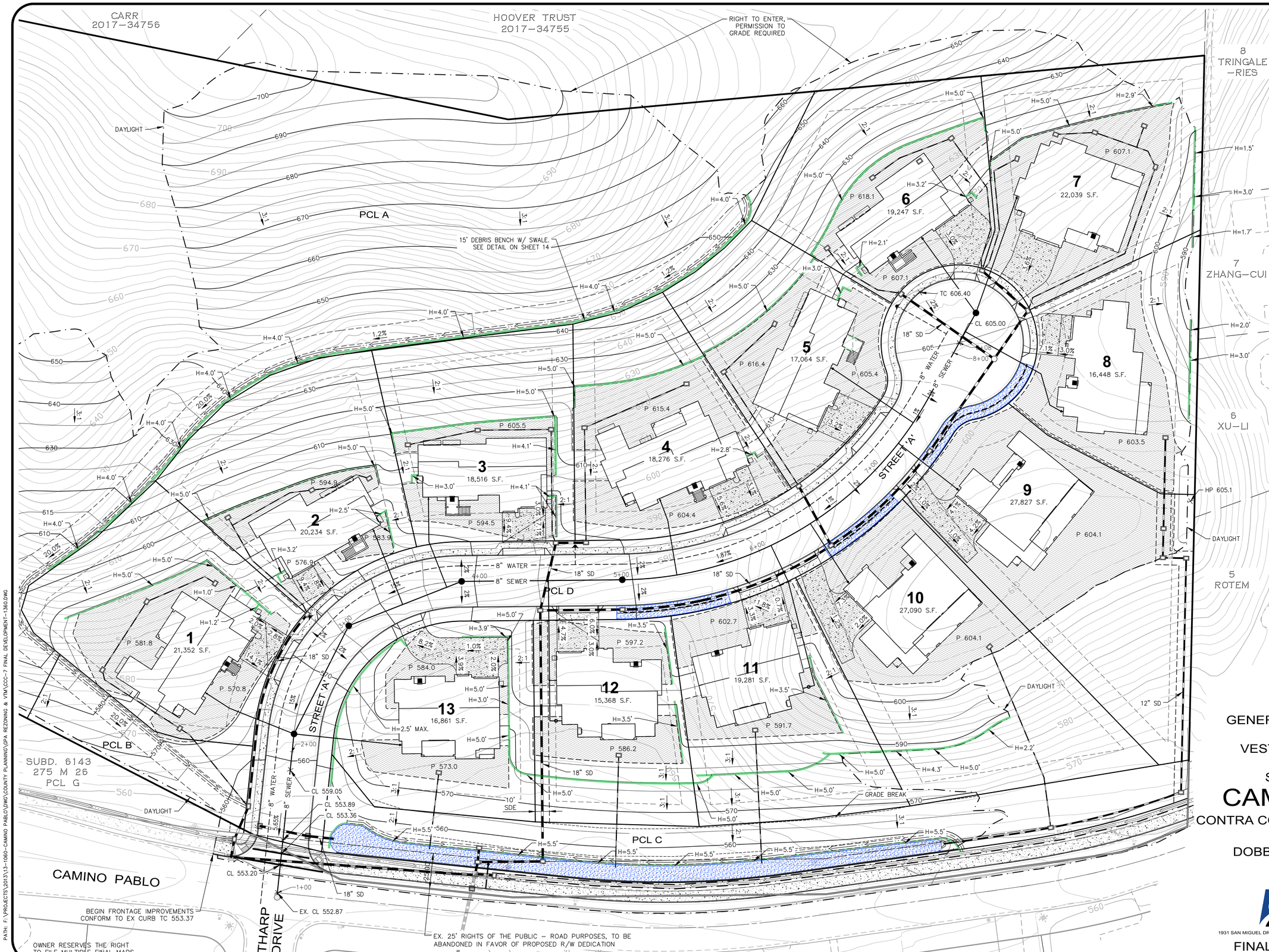
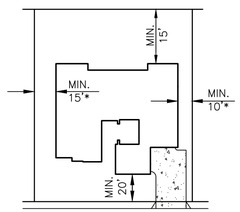


LEGEND

- RETAINING WALL
- H — RETAINING WALL HEIGHT
- STORM DRAIN INLET
- FIRE HYDRANT
- LOT LINE
- STORM DRAIN AND INLET
- BUILDING SETBACK LINE
- 590 — 10' CONTOUR (EXISTING)
- CONTOUR (EXISTING)
- 590 — 10' CONTOUR (PROPOSED)
- 5' CONTOUR (PROPOSED)
- LIMIT OF GRADING
- SWALE
- 15,129 S.F. — LOT AREA IN SQUARE FEET
- 7 — LOT NUMBER
- P 600.0 — PAD ELEVATION
- PCL D — PARCEL TEXT
- 12.9% — SLOPE (PERCENT)
- 2:1 — SLOPE (RATIO, HORIZONTAL TO VERTICAL)
- FRONT DOOR
- CONCRETE SURFACE
- BUILDING PAD
- BIORETENTION FILTER



NOT TO SCALE
20' MIN. FRONT SETBACK
15' MIN. REAR SETBACK
10' MIN. SIDE SETBACK
*25' MIN. TOTAL SIDE SETBACK
MINIMUM LOT SIZE 15,000 SQ. FT.
NOTE: BUILDING HEIGHTS SHALL NOT EXCEED 35' AND/OR 2.5 STORIES

LOT SETBACKS

NOT TO SCALE

30' 0' 15' 30' 60'
1 INCH = 30 FEET

GENERAL PLAN AMENDMENT, REZONING & VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

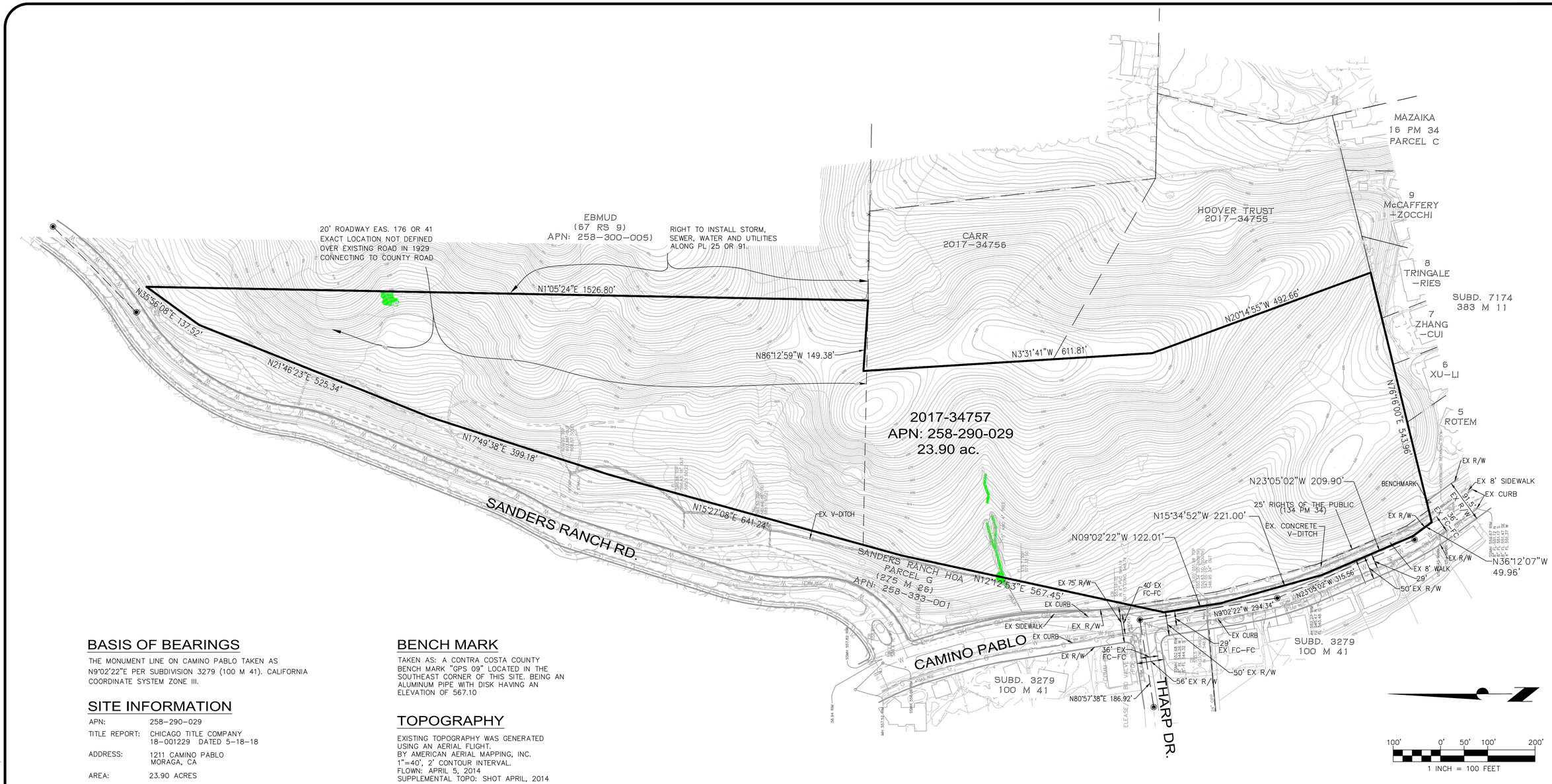
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

FINAL DEVELOPMENT PLAN

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-7 FINAL DEVELOPMENT-1360.DWG

dk JOB# 13-1060-12



BASIS OF BEARINGS

THE MONUMENT LINE ON CAMINO PABLO TAKEN AS N9°02'22"E PER SUBDIVISION 3279 (100 M 41). CALIFORNIA COORDINATE SYSTEM ZONE III.

SITE INFORMATION

APN:	258-290-029
TITLE REPORT:	CHICAGO TITLE COMPANY 18-001229 DATED 5-18-18
ADDRESS:	1211 CAMINO PABLO MORAGA, CA
AREA:	23.90 ACRES

FEMA

ENTIRE SITE IS WITHIN ZONE X PER MAPS 06013 C0440F/C0428F EFFECTIVE DATE 6-16-2009

EASEMENT NOTES

- PG&E TRANSMISSION EAS. 198 OR 88 EXACT LOCATION NOT DEFINED.
- SLOPE AND DRAINAGE EAS. 4984 OR 556 ALONG SANDERS RANCH RD. AND CAMINO PABLO EXACT WIDTH NOT DEFINED.
- RIGHT TO INSTALL STORM, SEWER, WATER AND UTILITIES ALONG CAMINO PABLO PL 25 OR 91.
- AN AGREEMENT FOR DEVELOPING AND WIDENING ROADWAY BY A. J. CARR, JR., ET UX AND PAUL I. READ RECORDED SEPTEMBER 30, 1965 IN BOOK 4963, PAGE 629, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

BENCH MARK

TAKEN AS: A CONTRA COSTA COUNTY BENCH MARK "GPS 09" LOCATED IN THE SOUTHEAST CORNER OF THIS SITE. BEING AN ALUMINUM PIPE WITH DISK HAVING AN ELEVATION OF 567.10

TOPOGRAPHY

EXISTING TOPOGRAPHY WAS GENERATED USING AN AERIAL FLIGHT.
BY AMERICAN AERIAL MAPPING, INC.
1"=40', 2' CONTOUR INTERVAL.
FLOWN: APRIL 5, 2014
SUPPLEMENTAL TOPO: SHOT APRIL, 2014

LEGEND

BOUNDARY	
EXISTING RIGHT OF WAY 'R/W'	
ADJACENT PROPERTY LINE	
MONUMENT LINE	
MONUMENT TO MONUMENT	M-M
VITRIFIED CLAY PIPE	VCP
CAST IRON PIPE	CIP
CORRUGATED METAL PIPE	CMP
EDGE OF PAVEMENT	EP
WATER MAIN WATER BOX/VAULT/METER	WM WB
OVERHANG	OH
TOP OF WALL / BOTTOM OF WALL	TW / BW
PROPERTY LINE	PL
RETAINING WALL	RW
SIGN	*S
FOUND STREET MONUMENT	◉

ELECTROLIER	☼
POWER POLE	
FIRE HYDRANT	
EX MANHOLE (AS NOTED)	
FENCE	
CONCRETE	
DENSE BUSHES / TREES	
FACE OF CURB 'FC'	
CONTOUR LINES	110
SANITARY SEWER LINE, & MANHOLE	EX SS
STORM DRAIN LINE, MANHOLE, & CATCH BASIN	
WATER LINE	W
WATER VALVE	WV
LOT LINE ADJUSTMENT	LLA
RIGHT OF WAY	R/W
JURISDICTIONAL AREA	

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-B BOUNDARY & TOPO-1360.DWG

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

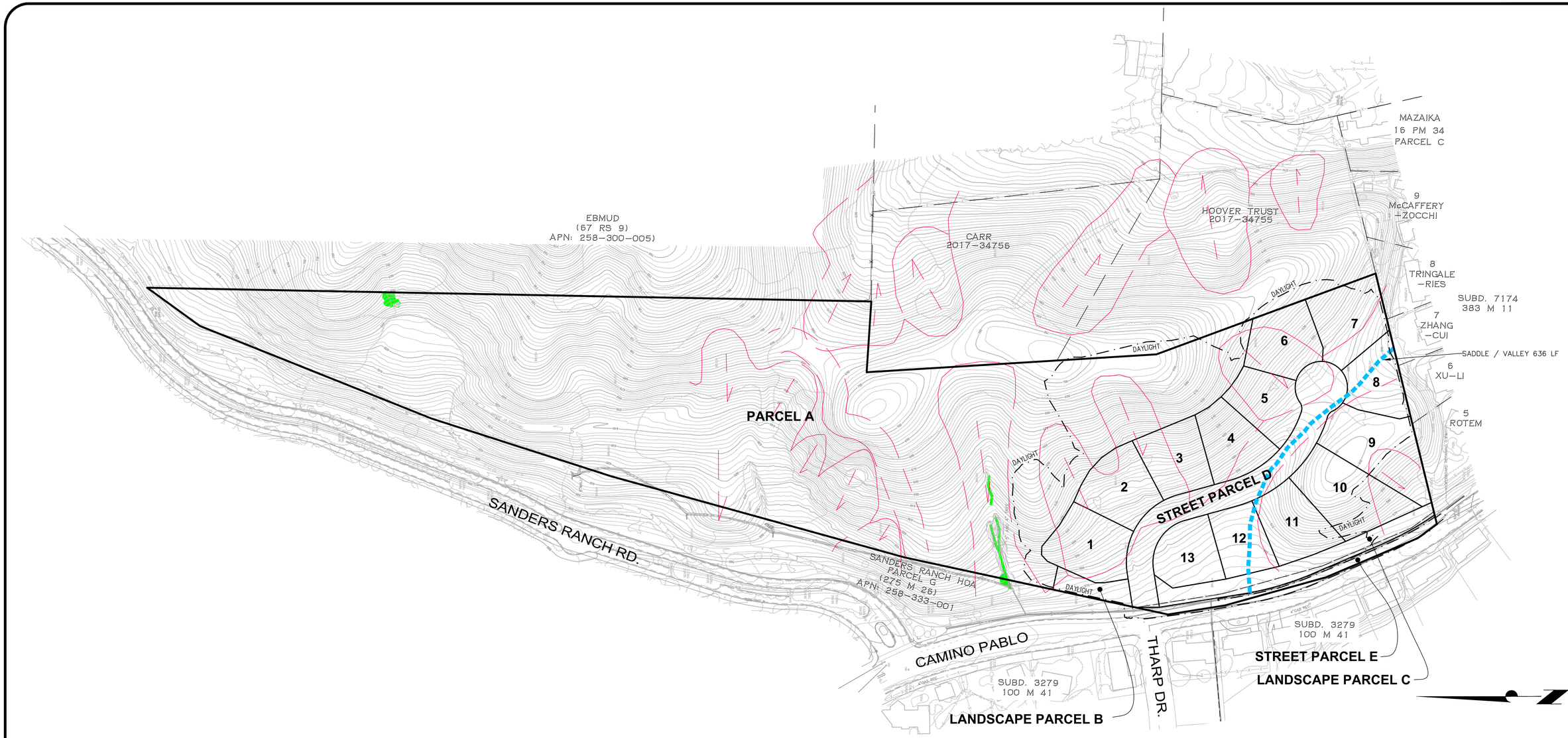
SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

BOUNDARY & TOPOGRAPHIC SURVEY MAP



100' 0' 50' 100' 200'

1 INCH = 100 FEET

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES		110
SADDLE/VALLEY LINE		
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX SS
STORM DRAIN LINE, MANHOLE, AND CATCH BASIN		
WATER LINE		W
EXISTING SLIDE AREA		
JURISDICTIONAL AREA		
PROPOSED RIGHT OF WAY DEDICATION		

GENERAL PLAN AMENDMENT,
REZONING &
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SUBDIVISION 9646

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GEOTECHNICAL & BIOLOGICAL FEATURES MAP

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-9 GEO & BIO-1360.DWG

VESTING TENTATIVE MAP



SEE SHEET 14 OF 14 FOR LEGEND

LAND USE SUMMARY

PARCEL A (OPEN SPACE)	16.00	ACRES
PARCEL D (STREET DEDICATION)	1.02	ACRES
LOTS	5.95	ACRES
PARCELS B & C (LANDSCAPE)	0.69	ACRES
PARCEL E (STREET DEDICATION)	0.24	ACRES
TOTAL GROSS AREA	23.90	ACRES

NOTE:
PARCEL 'D' (STREET 'A') WILL BE OFFERED FOR DEDICATION TO CONTRA COSTA COUNTY. STREET WILL BE COUNTY-MAINTAINED.

PROJECT TEAM

OWNER / APPLICANT:	DOBBINS PROPERTIES, LLC 1520 W. KETTLEMAN LANE, SUITE 1-A LODI, CA 95242 (209) 339-4700 CONTACT: MATT DOBBINS
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH
SOILS ENGINEER:	ENGEO 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-9000 CONTACT: JACOB WHITE (PROJECT NO. 10741.000, DATED 1-21-2014 AND 10-26-2015)
ENVIRONMENTAL CONSULTANT:	ZENTNER PLANNING AND ECOLOGY 155 FILBERT STREET, SUITE 206 OAKLAND, CA 94607 (510) 622-8110 CONTACT: JOHN ZENTNER PROJECT NO. 1004, DATED 4-15-2014
ARCHITECT:	HUNT HALE JONES ARCHITECTS 444 SPEAR STREET, SUITE 105 SAN FRANCISCO, CA 94105 (415) 512-1300 CONTACT: DAN HALE
LANDSCAPE ARCHITECT:	CAMP & CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
AERIAL TOPOGRAPHY:	AMERICAN AERIAL MAPPING, INC. 6151 FREEPORT BLVD., SUITE 170 SACRAMENTO, CA 95822 (916) 392-8676

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. McVEIGH
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

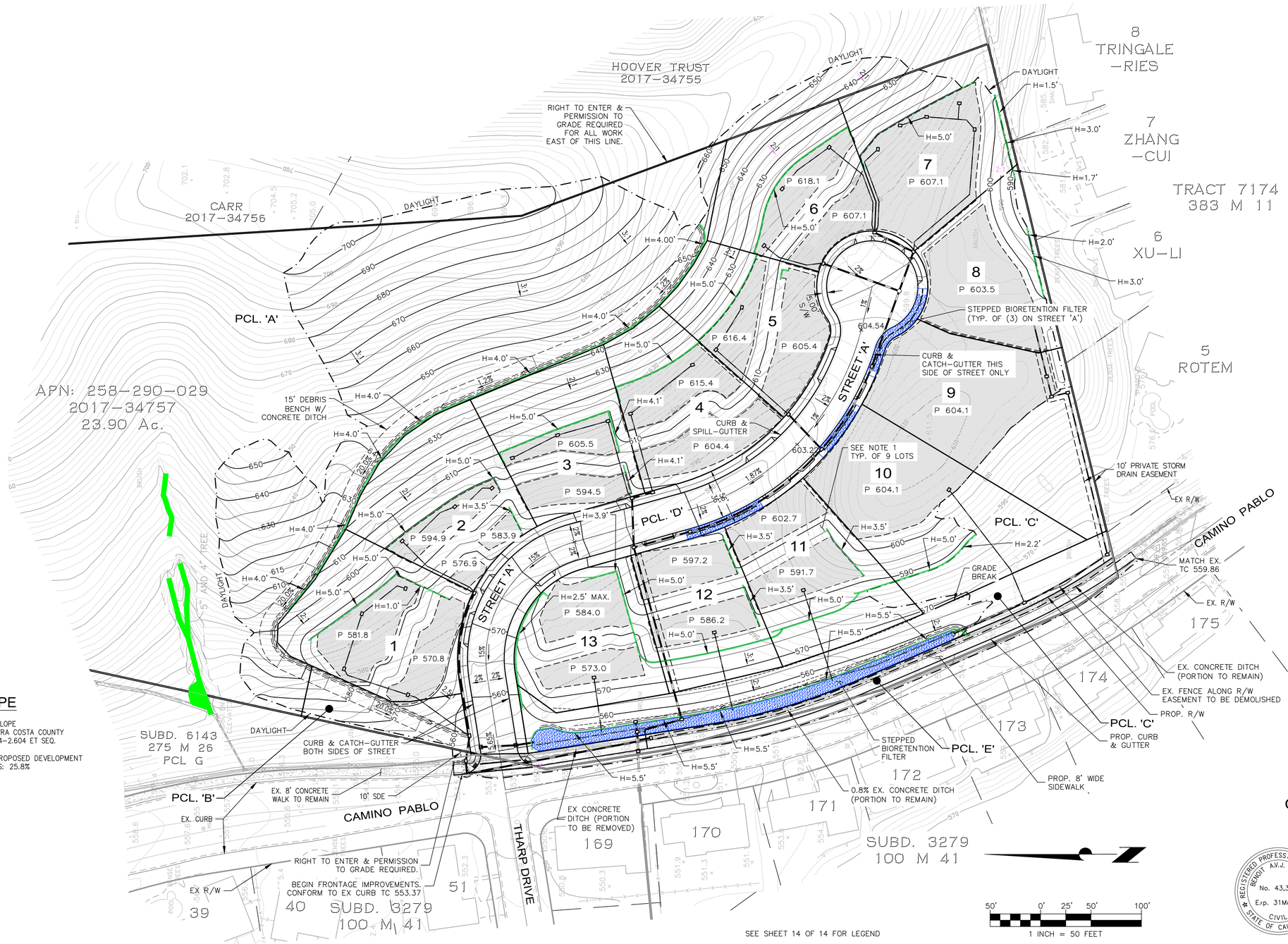
VESTING TENTATIVE MAP - LOTTING

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-1360.DWG

VESTING TENTATIVE MAP



NOTE 1:
NINE HOUSES WILL REQUIRE STEEP BANKS INTERNALLY BETWEEN THE UPPER AND LOWER FLOORS TO ACCOMMODATE THE CONCRETE FORMS. THESE ARE SHOWN AS 2:1 BANKS, BUT THE ACTUAL LOCATION AND CONFIGURATION WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND THE CONCRETE CONTRACTOR.

EARTHWORK QUANTITY:
CUT = FILL = 59,600 Cu. Yds.
DOES NOT INCLUDE REMEDIAL EARTHWORK QUANTITY

SEE SHEET 14 OF 14 FOR LEGEND

SITE SLOPE

AVERAGE PERCENT SLOPE
BASED ON THE CONTRA COSTA COUNTY
ORDINANCE CODE 814-2.604 ET SEQ.

AREA WITHIN THE PROPOSED DEVELOPMENT
EXISTING CONDITIONS: 25.8%

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-13601.DWG

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. MOREIGN
No. 43,325
Exp. 31Mar24
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VESTING TENTATIVE MAP - GRADING 1

VESTING TENTATIVE MAP

CARR
2017-34756

HOOVER TRUST
2017-34755

PCL. 'A'

PCL. 'B'

PCL. 'C'

PCL. 'D'

PCL. 'E'

RIGHT TO ENTER & PERMISSION TO GRADE REQUIRED FOR ALL WORK EAST OF THIS LINE.

DAYLIGHT

15' DEBRIS BENCH W/ CONCRETE DITCH

TW 612.10
BW 607.1
H=5.0'

TW 623.10
BW 618.1
H=5.0'

TW 651.50
BW 647.5
H=4.00'

TW 644.50
BW 640.50
H=4.0'

TW 648.00
BW 644.0
H=4.0'

TW 621.40
BW 616.4
H=5.0'

TW 620.40
BW 615.4
H=5.0'

TW 640.00
BW 636.00
H=4.0'

TW 643.00
BW 639.0
H=4.0'

TW 610.50
BW 605.5
H=5.0'

TW 625.00
BW 621.00
H=4.0'

TW 599.90
BW 594.90
H=5.0'

TW 610.0
BW 606.00
H=4.0'

TW 609.60
BW 605.5
H=4.1'

TW 605.50
BW 605.5
H=0'

TW 587.40
BW 583.9
H=3.5'

TW 598.60
BW 594.5
H=4.1'

TW 586.80
BW 581.80
H=5.0'

TW 582.84
BW 581.8
H=1.0'

TW 587.89
BW 584.0
H=3.9'

CL 588.85 EC

CL 585.00 BVC

CL 601.87 EVC

CL 603.22 GB

TW 598.00
BW 596.5
H=1.5'

TW 595.00
BW 592.0
H=3.0'

TW 590.00
BW 588.3
H=1.7'

TW 590.00
BW 588.0
H=2.0'

TW 593.50
BW 590.5
H=3.0'

CL 605.00

TC 606.40

TC 605.23

CL 604.54 EC

TC 604.47

STREET 'A'

THARP DRIVE

CAMINO PABLO

P 618.1
P 607.1
P 616.4
P 615.4
P 605.5
P 605.4
P 604.4
P 603.5
P 604.1
P 594.9
P 594.5
P 583.9
P 576.9
P 581.8
P 570.8
P 584.0
P 597.2
P 602.7
P 586.2
P 591.7
P 573.0

1 2 3 4 5 6 7 8 9 10 11 12 13

SEE NOTE 1
TYP. OF 9 LOTS

TW 600.70
BW 597.2
H=3.5'

TW 595.20
BW 591.7
H=3.5'

TW 589.00
BW 584.0
H=5.0'

TW 589.70
BW 586.2
H=3.5'

TW 581.67
BW 576.7
H=5.0'

H=2.5' MAX.

10' PRIVATE STORM DRAIN EASEMENT

CL 562.87 BC

CL 559.05 EVC

566.4 GB

565.9 GB

566.8 GB

567.0 GB

568.7 GB

TW 557.40
BW 551.9
H=5.5'

TW 556.34
BW 550.8
H=5.5'

TW 556.78
BW 551.3
H=5.5'

TW 557.37
BW 551.9
H=5.5'

TW 583.47
BW 578.5
H=5.0'

TW 588.70
BW 584.4
H=4.3'

TW 588.70
BW 586.5
H=2.2'

TW 559.51
BW 554.0
H=5.5'

CL 553.89 BVC

EX. 8' CONCRETE WALK TO REMAIN

10' SDE

RIGHT TO ENTER & PERMISSION TO GRADE REQUIRED.

BEGIN FRONTAGE IMPROVEMENTS. CONFORM TO EX CURB TC 553.37

TC 553.10

EX. CL 552.87

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

EX CONCRETE DITCH (PORTION TO BE REMOVED)

EDGE OF EX. CONCRETE DITCH 551.93

EDGE OF EX. CONCRETE DITCH 552.37

EDGE OF EX. CONCRETE DITCH 552.96

STEPPED BIORETENTION FILTER

EDGE OF EX. CONCRETE DITCH 553.82

EX. 2.5% DITCH

8' S/W

EX. FENCE ALONG R/W EASEMENT TO BE DEMOLISHED

TC 556.60

EDGE OF EX. CONCRETE DITCH 558.10

EDGE OF EX. CONCRETE DITCH 559.48

PROP. R/W

EX. CONCRETE DITCH (PORTION TO REMAIN)

GRADE BREAK

10' PRIVATE STORM DRAIN EASEMENT

DENSE TREES

SHADOWS

SITE SLOPES

AVERAGE PERCENT SLOPE
BASED ON THE CONTRA COSTA COUNTY ORDINANCE CODE 814-2.604 ET SEQ.

AREA WITHIN THE PROPOSED DEVELOPMENT EXISTING CONDITIONS: 25.8%

SEE SHEET 14 OF 14 FOR LEGEND

NOTE 1:
NINE HOUSES WILL REQUIRE STEEP BANKS INTERNALLY BETWEEN THE UPPER AND LOWER FLOORS TO ACCOMMODATE THE CONCRETE FORMS. THESE ARE SHOWN AS 2:1 BANKS, BUT THE ACTUAL LOCATION AND CONFIGURATION WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND THE CONCRETE CONTRACTOR.

30' 0' 15' 30' 60'
1 INCH = 30 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. MOREIGN
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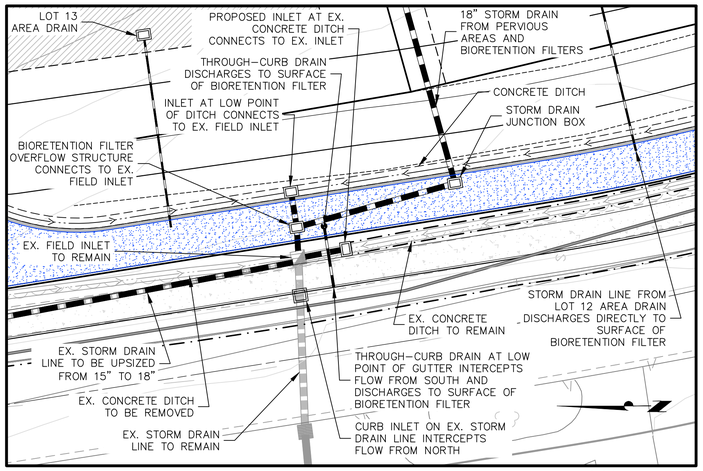
VESTING TENTATIVE MAP - GRADING 2

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-1360.DWG

dk JOB# 13-1060-12

VESTING TENTATIVE MAP



DETAIL - STORM DRAINS
AT
BIORETENTION FILTER

HOOVER TRUST
2017-34755

CARR
2017-34756

8
TRINGALE
-RIES

7
ZHANG
-CUI

TRACT 7174
383 M 11

6
XU-LI

5
ROTEM

PCL. 'A'

APN: 258-290-029
2017-34757
23.90 Ac.

AREA DRAINS AT LOTS 1-7 DISCHARGE TO STORM DRAIN WHICH BYPASSES BIORETENTION FILTER

15' DEBRIS BENCH W/ CONCRETE DITCH

SSMH

FH

AREA DRAIN SYSTEM ON EACH LOT

STEPPED BIORETENTION FILTER TYP. OF (3) ON STREET 'A'.

BIORETENTION FILTER OVERFLOW STRUCTURE. TYP. OF (3) ON STREET 'A'.

4" SEWER LATERALS. TYP. OF 13

438 LF ~ 12" STORM DRAIN

10' PRIVATE STORM DRAIN EASEMENT

EX R/W

PCL. 'D'

AREA DRAINS AT LOTS 11-13 DISCHARGE DIRECTLY TO BIORETENTION FILTER

10' PRIVATE STORM DRAIN EASEMENT

LOTS 11 & 12 REQUIRE SEWER PUMPS FOR LOWER FLOORS

CONCRETE DITCH ABOVE WALL

EX. 2.5% DITCH

EX. CONCRETE DITCH (PORTION TO REMAIN)

PROP. R/W

PCL. 'B'

PCL. 'C'

PCL. 'E'

SUBD. 6143
275 M 26
PCL G

DITCH DISCHARGES TO FIELD INLET W/ SIDE OPENING

10' SDE

FIELD INLET

EX. CONCRETE DITCH TO REMAIN

CAMINO PABLO

BEGIN NEW SS LINE AT EX. SSMH RIM 552.68

EX. CURB INLET & STORM DRAIN TO REMAIN

BEGIN WATER LINE AT EXISTING LINE

THARP DRIVE

STEPPED BIORETENTION FILTER

12" OUTLET. AREA DRAINS AT LOTS 8-10 DISCHARGE TO BIORETENTION FILTER INV. 554.8

OVERHEAD LINES TO BE UNDERGROUNDED ALONG FRONTAGE

FOR STORM DRAIN INFORMATION AT BIORETENTION FILTER INLETS & OUTLET, SEE DETAIL AT TOP LEFT.

SUBD. 3279
100 M 41

SEE SHEET 14 OF 14 FOR LEGEND

50' 0' 25' 50' 100'
1 INCH = 50 FEET

LAND USE SUMMARY

PARCEL A (OPEN SPACE)	16.00	ACRES
PARCEL D (STREET DEDICATION)	1.02	ACRES
LOTS	5.95	ACRES
PARCELS B & C (LANDSCAPE)	0.69	ACRES
PARCEL E (STREET DEDICATION)	0.24	ACRES
TOTAL GROSS AREA	23.90	ACRES

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

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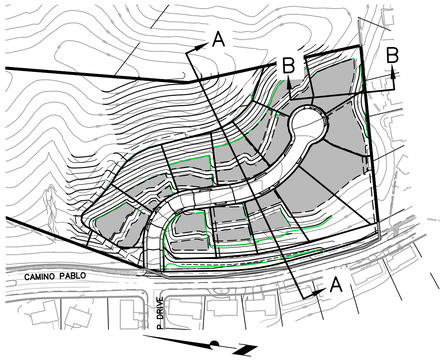
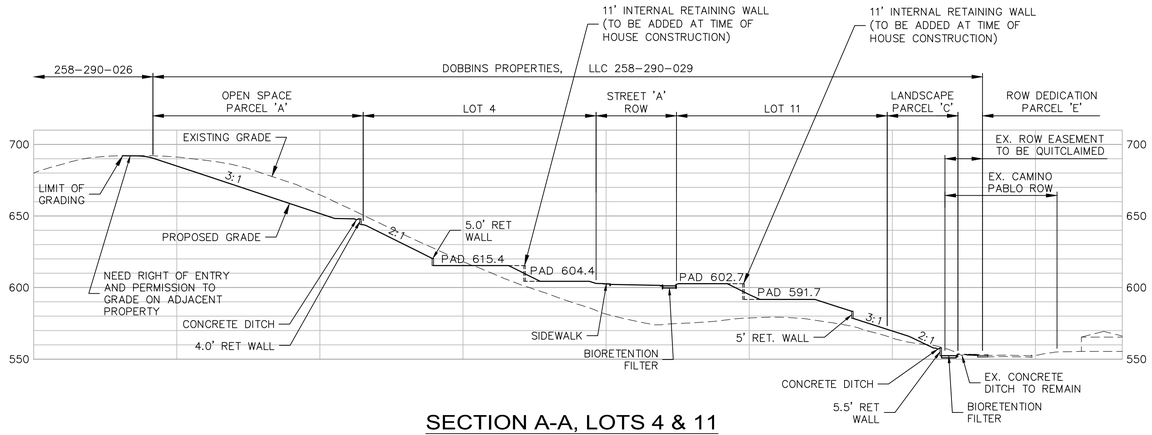
VESTING TENTATIVE MAP - UTILITIES

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-13BO.DWG
dk JOB# 13-1060-12



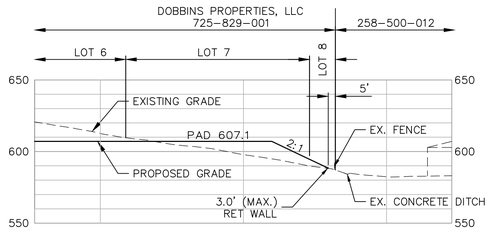
PLAN VIEW OF SECTIONS A-A AND B-B

SCALE 1"=200'



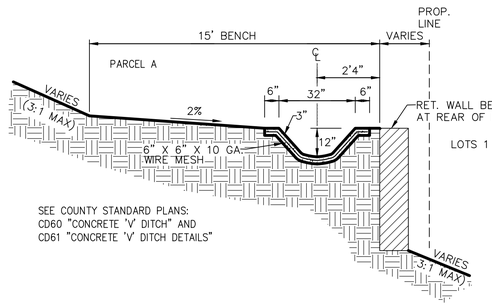
SECTION A-A, LOTS 4 & 11

SCALE 1"=50'



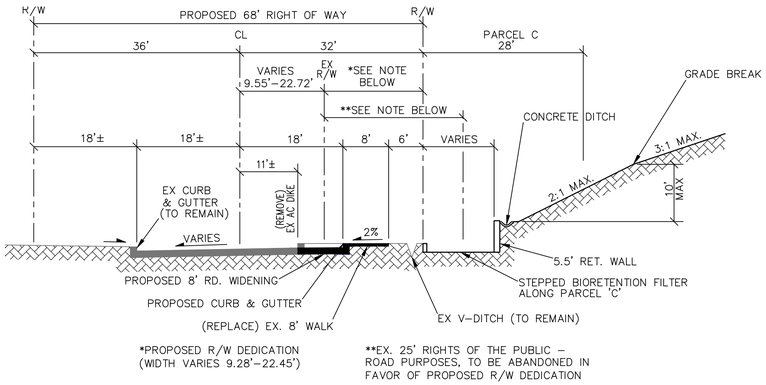
SECTION B-B, LOTS 7 & 8

SCALE 1"=50'



15' DEBRIS BENCH

NOT TO SCALE



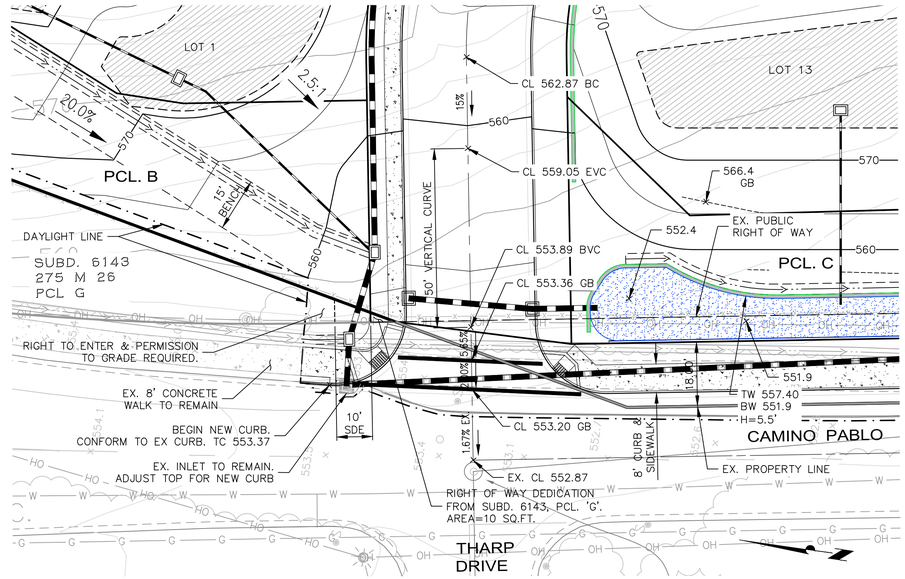
*PROPOSED R/W DEDICATION (WIDTH VARIES 9.28'–22.45')

**EX. 25' RIGHTS OF THE PUBLIC – ROAD PURPOSES, TO BE ABANDONED IN FAVOR OF PROPOSED R/W DEDICATION

NOTE: ROAD WIDENING FROM SOUTH OF THARP DRIVE TO END OF SOUTHERN PROJECT FRONTAGE. STREET DESIGNATION TO BE CHANGED FROM 'ARTERIAL' TO 'COLLECTOR'.

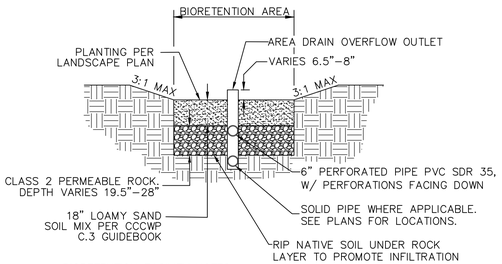
CAMINO PABLO (WITH BIKE ROUTE)

NOT TO SCALE



ENTRANCE DETAIL

SCALE 1"=20'

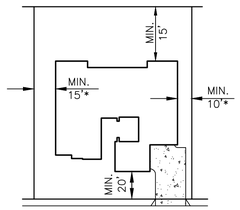


BIORETENTION FACILITY NOTES:

1. BIORETENTION FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 8TH EDITION.
2. LOAMY SAND SHALL HAVE A MINIMUM PERCOLATION RATE OF 5"/HOUR.
3. UNDERDRAIN SHALL HAVE CLEANOUTS CONSISTING OF RIGID, NON-PERFORATED PVC PIPE WITH A DIAMETER MATCHING THAT OF THE UNDERDRAIN, (4" MINIMUM) AND A WATERTIGHT CAP.

BIORETENTION FACILITY DETAILS

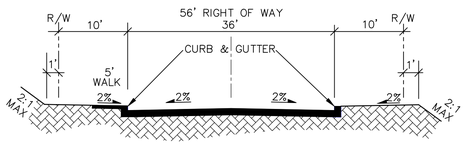
NOT TO SCALE



NOT TO SCALE
20' MIN. FRONT SETBACK
15' MIN. REAR SETBACK
10' MIN. SIDE SETBACK
*25' MIN. TOTAL SIDE SETBACK
MINIMUM LOT SIZE 15,000 SQ. FT.
NOTE: BUILDING HEIGHTS SHALL NOT EXCEED 35' AND/OR 2.5 STORIES

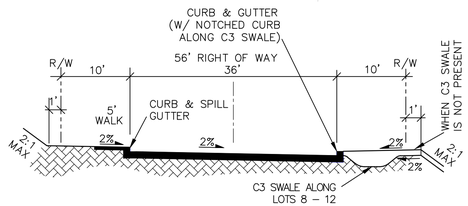
LOT SETBACKS

NOT TO SCALE



NORTHWEST PARCEL D (STREET 'A')

NOT TO SCALE



SOUTHEAST PARCEL D (STREET 'A')

NOT TO SCALE

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES	10 5	110
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX.SS
STORM DRAIN LINE AND CATCH BASINS		
WATER LINE		W
SETBACK LINE		

	PROPOSED
RETAINING WALL	
PAD ELEVATION	P 125.5
SPOT ELEVATION	x 125.5
SLOPE (PERCENTAGE)	2.5%
SLOPE (HORIZ. TO VERT.)	2:1
SWALE	
C3 TREATMENT AREA	
JURISDICTIONAL AREA	
FIRE HYDRANT	FH
RELINQUISHMENT OF ABUTTER'S RIGHTS	

L	LENGTH
PCL.	PARCEL
R	RADIUS
S.D.E	STORM DRAIN EASEMENT
S.F.	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TW/BW	TOP OF WALL/BOTTOM OF WALL

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BRADLEY A.V.J. MICHELSON
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - DETAILS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\CPA REZONING & VTM\CCC-10 - 12 VTM-1360.DWG



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ARCHITECTURAL COVERSHEET

CS

SCALE: N.T.S.
DATE: 06.29.2023 DR
PROJECT: 456001.00

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6/29/2023 5:25:41 PM, 23-0629_DR Resubmittal



6/29/2023 5:26:03 PM, 23-0629_DR Resubmittal

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OVERALL ARCHITECTURAL SITE PLAN

SP1.1

SCALE: 1" = 30'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 1

(PLAN 1)

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LOT 1 (PLAN 1) COVER SHEET

A1.0.0

SCALE: 1/8"=1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 1 (PLAN 1) SITE PLAN

A1.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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MAIN FLOOR

LOT 1 (PLAN 1)

MAIN LIVING:	3703 SQ. FT.
LOWER LIVING:	264 SQ. FT.
TOTAL:	3967 SQ. FT.
ADU:	1117 SQ. FT.
TOTAL LIVING:	5084 SQ. FT.
GARAGE:	1040 SQ. FT.
PORCH:	389 SQ. FT.
ADU PORCH:	48 SQ. FT.

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LOT 1 (PLAN 1) MAIN FLOOR PLAN

A1.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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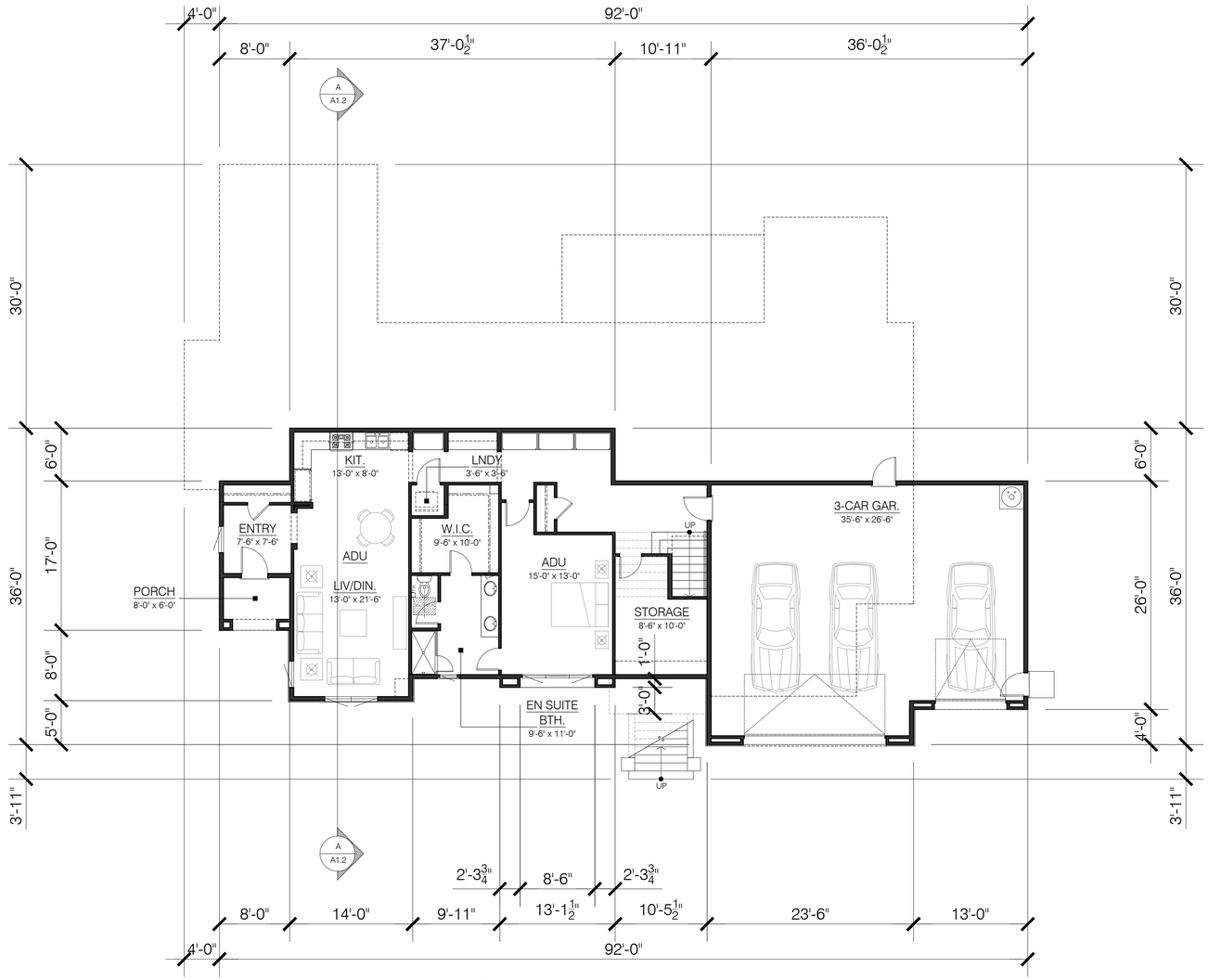

LOWER FLOOR

LOT 1 (PLAN 1)

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LOT 1 (PLAN 1) LOWER FLOOR PLAN

A1.1.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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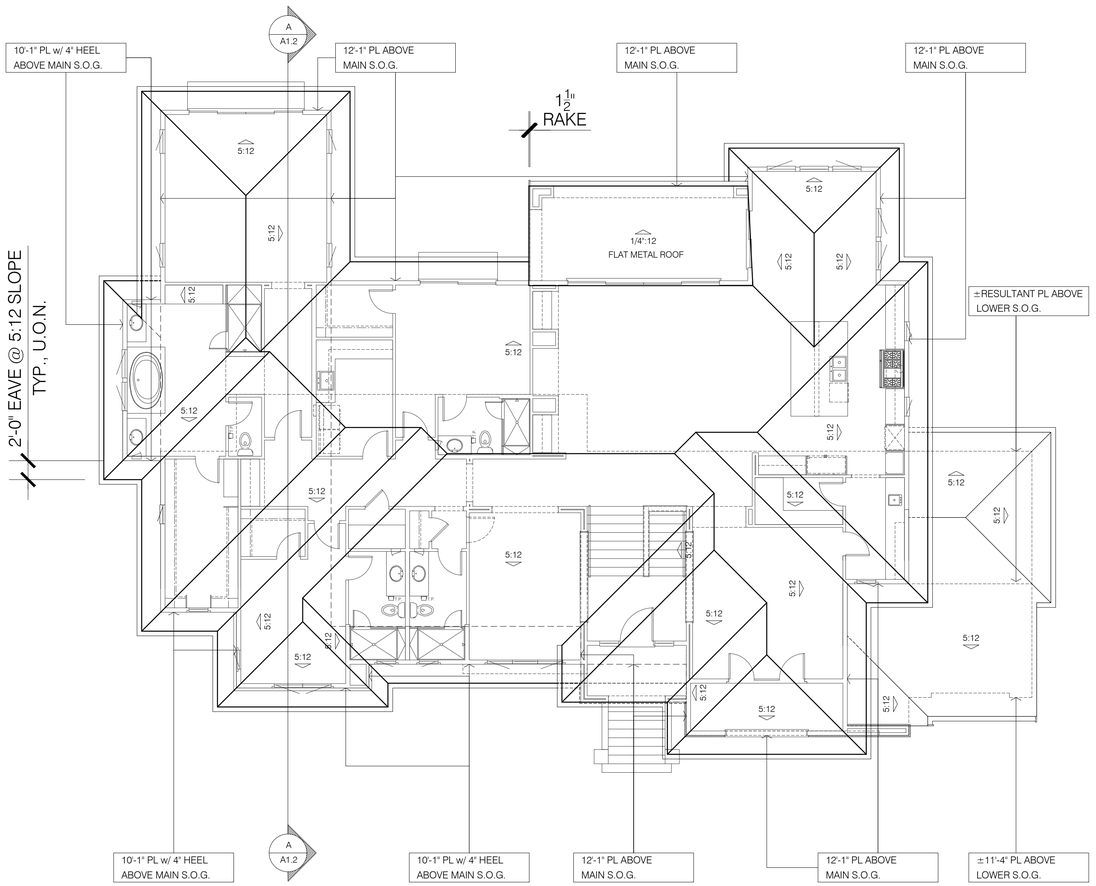
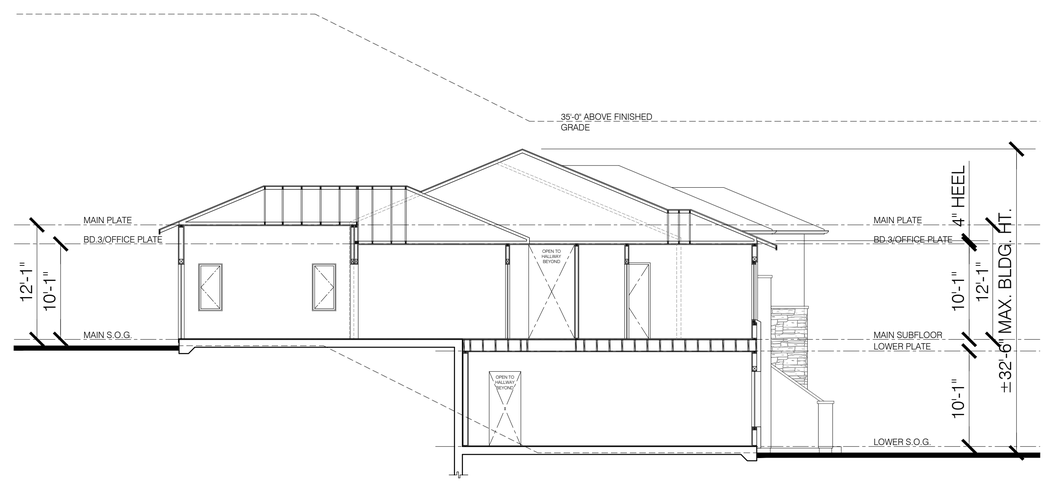


ROOF PLAN

LOT 1 (PLAN 1)



SECTION A-A

LOT 1 (PLAN 1)

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LOT 1 (PLAN 1) ROOF PLAN & BLDG. SECTIONS

A1.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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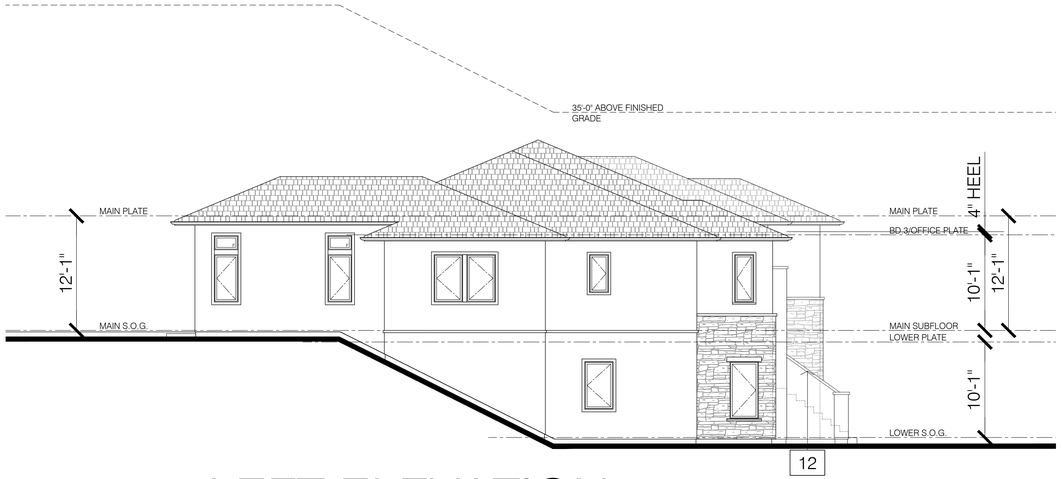


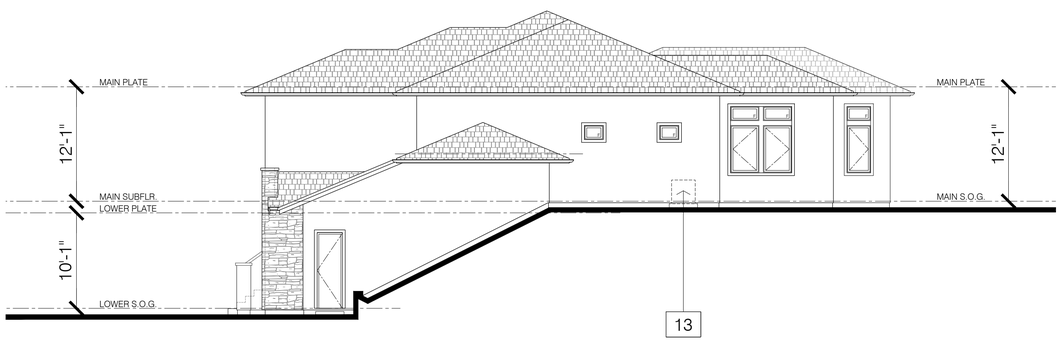
LEFT ELEVATION

LOT 1 (PLAN 1)



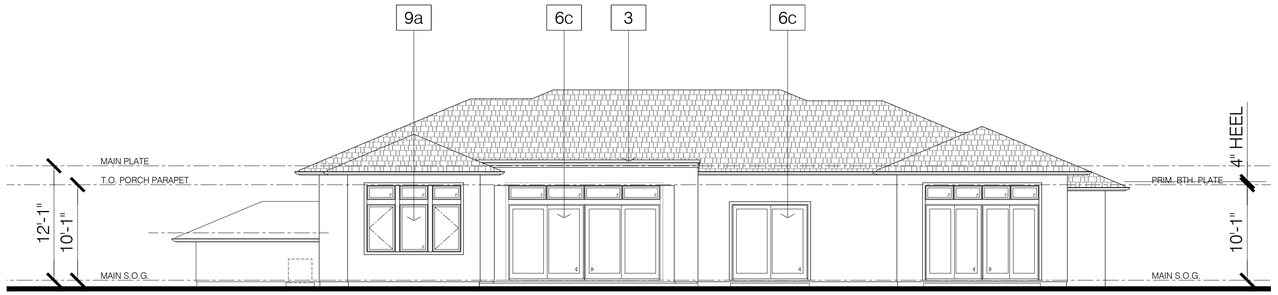
FRONT ELEVATION

LOT 1 (PLAN 1)



RIGHT ELEVATION

LOT 1 (PLAN 1)



REAR ELEVATION

LOT 1 (PLAN 1)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER STUCCO SHELF		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	PRECAST TRIM		12	CONCRETE RAILING
3	FLAT METAL ROOF		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR, OPT. GLASS DOOR		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 1 (PLAN 1) EXTERIOR ELEVATIONS

A1.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: WITCHING HOURS
2120-30



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

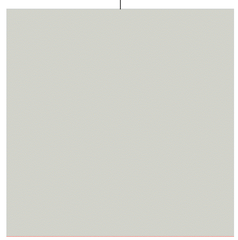


MASONRY:
MFR: EL DORADO STONE
SPEC: RIDGETOP 18
GRANITE SPIRE



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

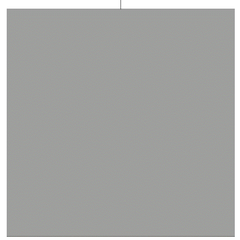




STUCCO:
MFR: BENJAMIN MOORE
COLOR: GRAY OWL
OC-52



PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE
CHISELED WAINSCOT



STUCCO ACCENT:
MFR: BENJAMIN MOORE
COLOR: STORM
AF-700



METAL GARAGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE

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LOT 1 (PLAN 1) COLORS & MATERIALS

A1.4

SCALE: 1/8"=1'-0"
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PROJECT: 456001.00

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CAMINO PABLO - LOT 2

(PLAN 2)

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LOT 2 (PLAN 2) COVER SHEET

A2.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 2 (PLAN 2) SITE PLAN

A2.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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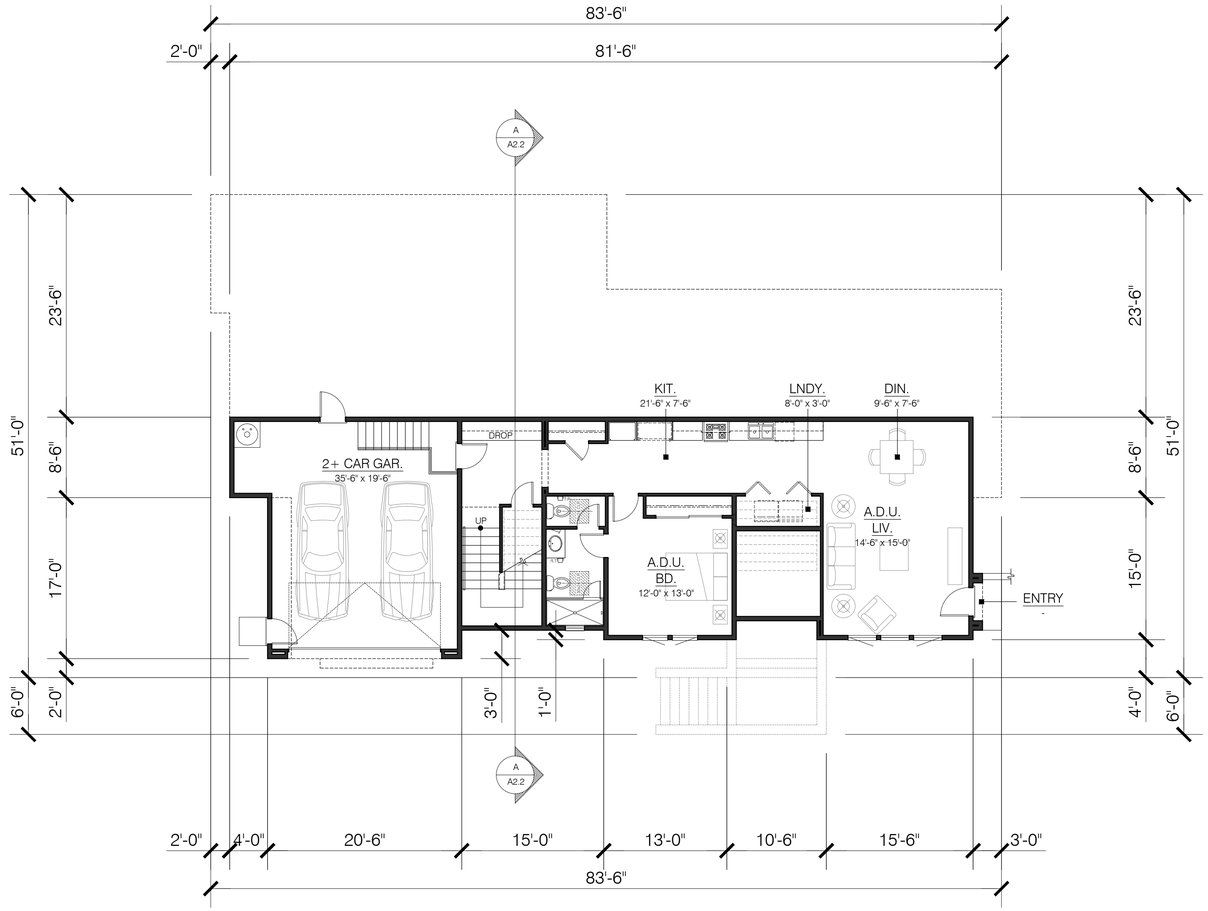
MAIN FLOOR

LOT 2 (PLAN 2)



LOWER FLOOR

LOT 2 (PLAN 2)

MAIN LIVING:	3300 SQ. FT.
TOTAL:	3300 SQ. FT.
A.D.U.:	1050 SQ. FT.
TOTAL LIVING:	4350 SQ. FT.
GARAGE:	557 SQ. FT.
ENTRY PORCH:	59 SQ. FT.
A.D.U. PORCH:	6 SQ. FT.

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LOT 2 (PLAN 2) FLOOR PLANS

A2.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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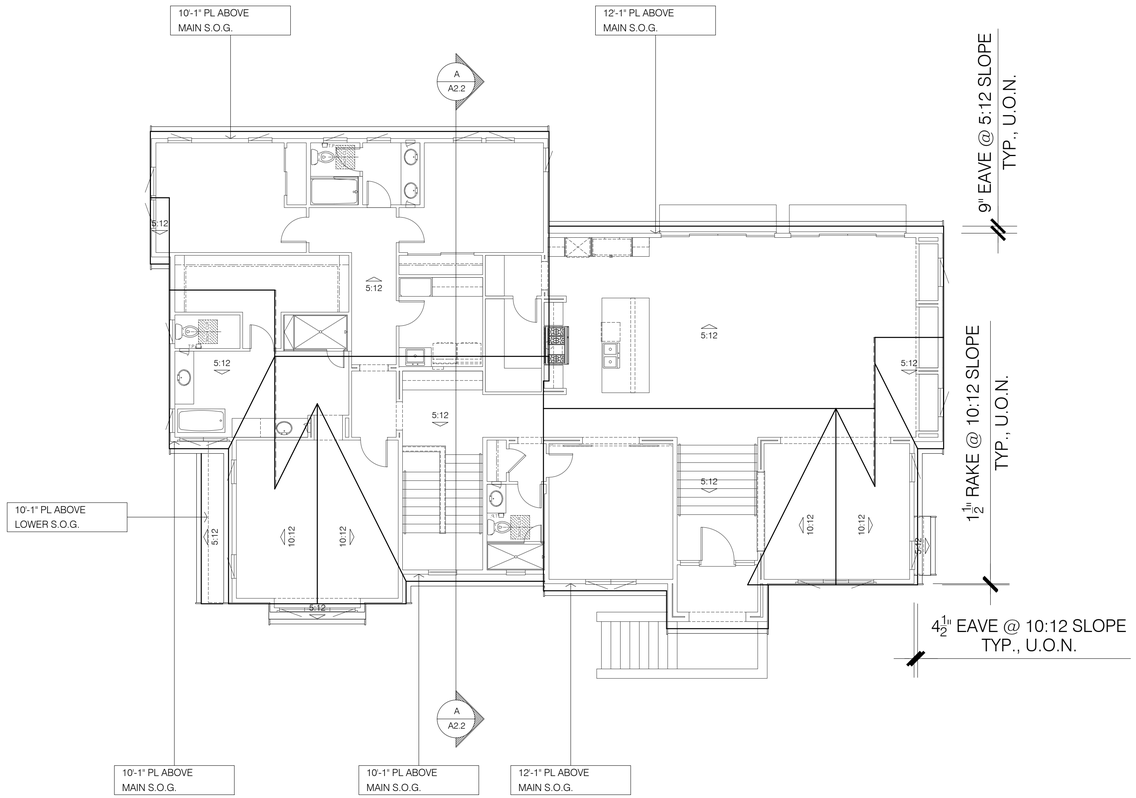
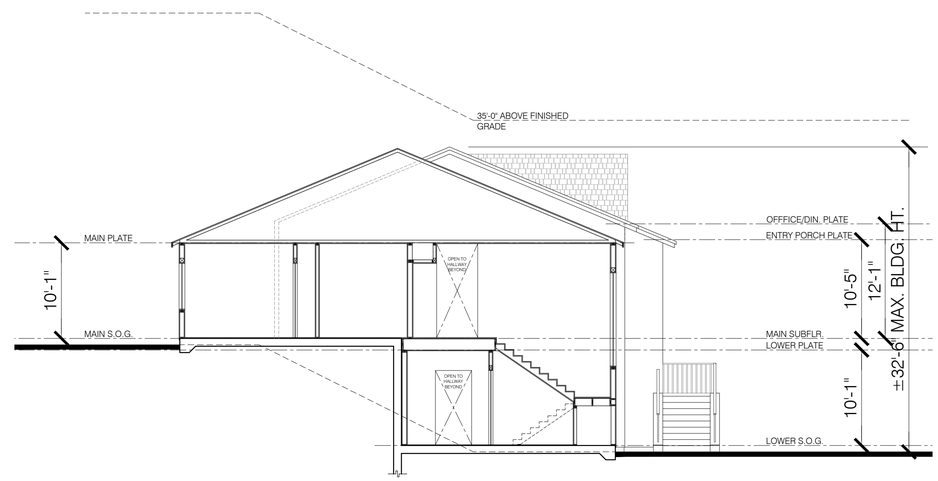


ROOF PLAN

LOT 2 (PLAN 2)



SECTION A-A

LOT 2 (PLAN 2)

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LOT 2 (PLAN 2) ROOF PLAN & BLDG. SECTIONS

A2.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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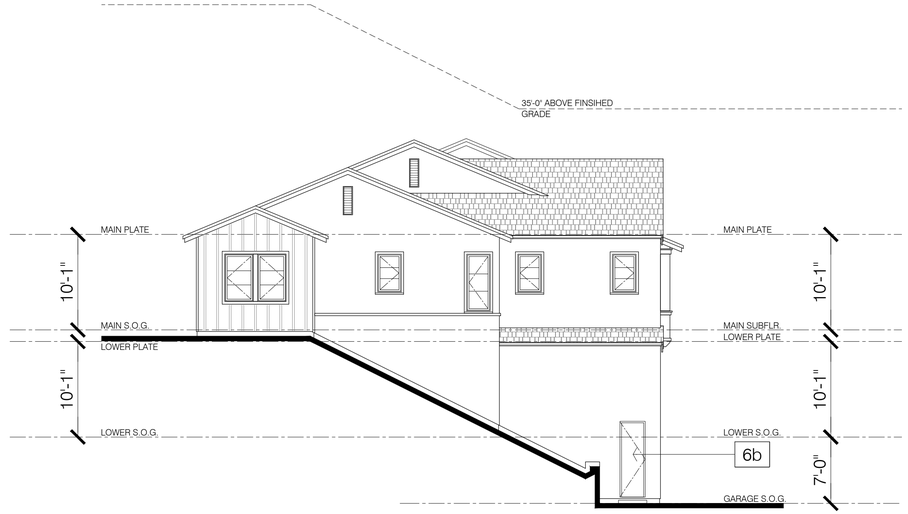
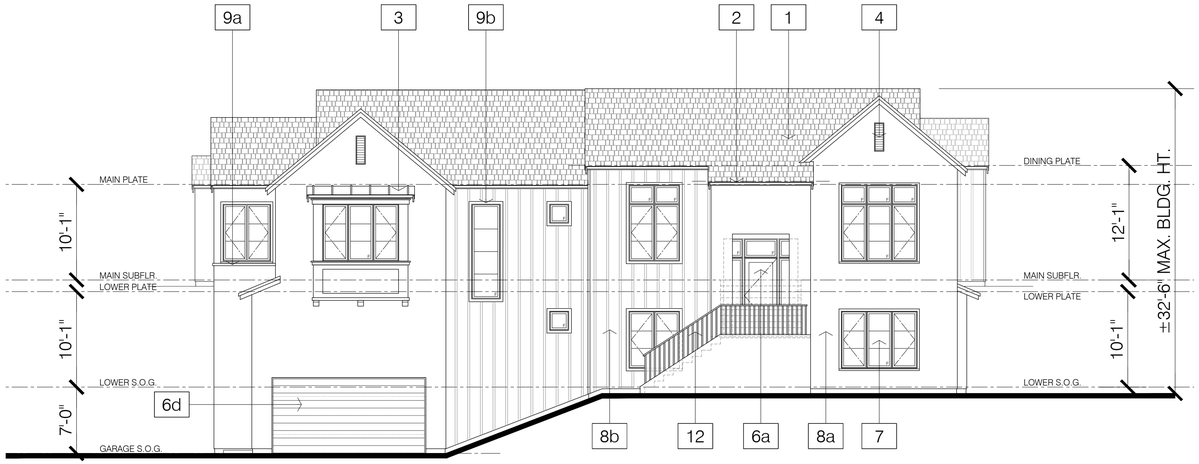


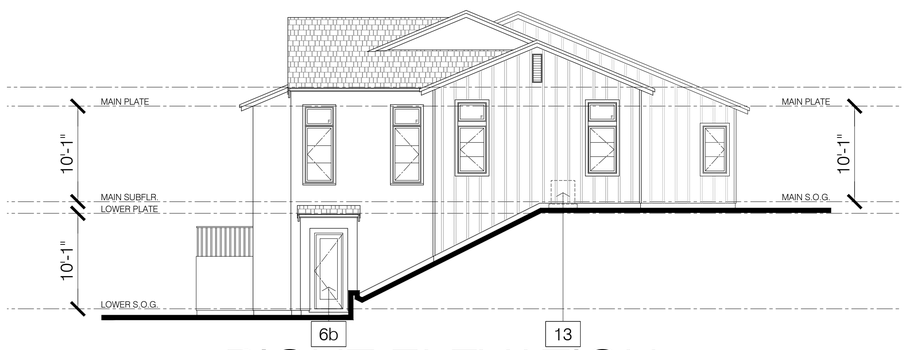
LEFT ELEVATION

LOT 2 (PLAN 2)



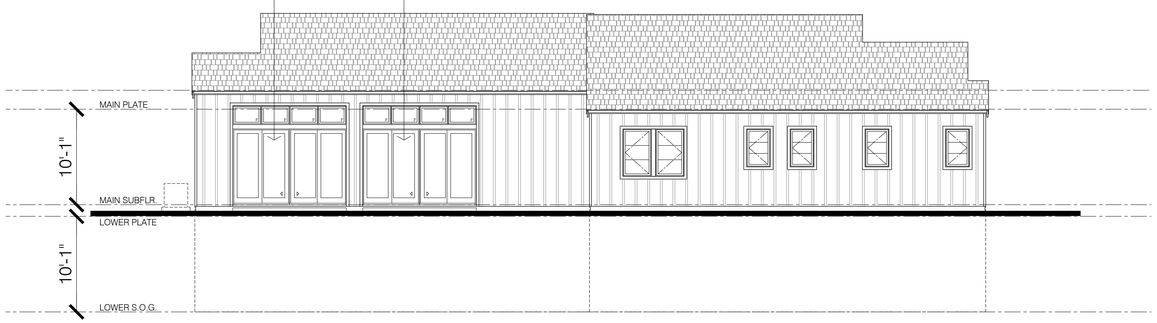
FRONT ELEVATION

LOT 2 (PLAN 2)



RIGHT ELEVATION

LOT 2 (PLAN 2)



REAR ELEVATION

LOT 2 (PLAN 2)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	HARDIE TRIM		12	METAL RAILING
3	METAL ROOF		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	VERTICAL SIDING		10	NOT USED		13	AC UNIT

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LOT 2 (PLAN 2) EXTERIOR ELEVATIONS

A2.3

SCALE: 1/8" = 1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00

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TRIMS, GUTTERS,
EAVES, & WINDOW BOX:
MFR: BENJAMIN MOORE
COLOR: MIDSUMMER NIGHT
2134-20

Dark Bronze SRI-22

METAL ROOF:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: MIDSUMMER NIGHT
2134-20

VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: GLOUCESTER SAGE
HC-100

Dark Bronze SRI-22

METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

STUCCO:
MFR: BENJAMIN MOORE
COLOR: SAG HARBOR GRAY
HC-95

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LOT 2 (PLAN 2) COLORS & MATERIALS

A2.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 3

(PLAN 3)

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LOT 3 (PLAN 3) COVER SHEET

A3.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 3 (PLAN 3) SITE PLAN

A3.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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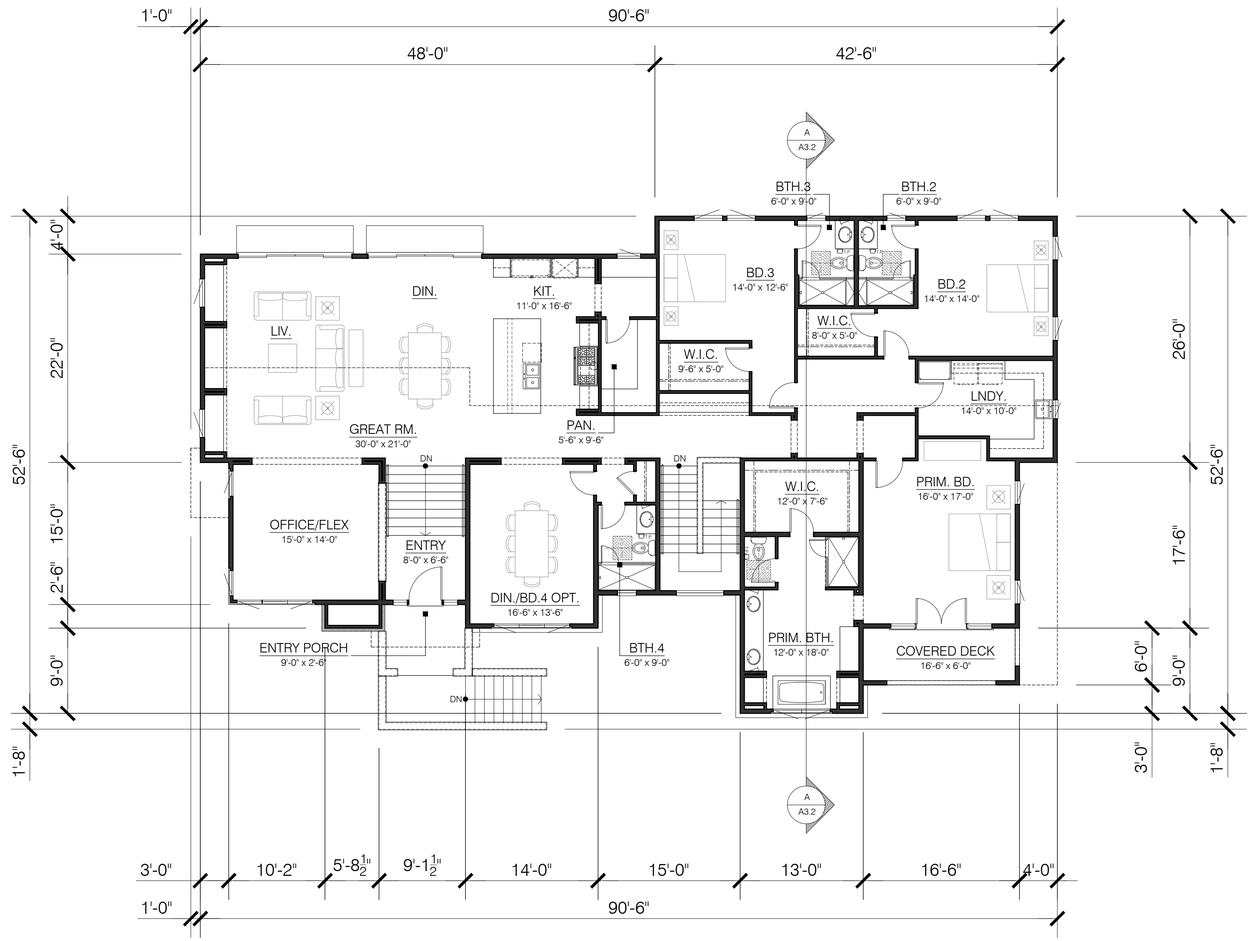

MAIN FLOOR

LOT 3 (PLAN 3)

MAIN LIVING:	3624 SQ. FT.
LOWER LIVING:	203 SQ. FT.
TOTAL:	3827 SQ. FT.
A.D.U.:	1117 SQ. FT.
TOTAL LIVING:	4944 SQ. FT.
GARAGE:	969 SQ. FT.
PORCHES:	146 SQ. FT.

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LOT 3 (PLAN 3) MAIN FLOOR PLAN

A3.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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LOWER FLOOR

LOT 3 (PLAN 3)

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LOT 3 (PLAN 3) LOWER FLOOR PLAN

A3.1.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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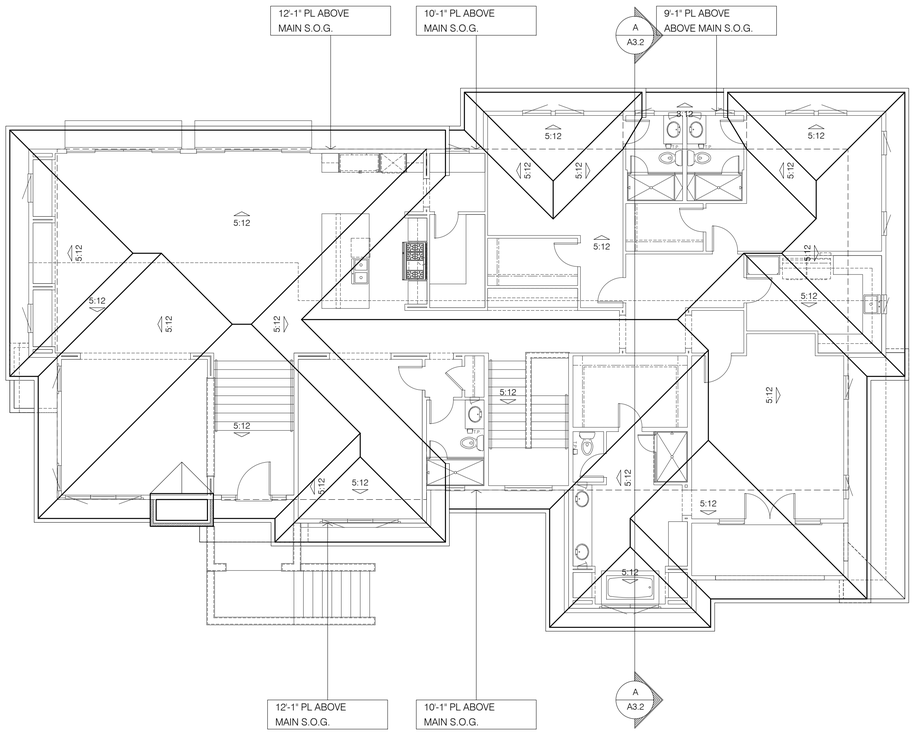
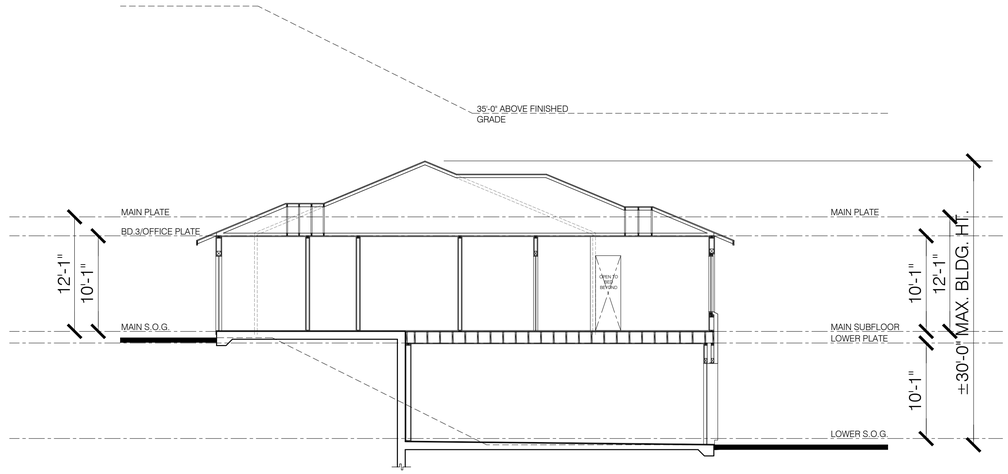


ROOF PLAN

LOT 3 (PLAN 3)



SECTION A-A

LOT 3 (PLAN 3)

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LOT 3 (PLAN 3) ROOF PLAN & BLDG. SECTIONS

A3.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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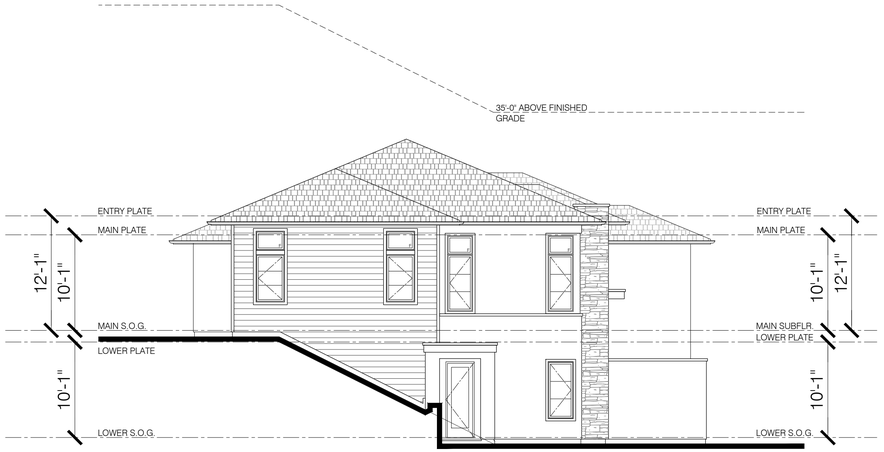
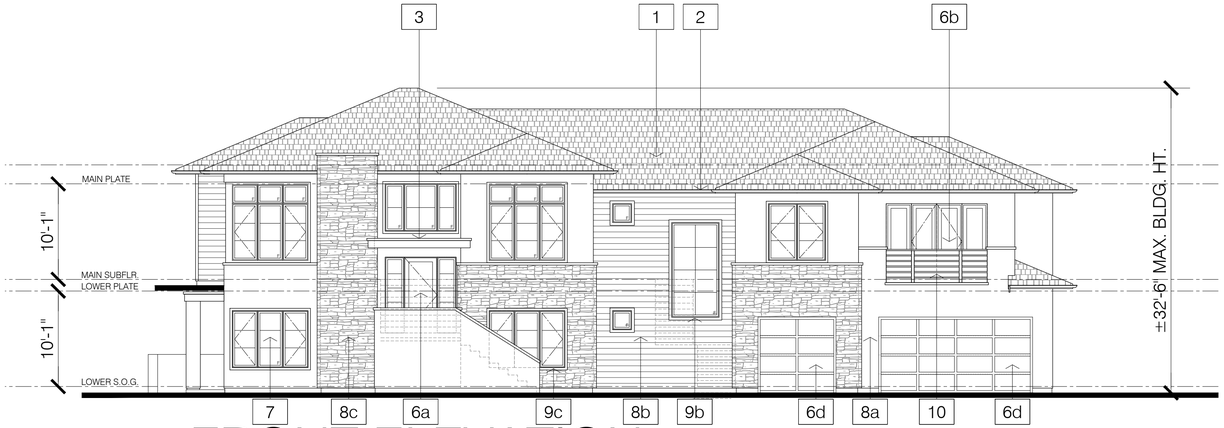


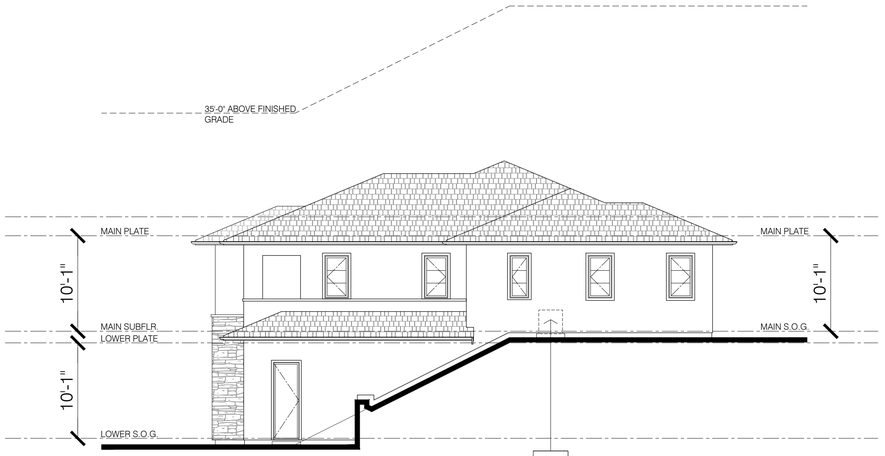
LEFT ELEVATION

LOT 3 (PLAN 3)



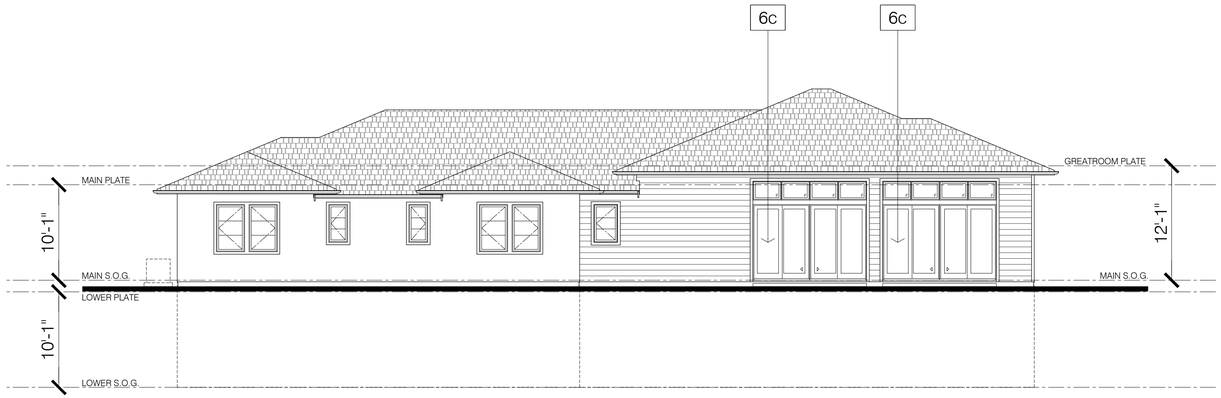
FRONT ELEVATION

LOT 3 (PLAN 3)



RIGHT ELEVATION

LOT 3 (PLAN 3)



REAR ELEVATION

LOT 3 (PLAN 3)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	PRECAST TRIM
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		10	WOOD RAILING
3	METAL CANOPY		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	LAP SIDING		9b	HARDIE TRIM		11	AC UNIT

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LOT 3 (PLAN 3) EXTERIOR ELEVATIONS

A3.3

SCALE: 1/8" = 1'-0"
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PROJECT: 456001.00

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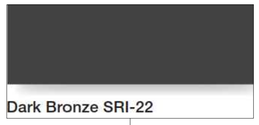
WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

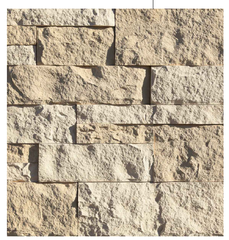


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70

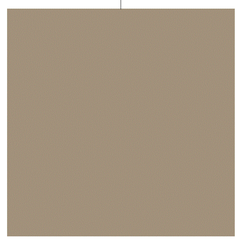


METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

STUCCO:
MFR: BENJAMIN MOORE
COLOR: MANCHESTER TAN
HC-81



MASONRY:
MFR: EL DORADO STONE
SPEC: CUT-COARSE
SEASHELL



HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: ALEXANDRIA BEIGE
HC-77



METAL GARAGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE

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LOT 3 (PLAN 3) COLORS & MATERIALS

A3.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 4

(PLAN 1)

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LOT 4 (PLAN 1) COVER SHEET

A4.0.0

SCALE: 1/8"=1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 4 (PLAN 1) SITE PLAN

A4.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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MAIN FLOOR

LOT 4 (PLAN 1)

MAIN LIVING:	3693 SQ. FT.
LOWER LIVING:	264 SQ. FT.
TOTAL:	3957 SQ. FT.
ADU:	1095 SQ. FT.
TOTAL LIVING:	5052 SQ. FT.
GARAGE:	1040 SQ. FT.
PORCH:	406 SQ. FT.
ADU PORCH:	60 SQ. FT.

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LOT 4 (PLAN 1) MAIN FLOOR PLAN

A4.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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LOWER FLOOR

LOT 4 (PLAN 1)

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LOT 4 (PLAN 1) LOWER FLOOR PLAN

A4.1.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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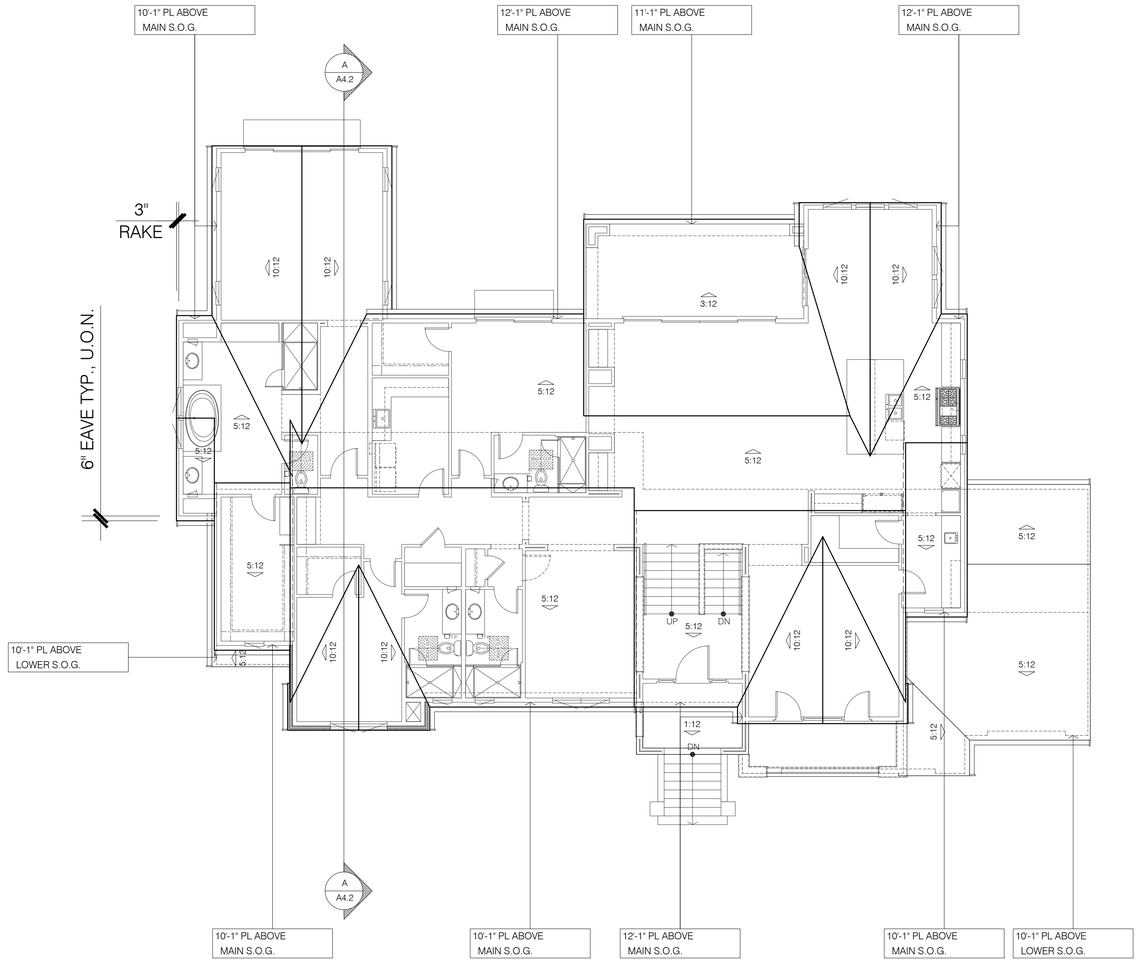
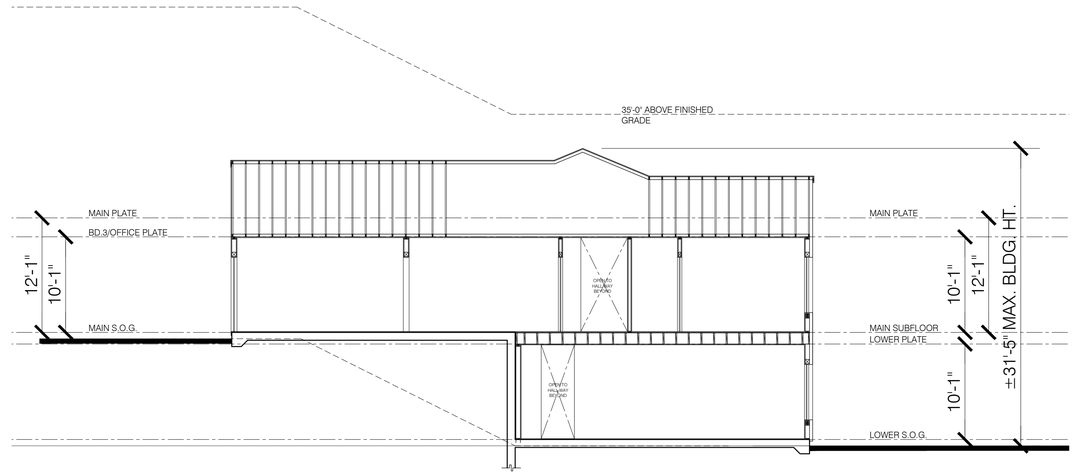


ROOF PLAN

LOT 4 (PLAN 1)



SECTION A-A

LOT 4 (PLAN 1)

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LOT 4 (PLAN 1) ROOF PLAN & BLDG. SECTIONS

A4.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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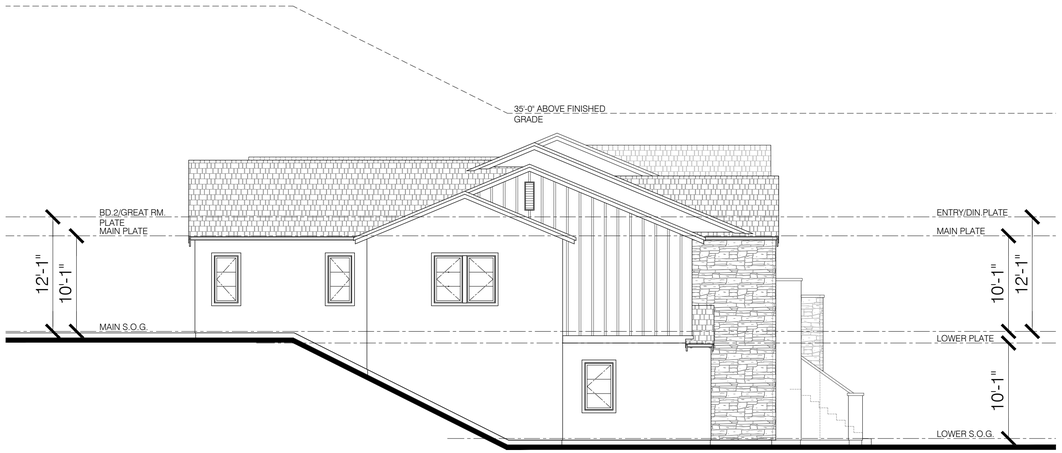


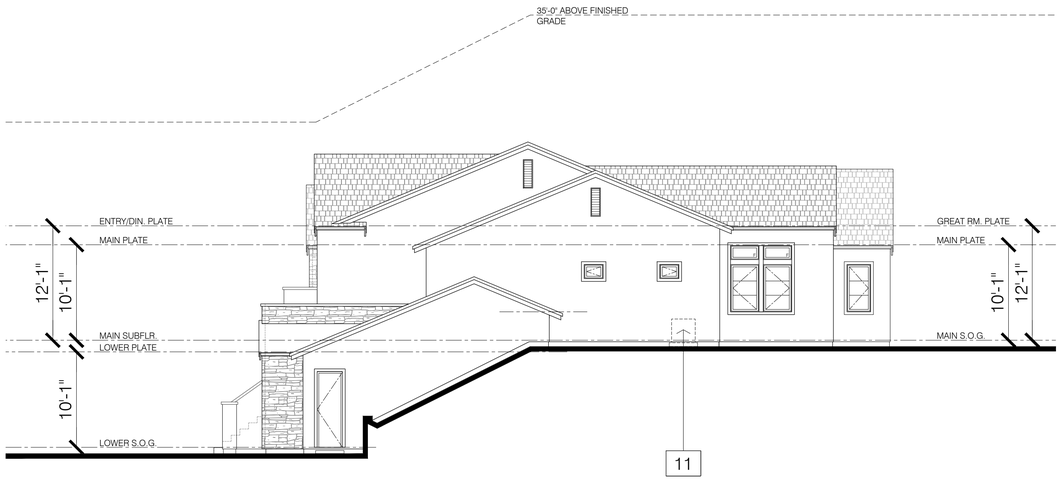
LEFT ELEVATION

LOT 4 (PLAN 1)



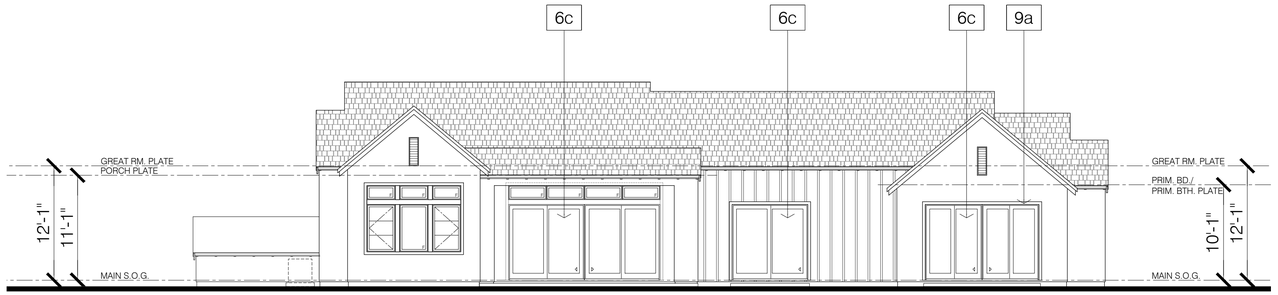
FRONT ELEVATION

LOT 4 (PLAN 1)



RIGHT ELEVATION

LOT 4 (PLAN 1)



REAR ELEVATION

LOT 4 (PLAN 1)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	PRECAST TRIM
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		10	WOOD RAILING
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WD. ROLL-UP GARAGE DOOR, OPT. GLASS DOOR		8b	VERTICAL SIDING		9b	HARDIE TRIM		11	AC UNIT

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LOT 4 (PLAN 1) EXTERIOR ELEVATIONS

A4.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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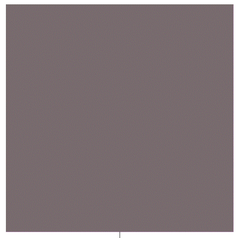
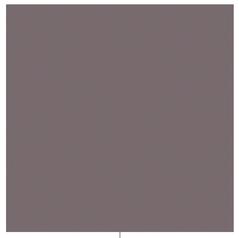


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640



VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD

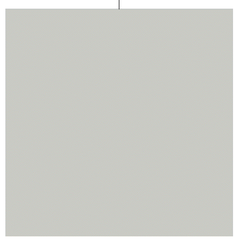


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

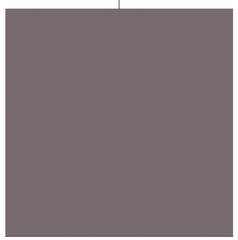




PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: SPLIT-EDGE WAINSCOT



STUCCO:
MFR: BENJAMIN MOORE
COLOR: STONINGTON GRAY
HC-170



GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640



MASONRY:
MFR: EL DORADO STONE
SPEC: VANTAGE 30
SOUTHERN PEAK

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LOT 4 (PLAN 1) COLORS & MATERIALS

A4.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 5

(PLAN 3)

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LOT 5 (PLAN 3) COVER SHEET

A5.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 5 (PLAN 3) SITE PLAN

A5.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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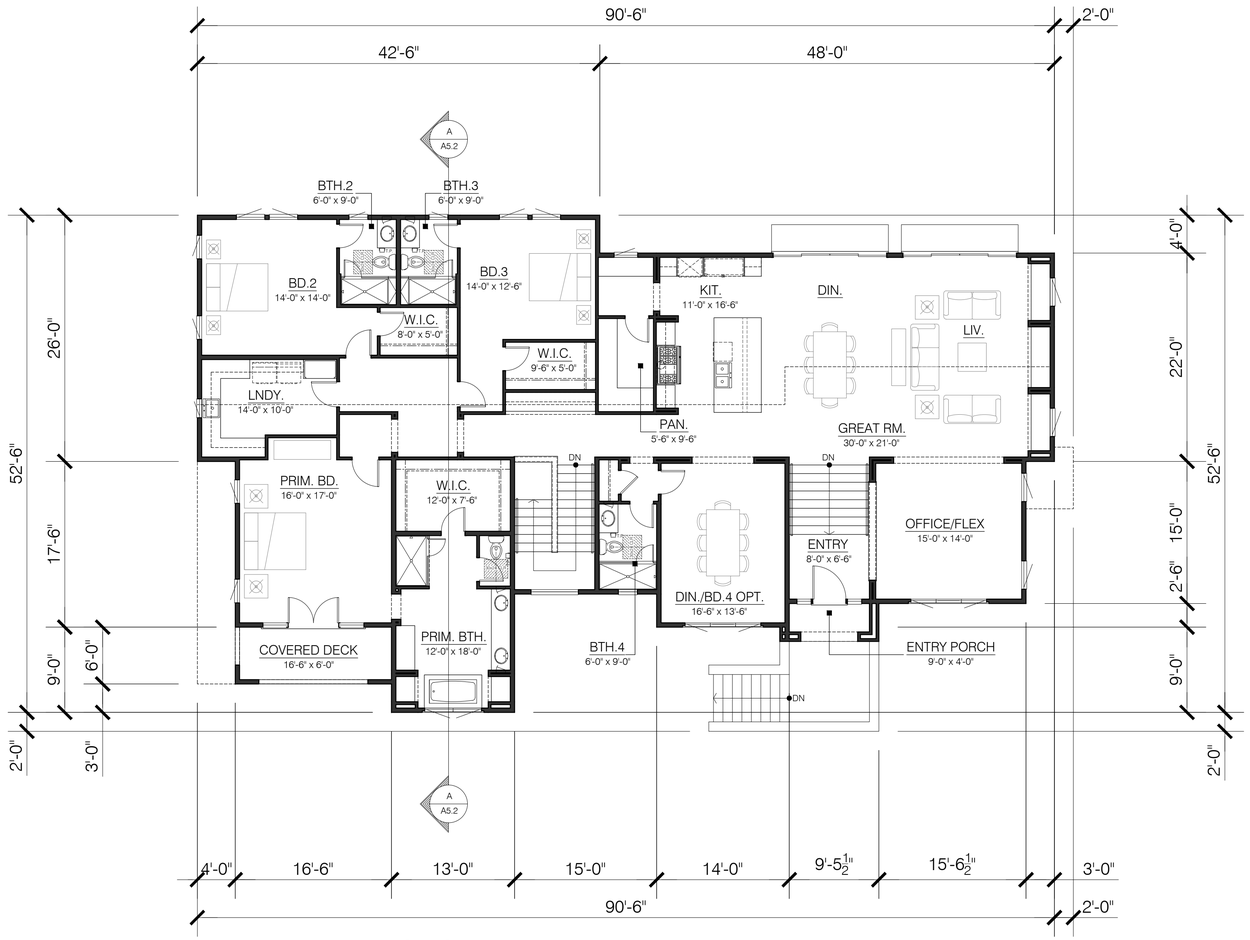

MAIN LIVING:	3624 SQ. FT.
LOWER LIVING:	203 SQ. FT.
TOTAL:	3827 SQ. FT.
A.D.U.:	1117 SQ. FT.
TOTAL LIVING:	4944 SQ. FT.
GARAGE:	969 SQ. FT.
PORCHES:	165 SQ. FT.

MAIN FLOOR

LOT 5 (PLAN 3)

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LOT 5 (PLAN 3) MAIN FLOOR PLAN

A5.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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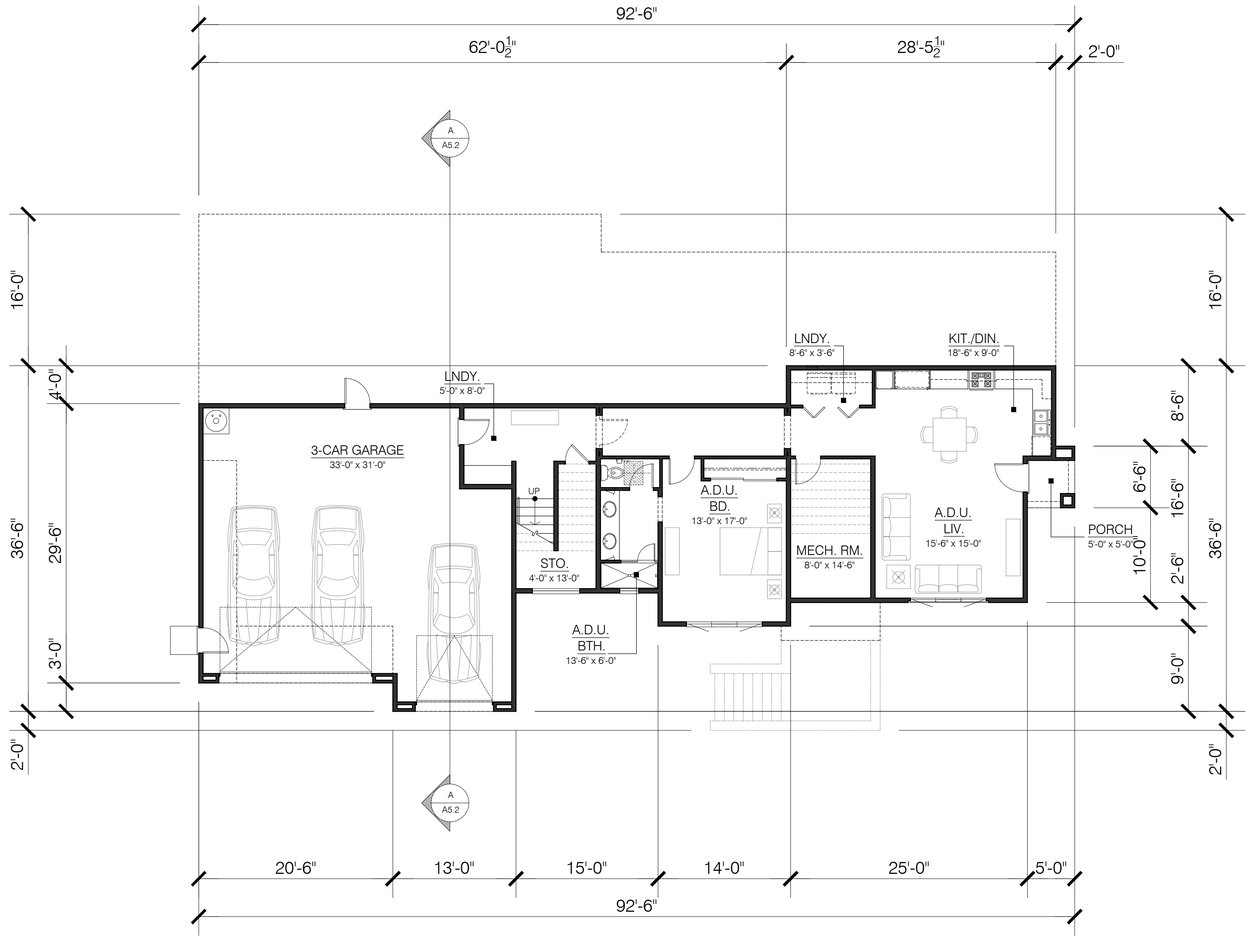

LOWER FLOOR

LOT 5 (PLAN 3)

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LOT 5 (PLAN 3) LOWER FLOOR PLAN

A5.1.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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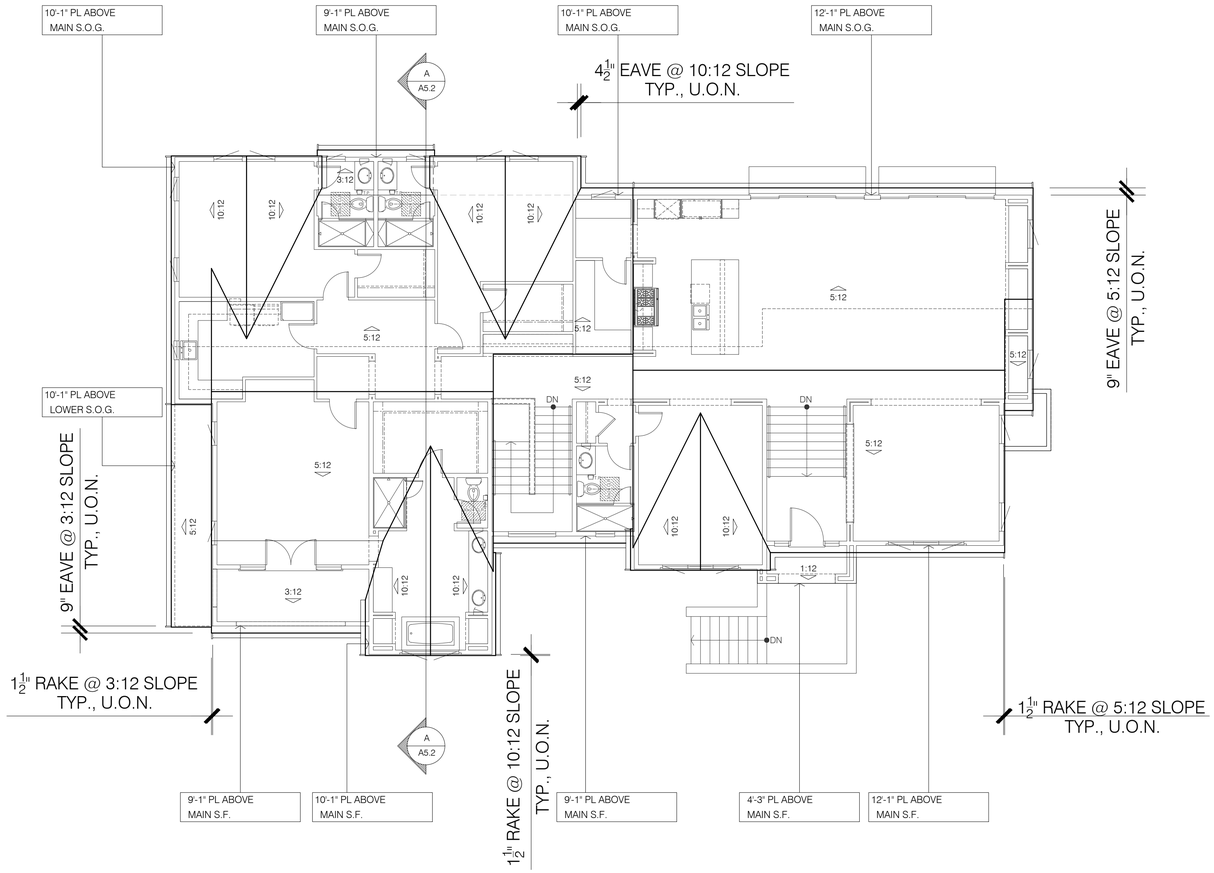
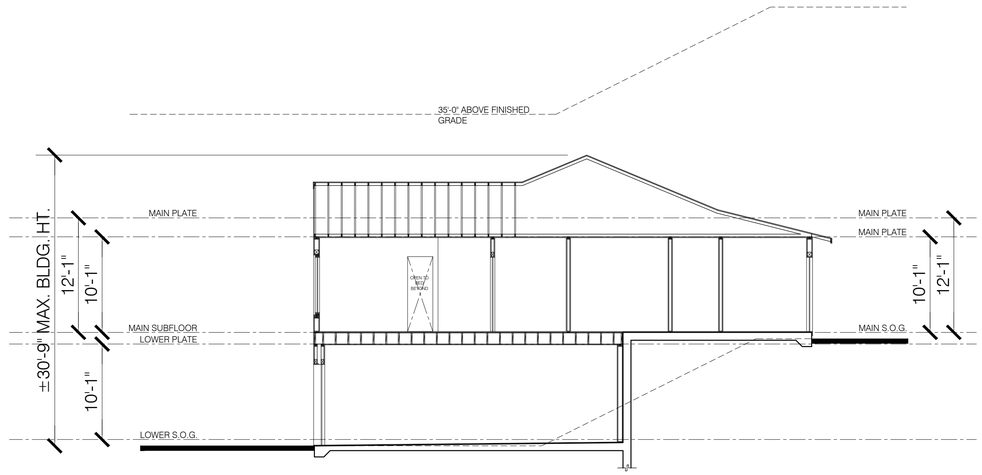


ROOF PLAN

LOT 5 (PLAN 3)



SECTION A-A

LOT 5 (PLAN 3)

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LOT 5 (PLAN 3) ROOF PLAN & BLDG. SECTIONS

A5.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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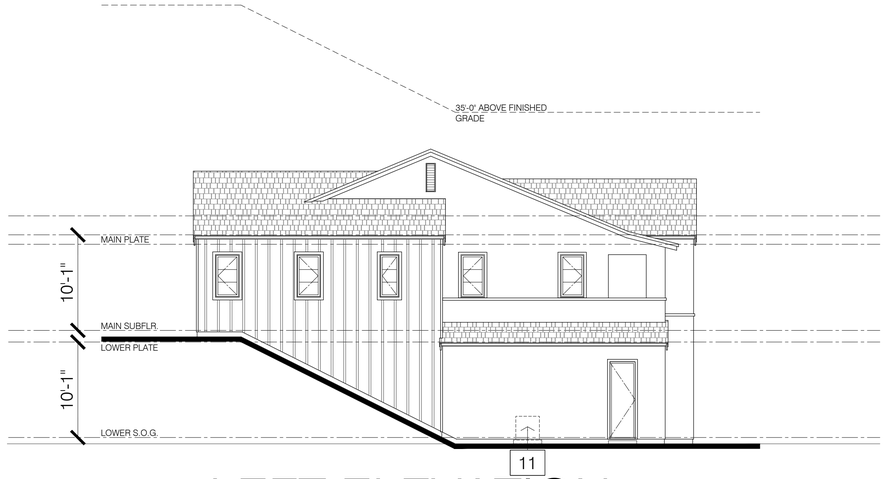


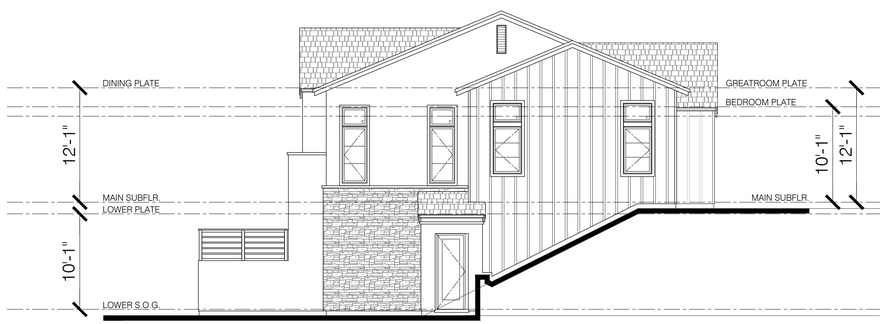
LEFT ELEVATION

LOT 5 (PLAN 3)



FRONT ELEVATION

LOT 5 (PLAN 3)



RIGHT ELEVATION

LOT 5 (PLAN 3)



REAR ELEVATION

LOT 5 (PLAN 3)

MATERIAL SPECIFICATIONS															
1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	BRICK TRIM
2	6" HALF-ROUND GUTTER		5	DOWNSPOUT		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		10	WOOD RAILING
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR		8b	VERTICAL SIDING		9b	HARDIE TRIM		11	AC UNIT

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LOT 5 (PLAN 3) EXTERIOR ELEVATIONS

A5.3

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WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

STUCCO:
MFR: BENJAMIN MOORE
COLOR: HORIZON
OC-53

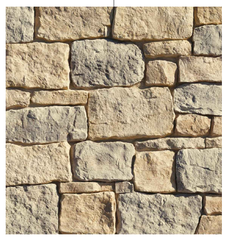
TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



MASONRY:
MFR: EL DORADO STONE
SPEC: TUNDAR BRICK
LATIGO

GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: GRAY CASHMERE
2138-60



MASONRY:
MFR: EL DORADO STONE
SPEC: ROUGH CUT
VINEYARD TRAIL

WOOD RAILING:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

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LOT 5 (PLAN 3) COLORS & MATERIALS

A5.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 6

(PLAN 2)

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LOT 6 (PLAN 2) COVER SHEET

A6.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 6 (PLAN 2) SITE PLAN

A6.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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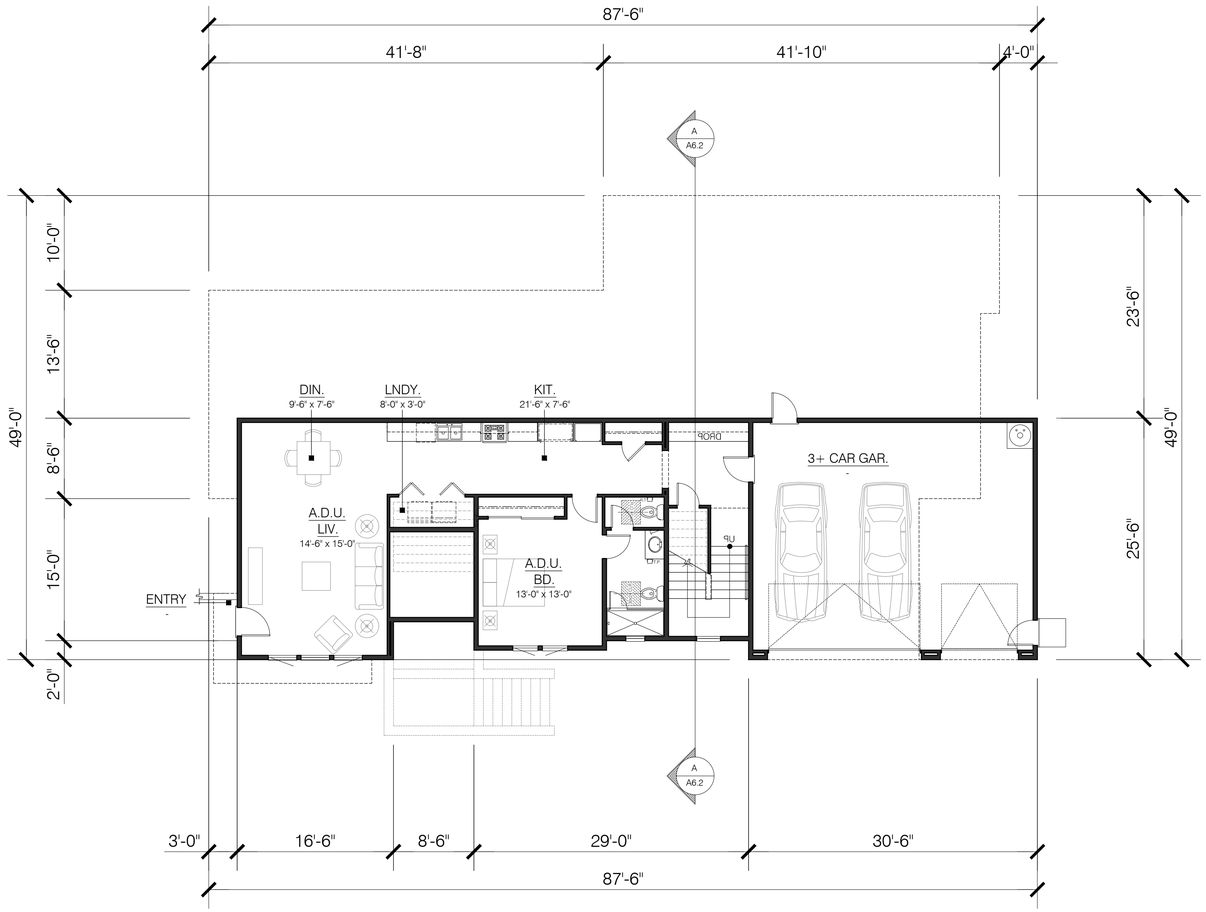
MAIN FLOOR

LOT 6 - PLAN 2

MAIN LIVING:	3362 SQ. FT.
TOTAL:	3362 SQ. FT.
A.D.U.:	1110 SQ. FT.
TOTAL LIVING:	4472 SQ. FT.
GARAGE:	778 SQ. FT.



LOWER FLOOR

LOT 6 - PLAN 2

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LOT 6 (PLAN 2) FLOOR PLANS

A6.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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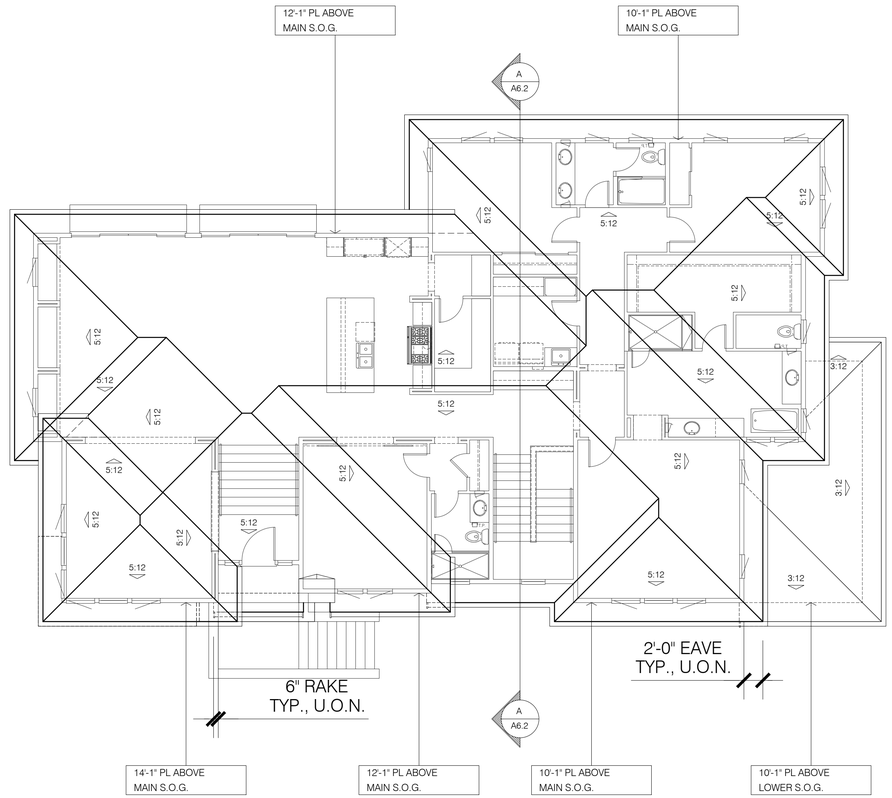
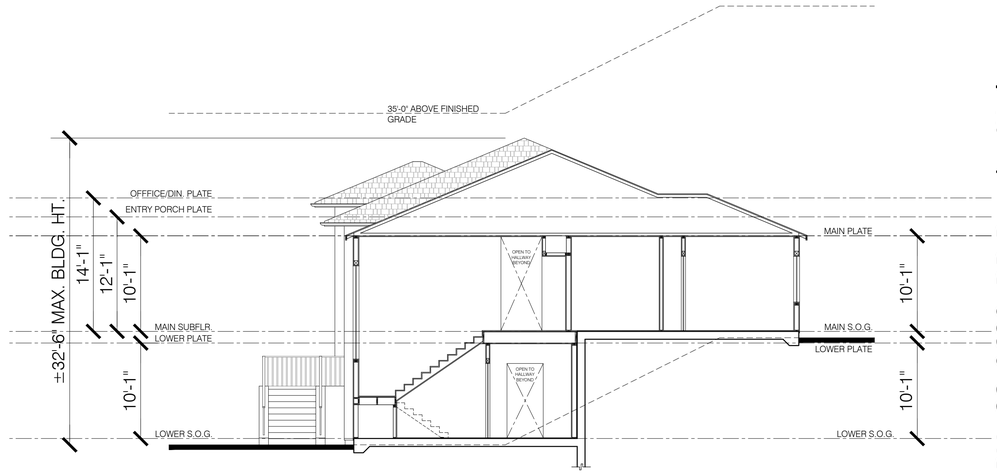


ROOF PLAN

LOT 6 - PLAN 2



SECTION A-A

LOT 6 (PLAN 2)

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LOT 6 (PLAN 2) ROOF PLAN & BLDG. SECTIONS

A6.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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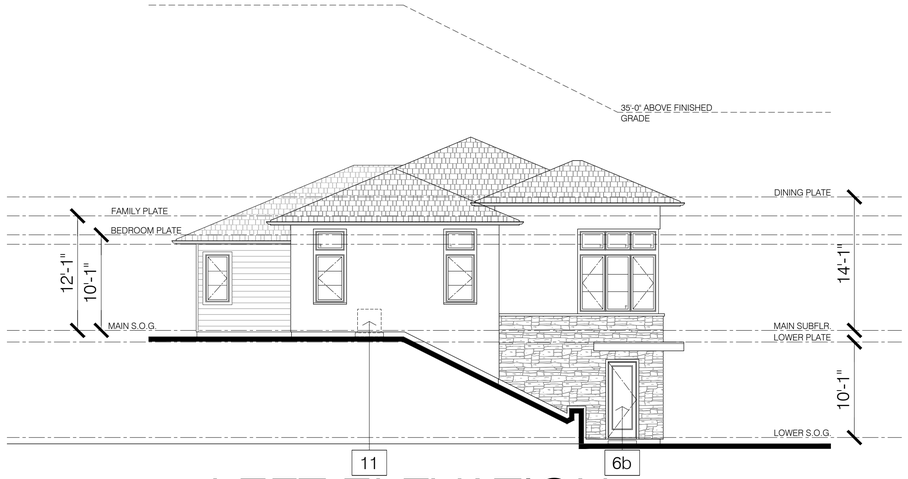
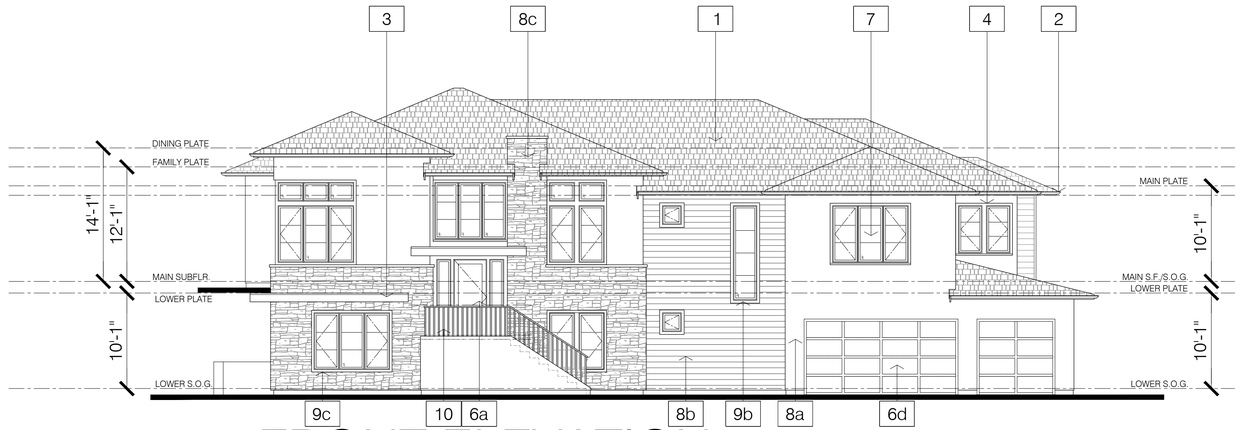


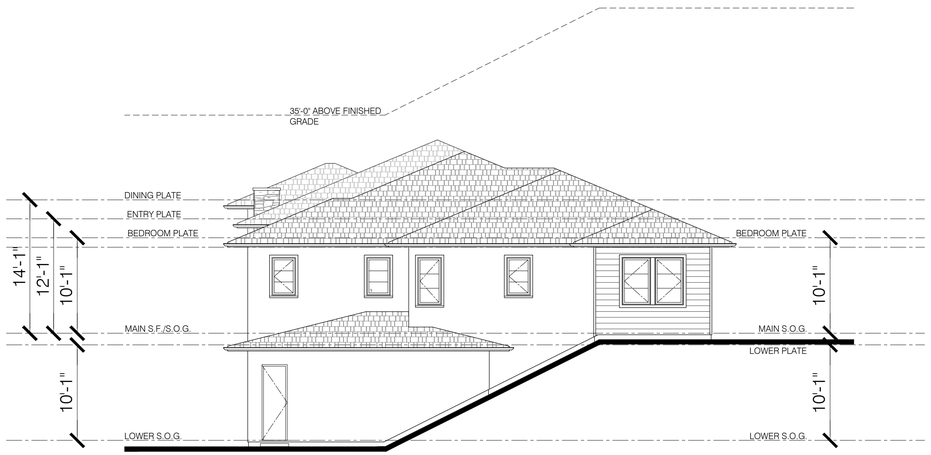
LEFT ELEVATION

LOT 6 (PLAN 2)



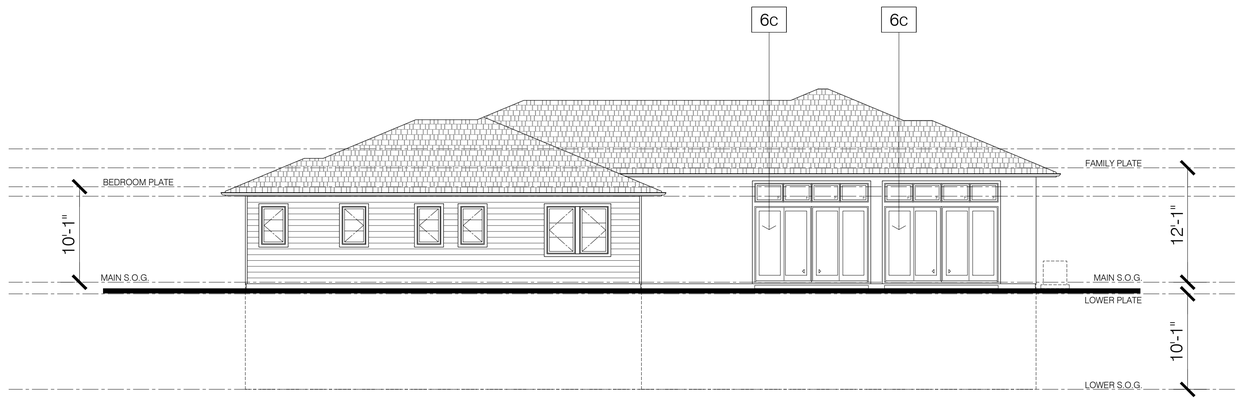
FRONT ELEVATION

LOT 6 (PLAN 2)



RIGHT ELEVATION

LOT 6 (PLAN 2)



REAR ELEVATION

LOT 6 (PLAN 2)

MATERIAL SPECIFICATIONS															
1	COMPOSITE SHINGLE ROOF		4	RECESSED WINDOW AT STUCCO CONDI.		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	PRECAST TRIM
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	NOT USED		10	METAL RAILING
3	METAL CANOPY		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	LAP SIDING		9b	HARDIE TRIM		11	AC UNIT

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LOT 6 (PLAN 2) EXTERIOR ELEVATIONS

A6.3

SCALE: 1/8" = 1'-0"
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PROJECT: 456001.00

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WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



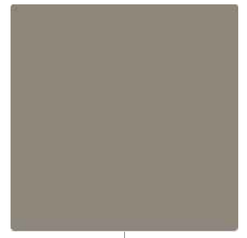
METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: TAOS TAUPE
2111-40

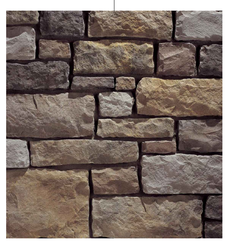


METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

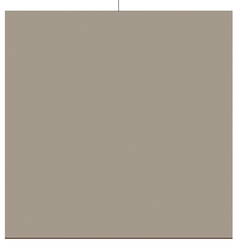




MASONRY:
MFR: EL DORADO STONE
SPEC: LIMESTONE YORK
w/ OVERGROUT



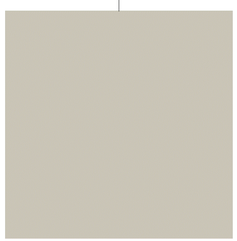
HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: ASHLEY GRAY
HC-87



METAL GARGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE



STUCCO:
MFR: BENJAMIN MOORE
COLOR: REVERE PEWTER
HC-172



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LOT 6 (PLAN 2) COLORS & MATERIALS

A6.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 7

(PLAN 6)

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LOT 7 (PLAN 6) COVER SHEET

A7.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 7 (PLAN 6) SITE PLAN

A7.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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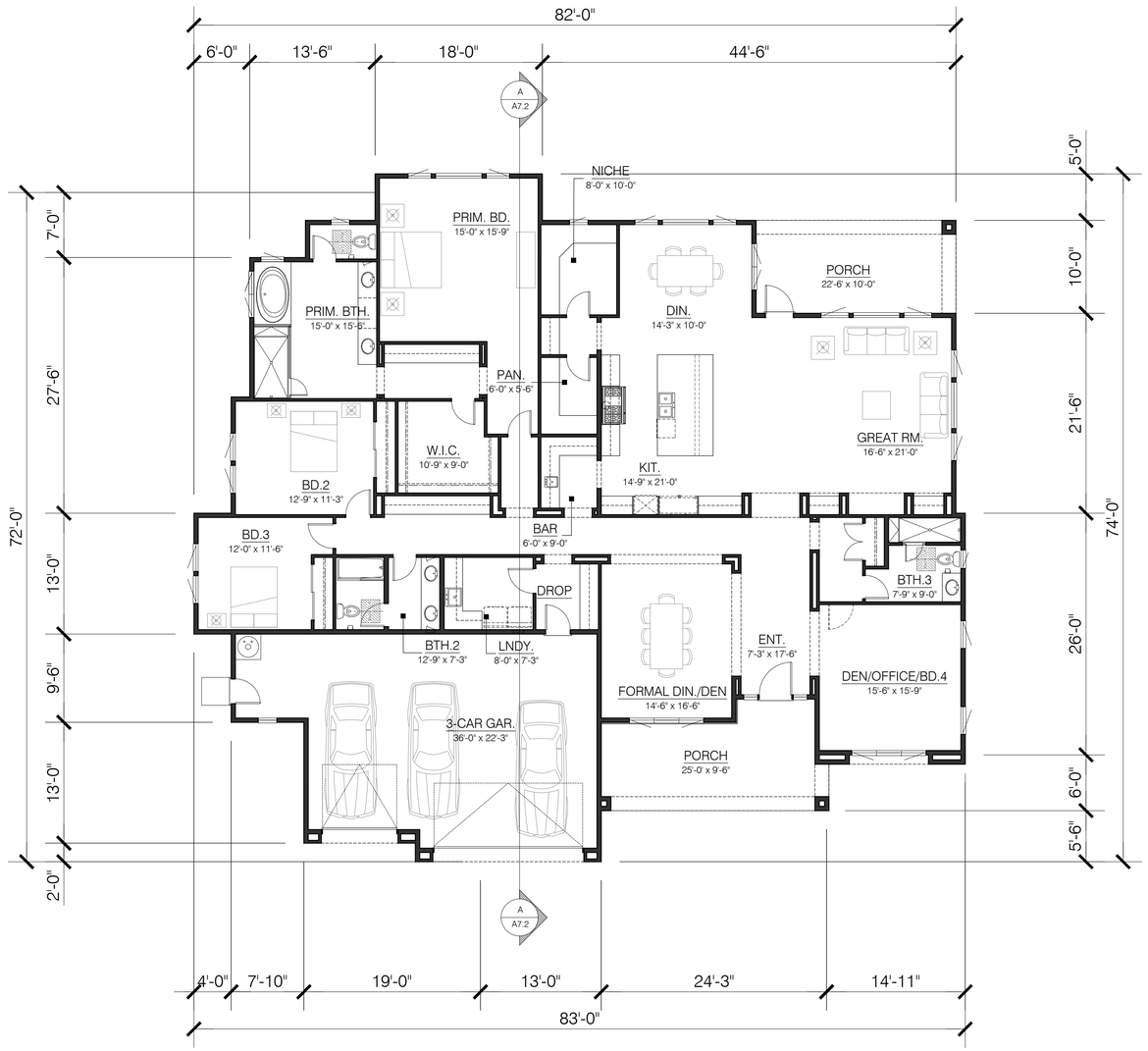

MAIN FLOOR

LOT 7 (PLAN 6)

MAIN LIVING:	3761 SQ. FT.
TOTAL LIVING:	3761 SQ. FT.
GARAGE:	830 SQ. FT.
FRONT PORCH:	249 SQ. FT.
REAR PORCH:	215 SQ. FT.

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LOT 7 (PLAN 6) FLOOR PLAN

A7.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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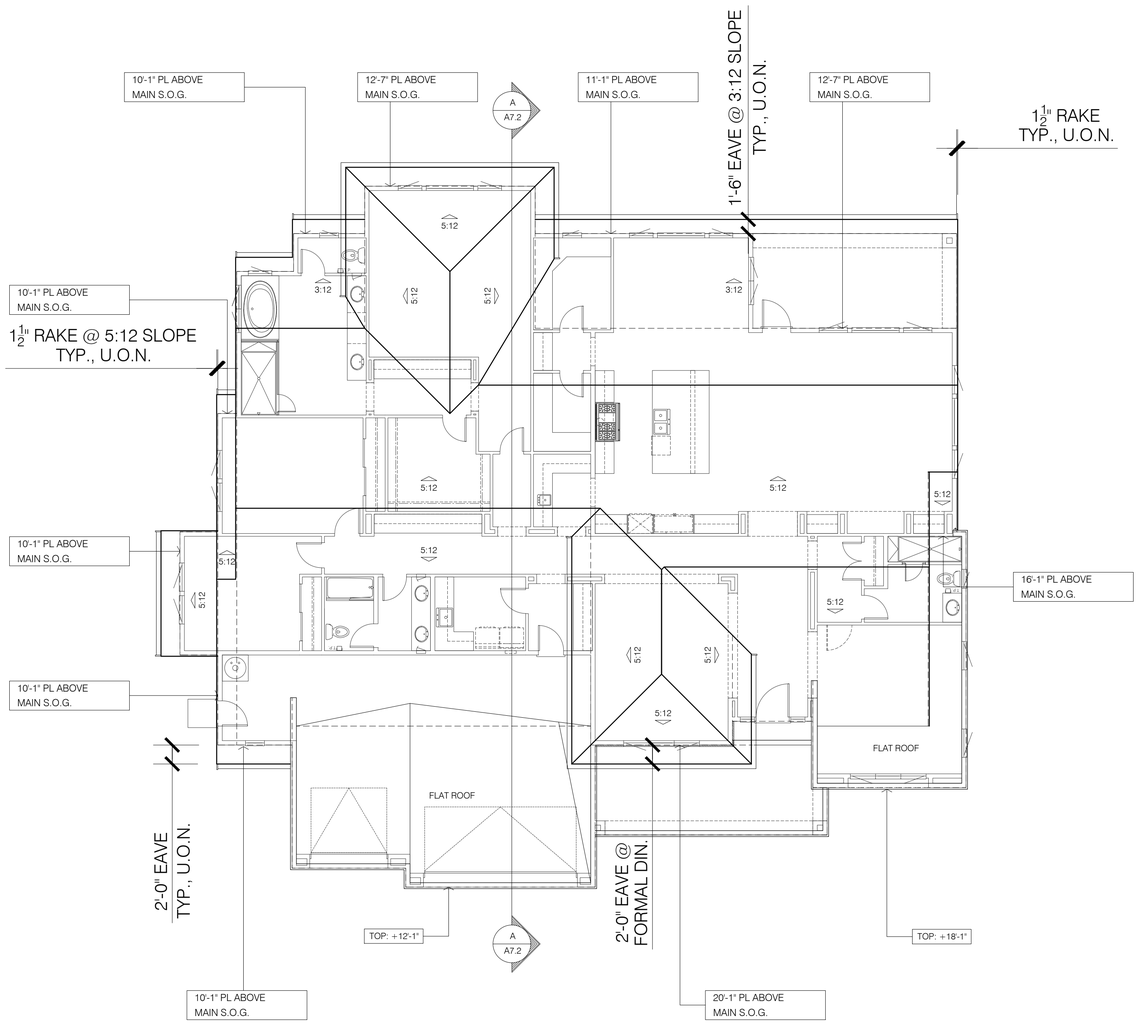
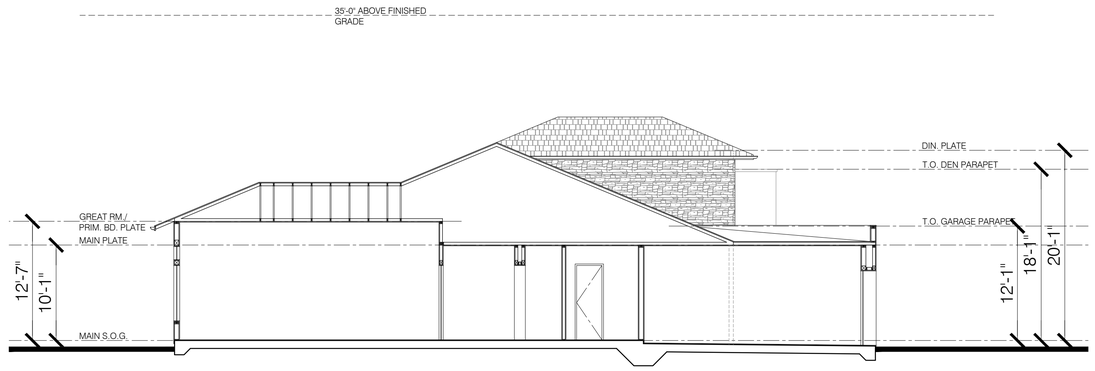


ROOF PLAN

LOT 7 (PLAN 6)



SECTION A-A

LOT 7 (PLAN 6)

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LOT 7 (PLAN 6) ROOF PLAN & BLDG. SECTIONS

A7.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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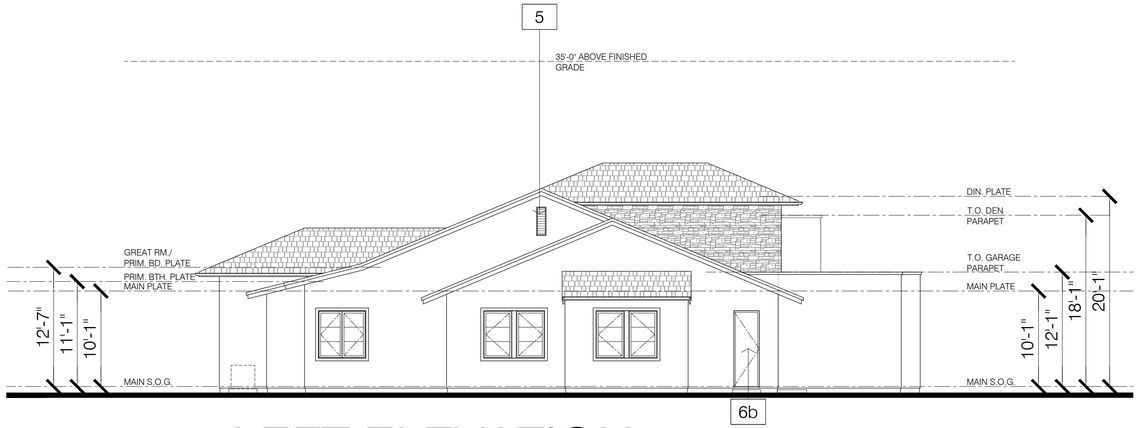
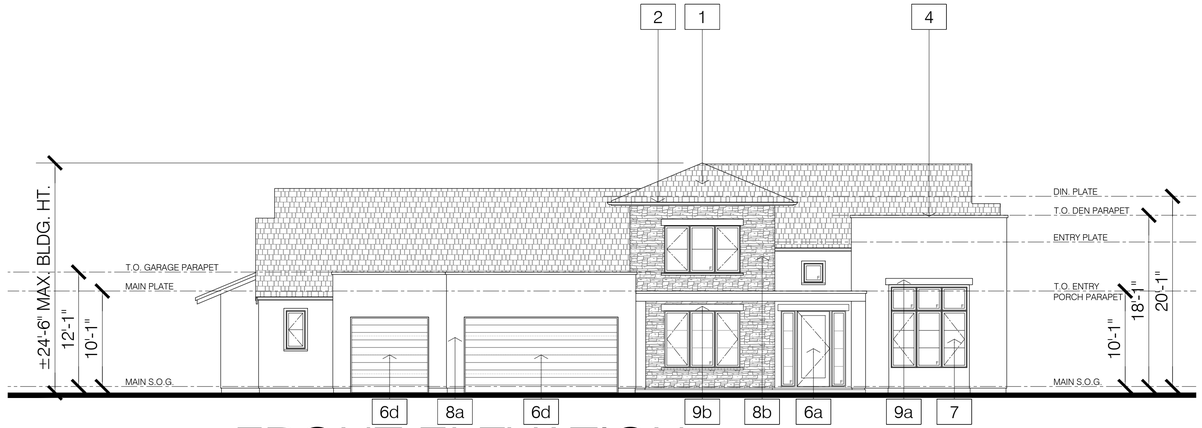


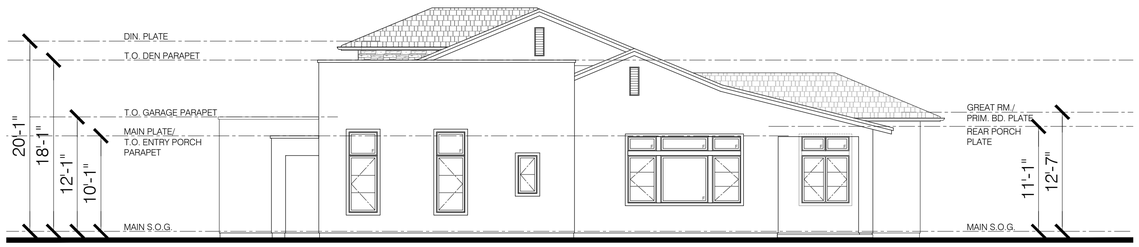
LEFT ELEVATION

LOT 7 (PLAN 6)



FRONT ELEVATION

LOT 7 (PLAN 6)



RIGHT ELEVATION

LOT 7 (PLAN 6)



REAR ELEVATION

LOT 7 (PLAN 6)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER PARAPET		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	GABLE VENTS		6c	FRENCH DOOR		8a	STUCCO		9b	PRECAST TRIM		12	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR, OPTIONAL GLASS DOOR		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 7 (PLAN 6) EXTERIOR ELEVATIONS

A7.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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STUCCO:
MFR: BENJAMIN MOORE
COLOR: SILVER LAKE
1598



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: SPLIT-EDGE WAINSCOT

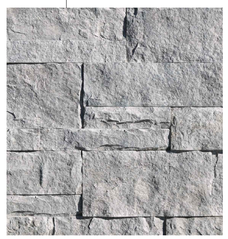
TRIMS, GUTTERS,
& EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

Dark Bronze SRI-22

METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



MASONRY:
MFR: EL DORADO STONE
SPEC: CUT COARSE STONE
CANNONADE



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

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LOT 7 (PLAN 6) COLORS & MATERIALS

A7.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 8

(PLAN 7)

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LOT 8 (PLAN 7) COVER SHEET

A8.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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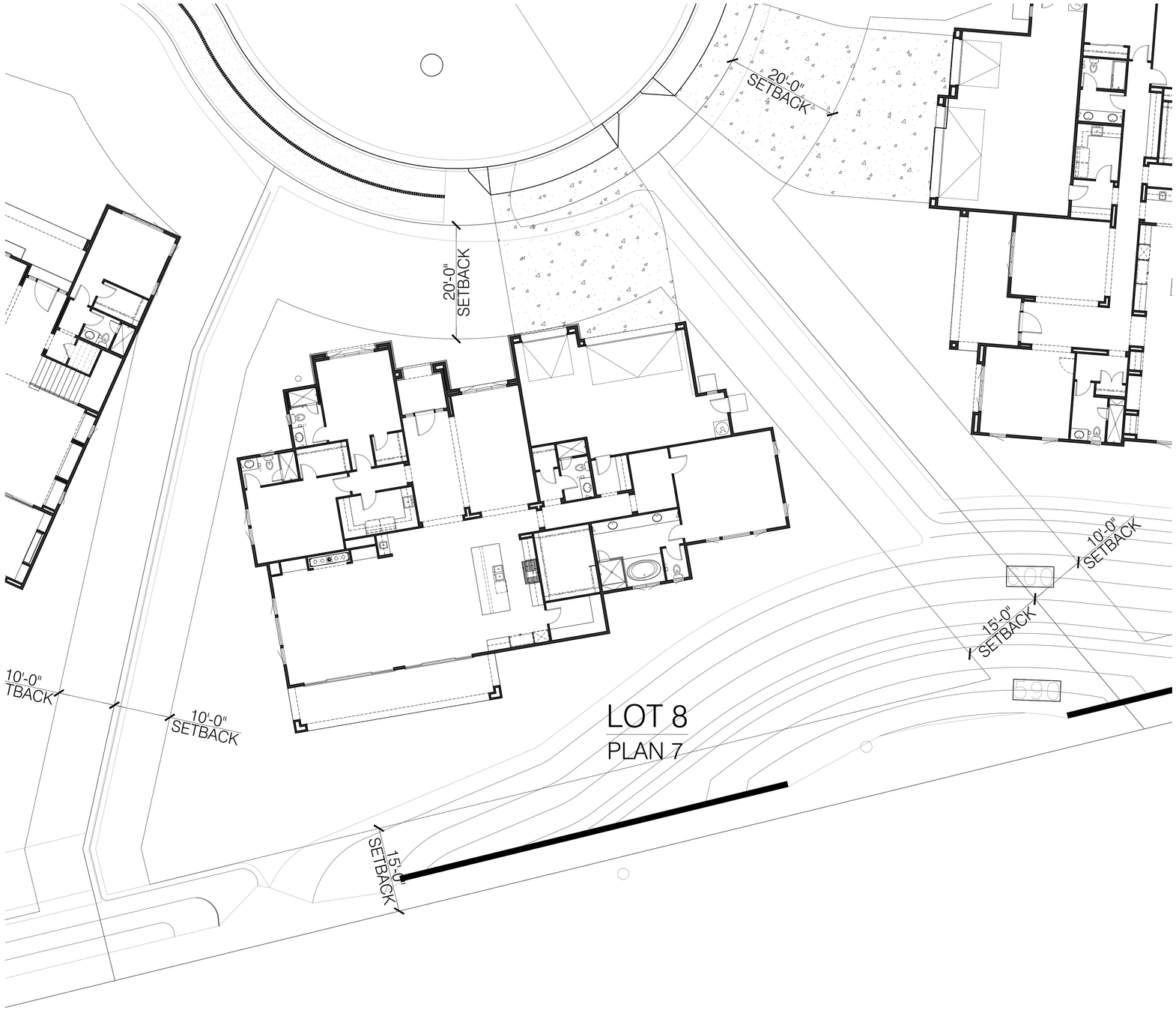
6/29/2023 5:32:54 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:33:12 PM, 23-0629_DR Resubmittal

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LOT 8 (PLAN 7) SITE PLAN

A8.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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MAIN LIVING:	3463 SQ. FT.
TOTAL LIVING:	3463 SQ. FT.
GARAGE:	679 SQ. FT.
FRONT PORCH:	71 SQ. FT.
REAR PORCH:	296 SQ. FT.

MAIN FLOOR

LOT 8 (PLAN 7)

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LOT 8 (PLAN 7) FLOOR PLAN

A8.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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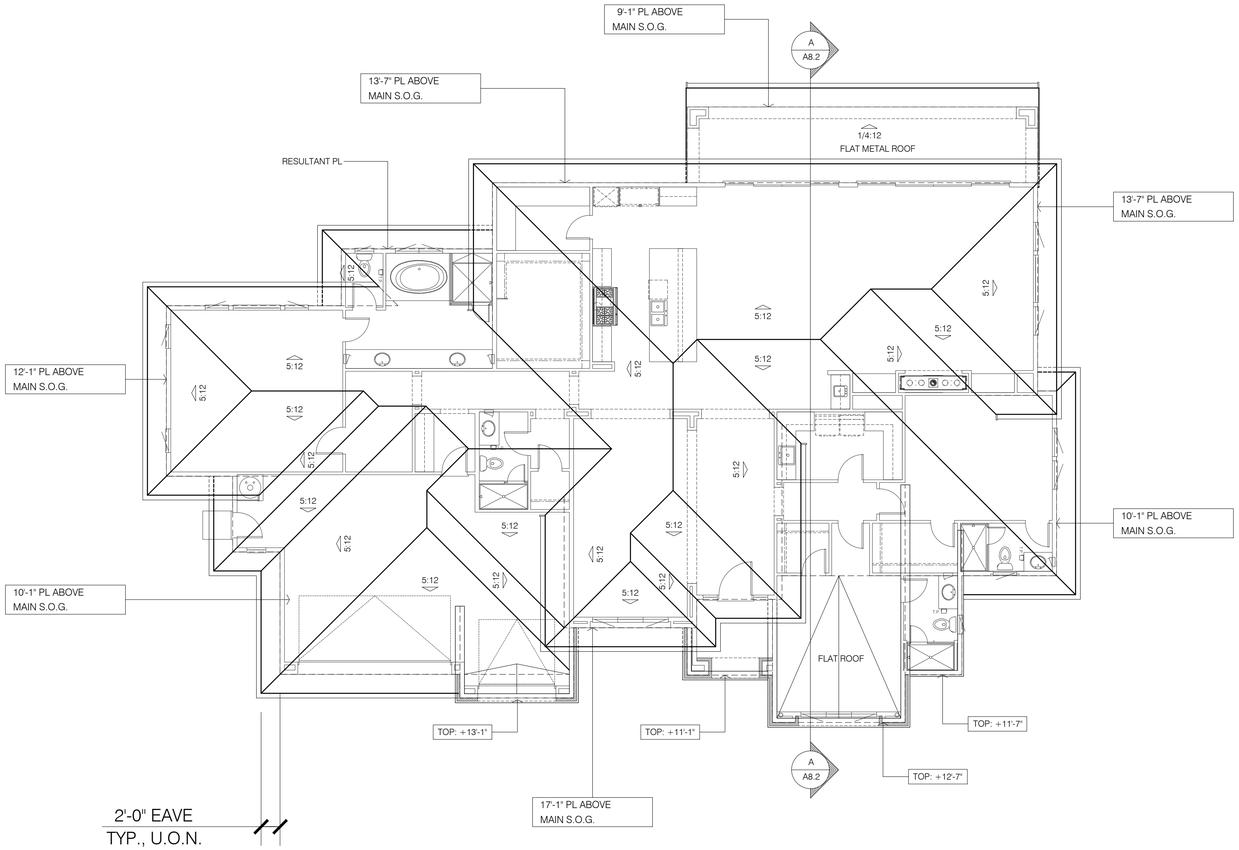
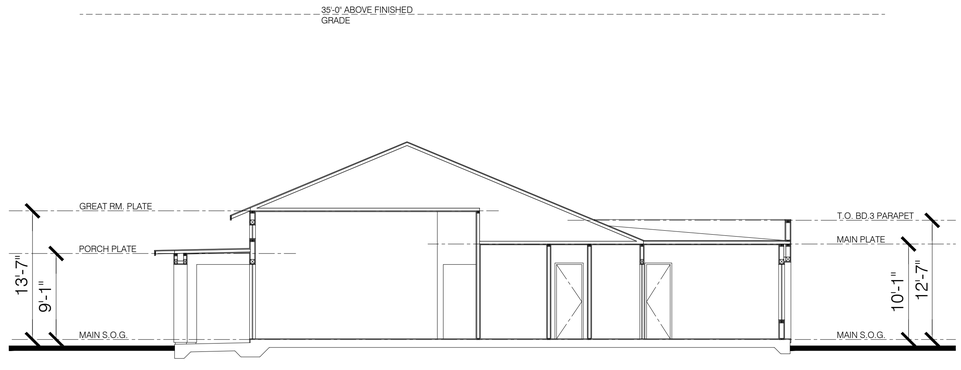


ROOF PLAN

LOT 8 (PLAN 7)



SECTION A-A

LOT 8 (PLAN 7)

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LOT 8 (PLAN 7) ROOF PLAN & BLDG. SECTIONS

A8.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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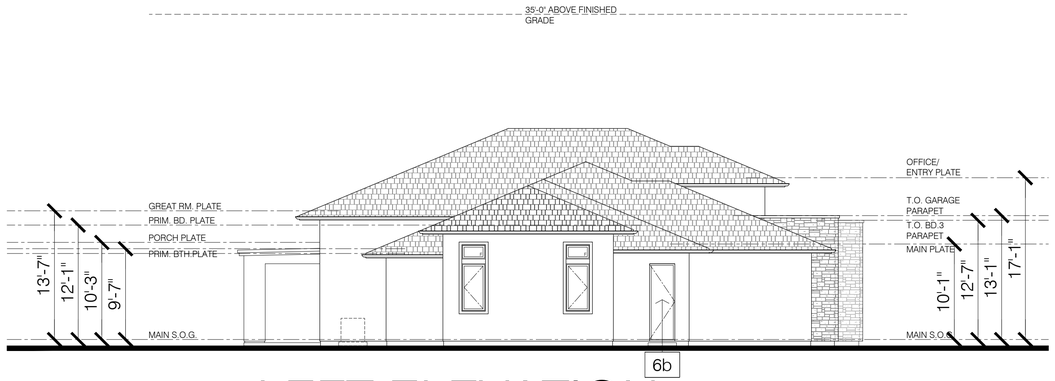
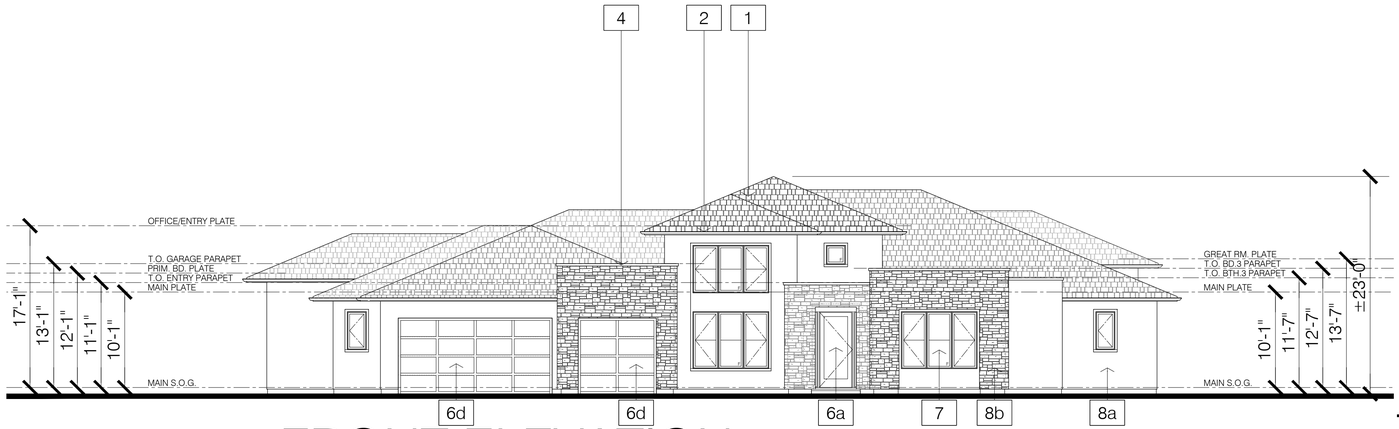


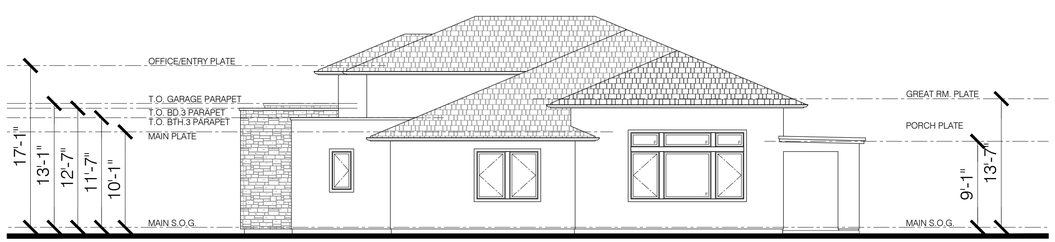
LEFT ELEVATION

LOT 8 (PLAN 7)



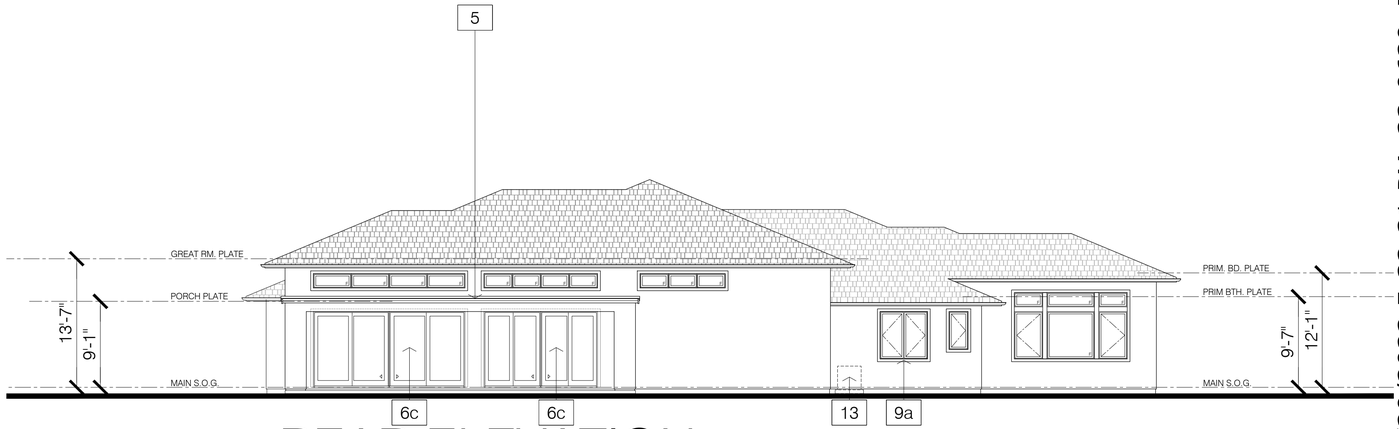
FRONT ELEVATION

LOT 8 (PLAN 7)



RIGHT ELEVATION

LOT 8 (PLAN 7)



REAR ELEVATION

LOT 8 (PLAN 7)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER PARAPET		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	FLAT METAL ROOF		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	NOT USED		12	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR, OPTIONAL GLASS DOOR		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 8 (PLAN 7) EXTERIOR ELEVATIONS

A8.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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METAL GARAGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE

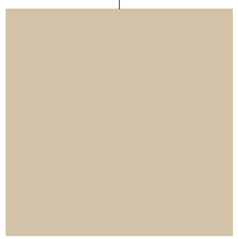


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

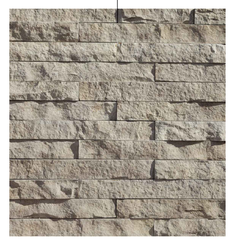




STUCCO:
MFR: BENJAMIN MOORE
COLOR: SHAKER BEIGE
HC-45



METAL DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE



MASONRY:
MFR: EL DORADO STONE
SPEC: LEDGECUT 33
BIRCH

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LOT 8 (PLAN 7) COLORS & MATERIALS

A8.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 9

(PLAN 5)

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LOT 9 (PLAN 5) COVER SHEET

A9.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
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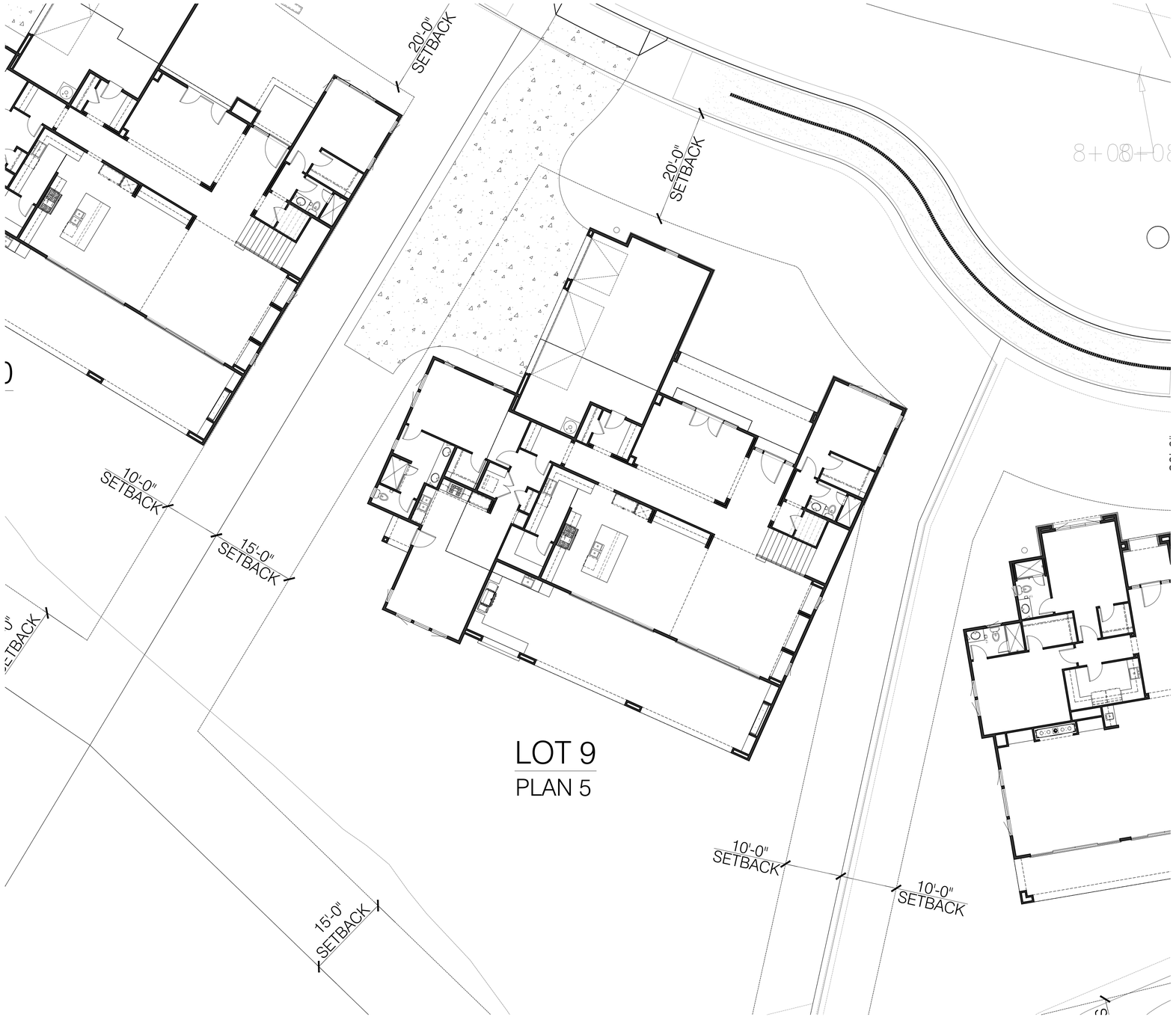

SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 9 (PLAN 5) SITE PLAN

A9.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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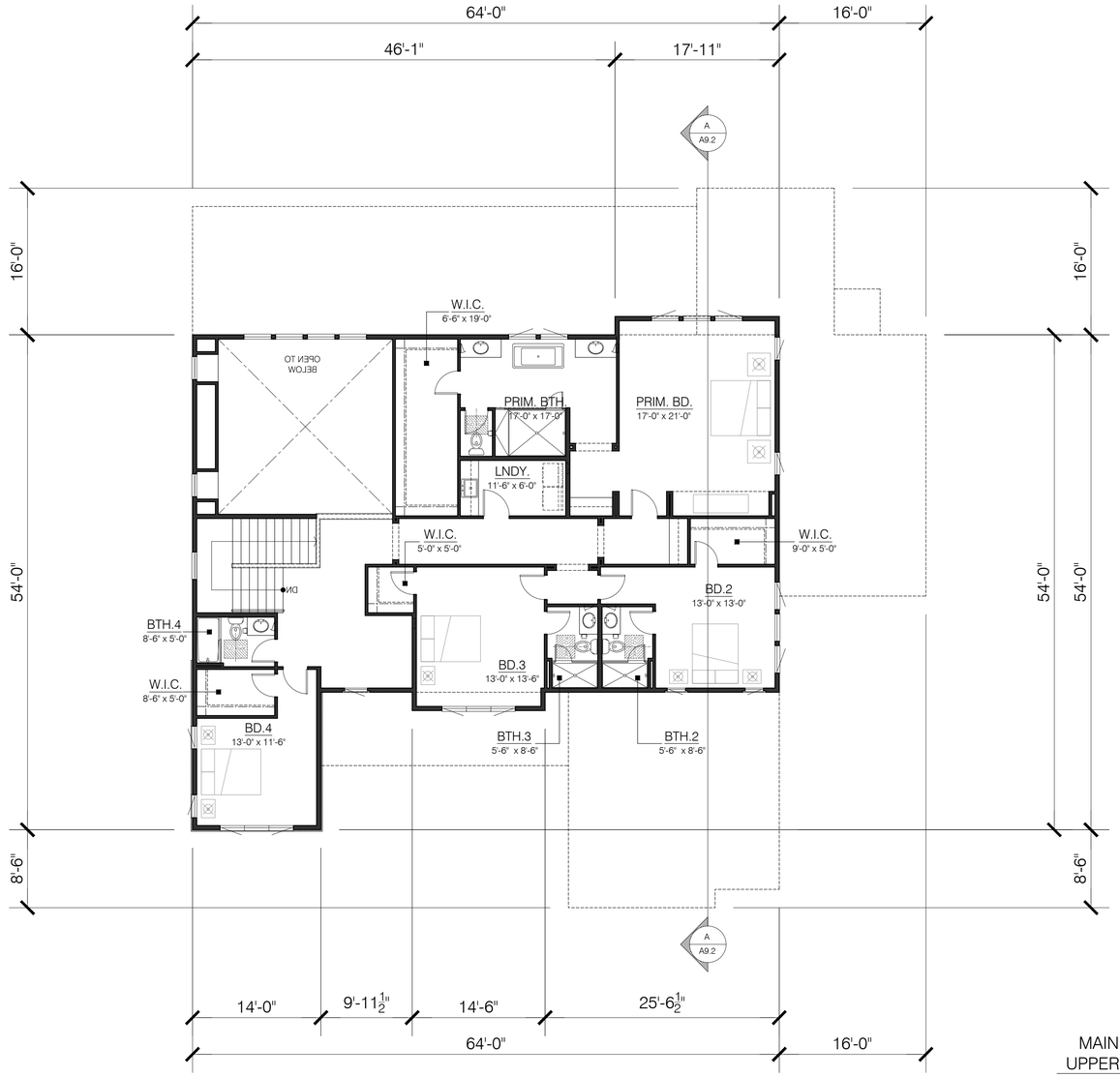
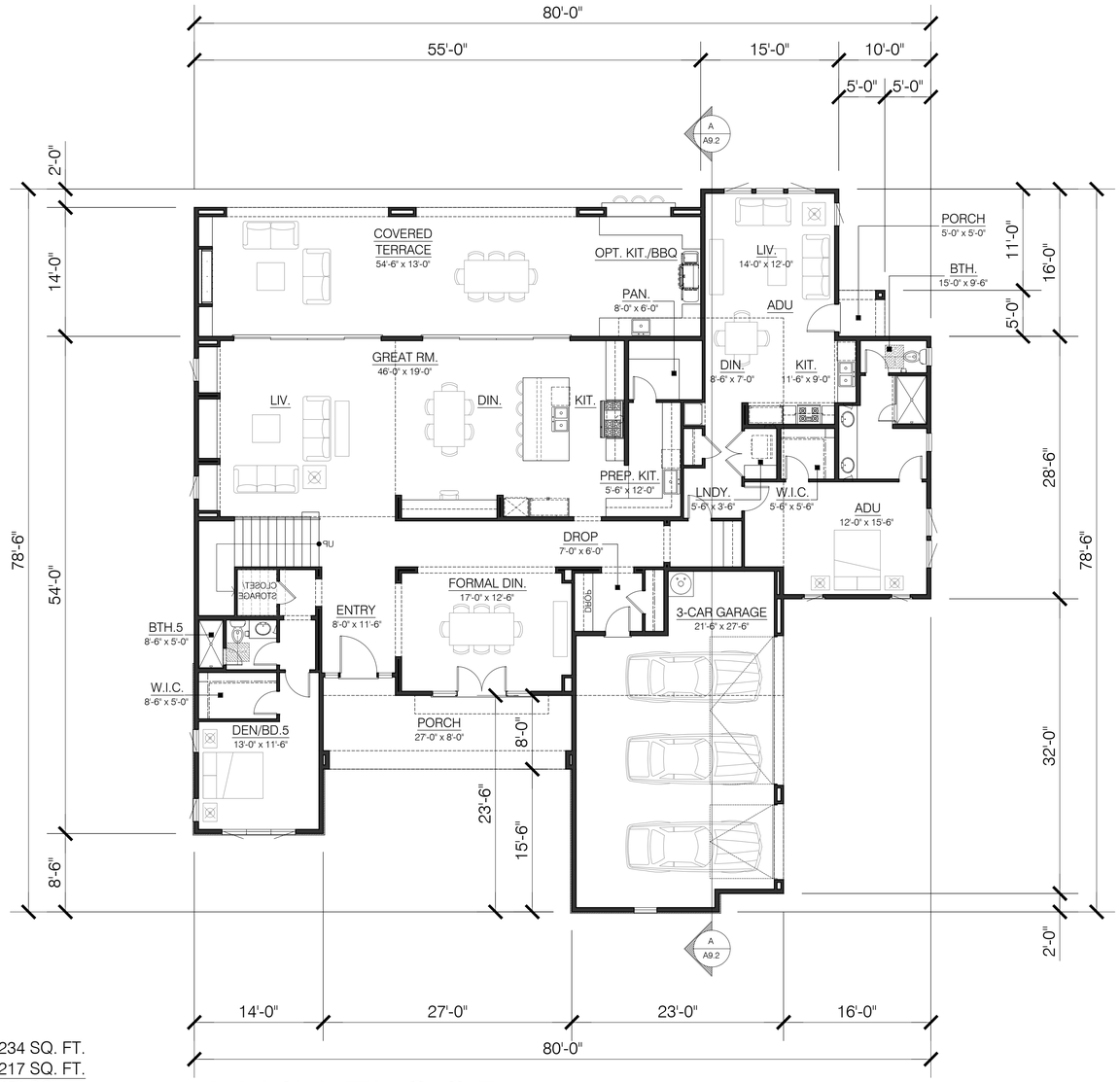


UPPER FLOOR

LOT 9 (PLAN 5)

MAIN LIVING:	2234 SQ. FT.
UPPER LIVING:	2217 SQ. FT.
TOTAL:	4451 SQ. FT.
ADU:	920 SQ. FT.
TOTAL LIVING:	5371 SQ. FT.
GARAGE:	759 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
ENTRY PORCH:	232 SQ. FT.



MAIN FLOOR

LOT 9 (PLAN 5)

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LOT 9 (PLAN 5) FLOOR PLANS

A9.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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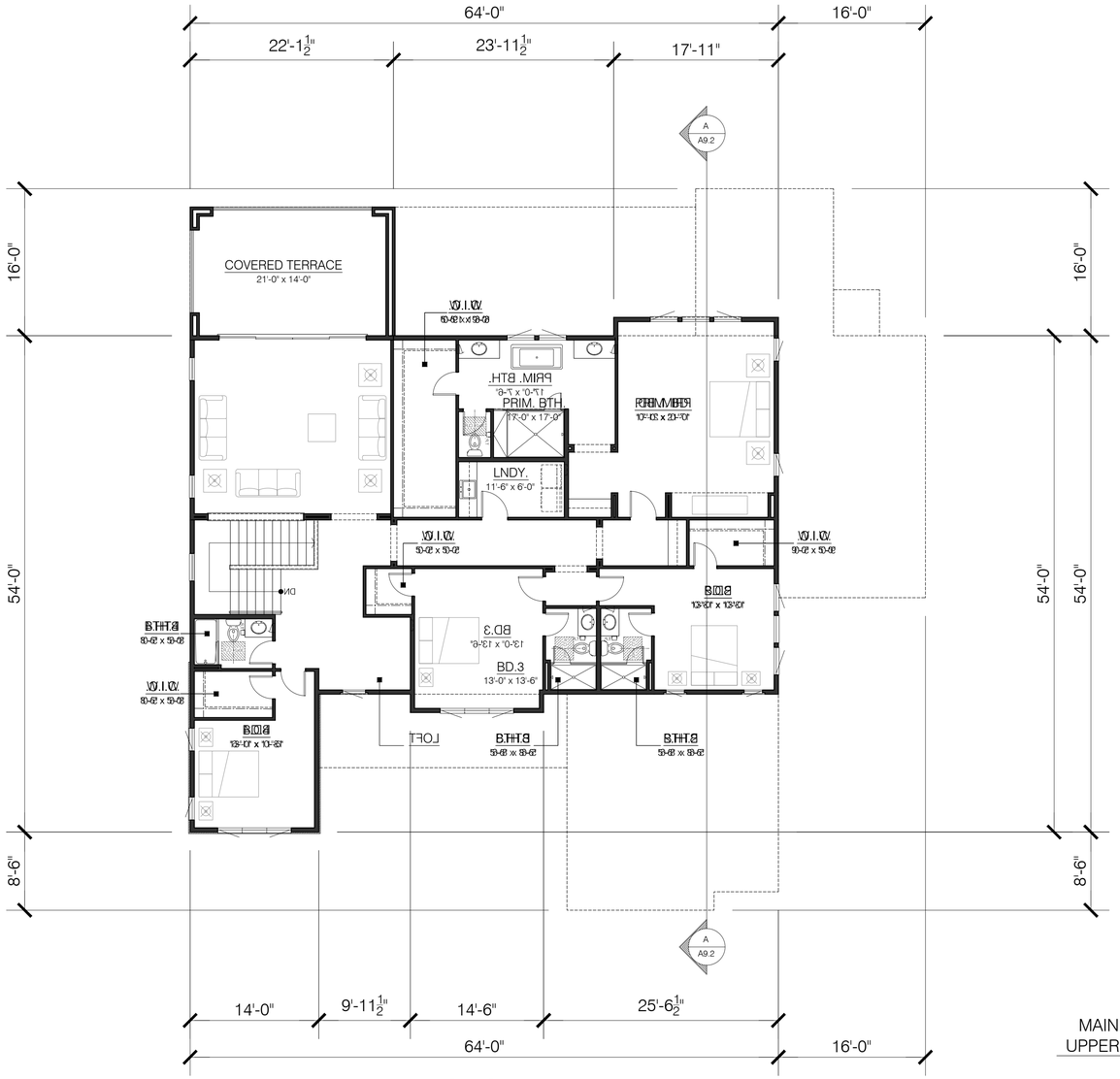

UPPER FLOOR

LOT 9 (PLAN 5) - OPTIONAL COVERED TERRACE (LOT 10 SIM.)

MAIN LIVING:	2234 SQ. FT.
UPPER LIVING:	2651 SQ. FT.
TOTAL:	4885 SQ. FT.
ADU:	920 SQ. FT.
TOTAL LIVING:	5805 SQ. FT.
GARAGE:	759 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
UPPER COVERED TERRACE:	310 SQ. FT.
ENTRY PORCH:	232 SQ. FT.

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LOT 9 (PLAN 5) OPT. COVERED PATIO FLOOR PLAN

A9.1.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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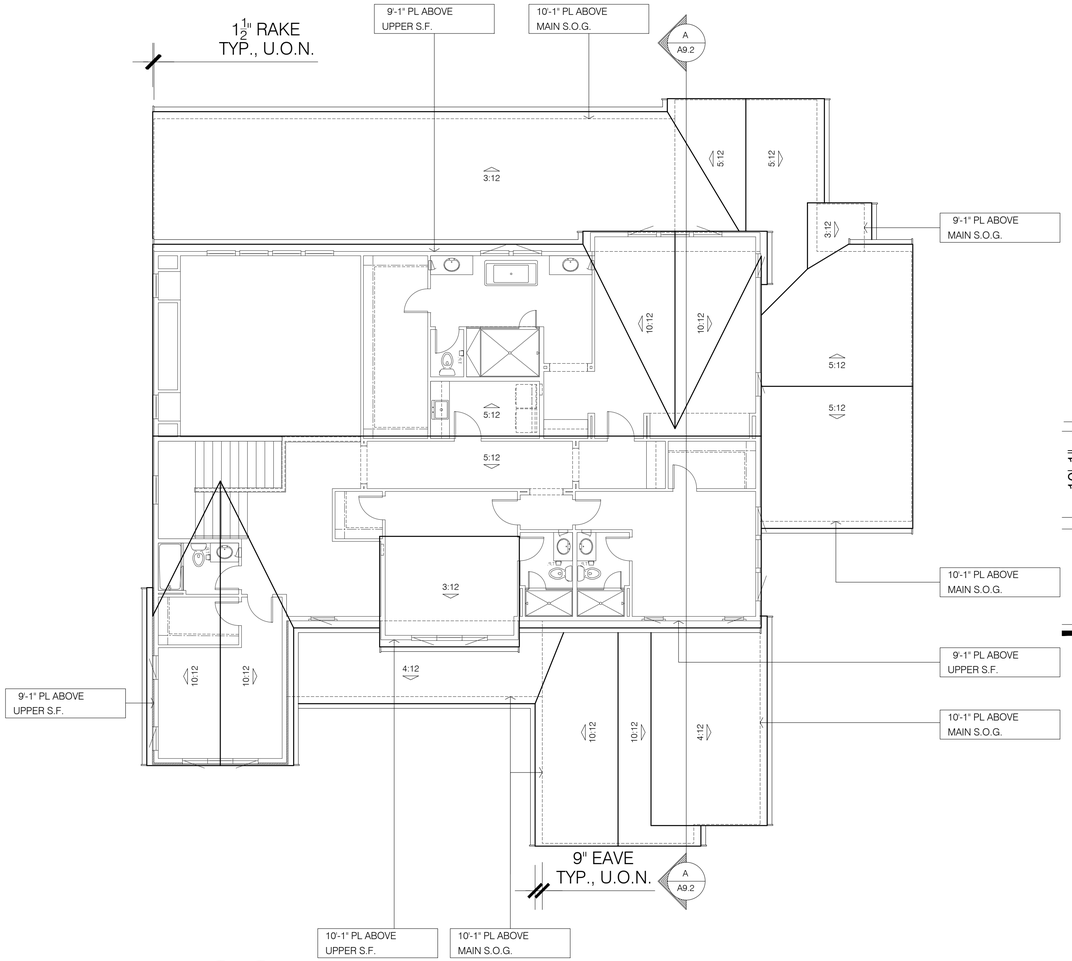
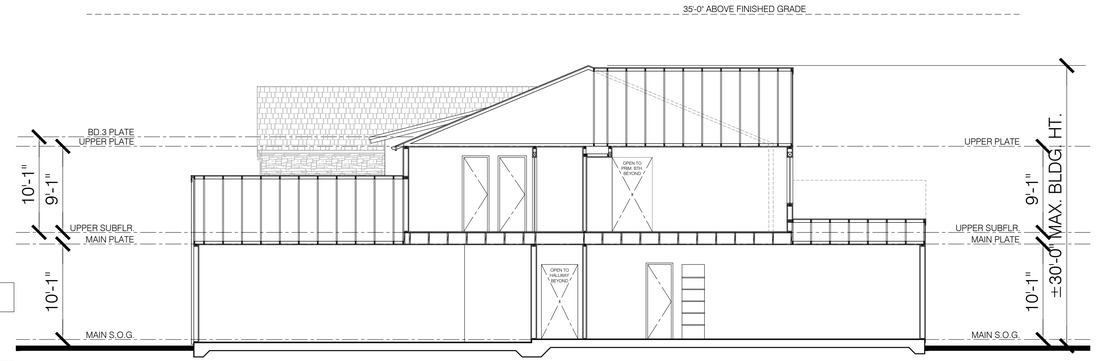


ROOF PLAN

LOT 9 (PLAN 5)



SECTION A-A

LOT 9 (PLAN 5)

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LOT 9 (PLAN 5) ROOF PLAN & BLDG. SECTIONS

A9.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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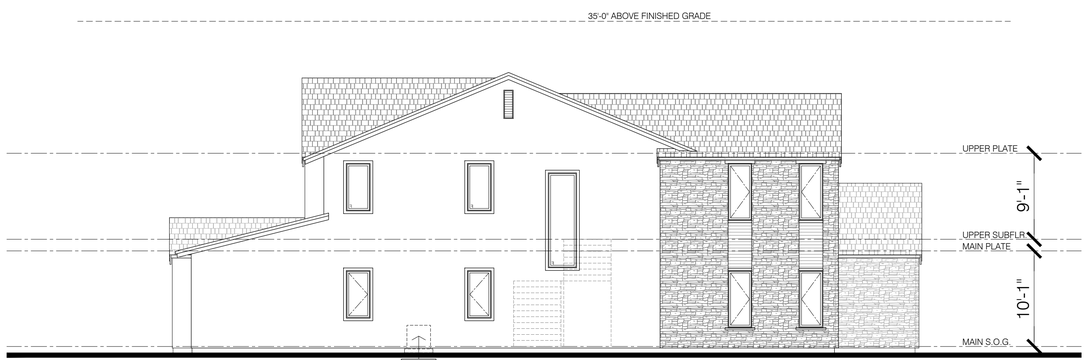
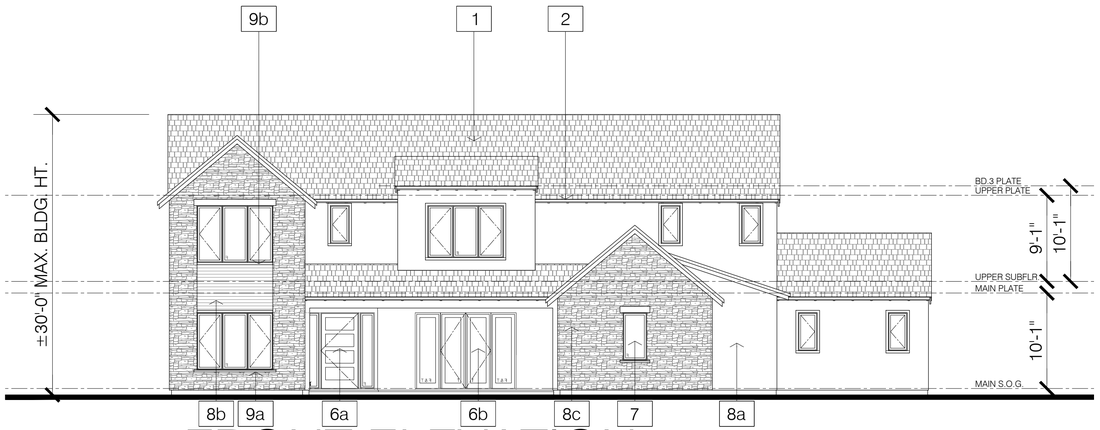


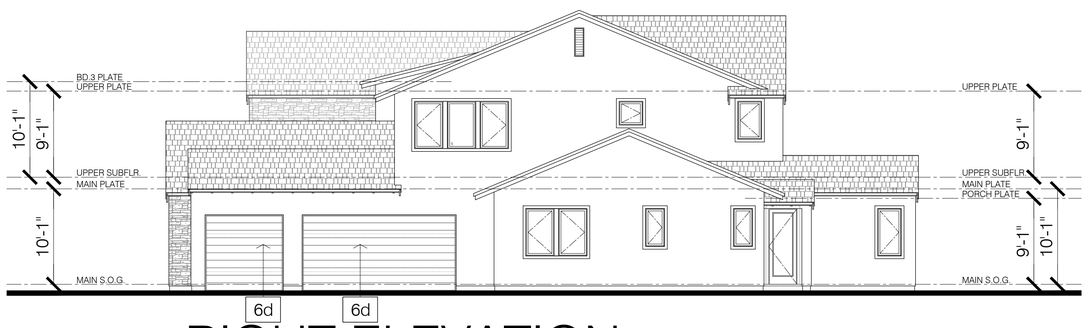
LEFT ELEVATION

LOT 9 (PLAN 5)



FRONT ELEVATION

LOT 9 (PLAN 5)



RIGHT ELEVATION

LOT 9 (PLAN 5)



REAR ELEVATION

LOT 9 (PLAN 5)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		10	METAL RAILING
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	PRECAST TRIM		11	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR WITH OPTIONAL GLASS DOOR		8b	LAP SIDING		9b	HARDIE TRIM		12	AC UNIT

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LOT 9 (PLAN 5) EXTERIOR ELEVATIONS

A9.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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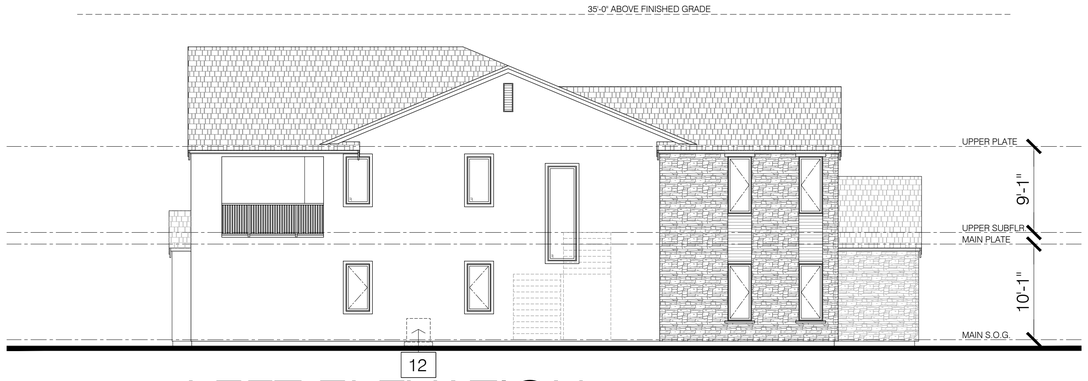

LEFT ELEVATION

LOT 9 (PLAN 5) - OPTIONAL COVERED TERRACE (LOT 10 SIM.)



REAR ELEVATION

LOT 9 (PLAN 5) - OPTIONAL COVERED TERRACE (LOT 10 SIM.)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		10	METAL RAILING
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	PRECAST TRIM		11	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR WITH OPTIONAL GLASS DOOR		8b	LAP SIDING		9b	HARDIE TRIM		12	AC UNIT

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LOT 9 (PLAN 5) EE OPT. COVERED PATIO

A9.4

SCALE: 1/8" = 1'-0"
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PROJECT: 456001.00

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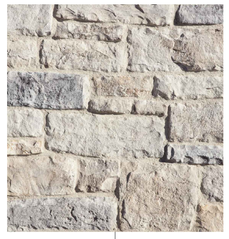
MASONRY:
MFR: EL DORADO STONE
SPEC: LIMESTONE GRAND BANKS
w/ OVERGROUT



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE





HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE CHISELED WAINSCOT



STUCCO:
MFR: BENJAMIN MOORE
COLOR: STORMY MONDAY
2112-50

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LOT 9 (PLAN 5) COLORS & MATERIALS

A9.5

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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CAMINO PABLO - LOT 10

(PLAN 5)

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LOT 10 (PLAN 5) COVER SHEET

A10.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 10 (PLAN 5) SITE PLAN

A10.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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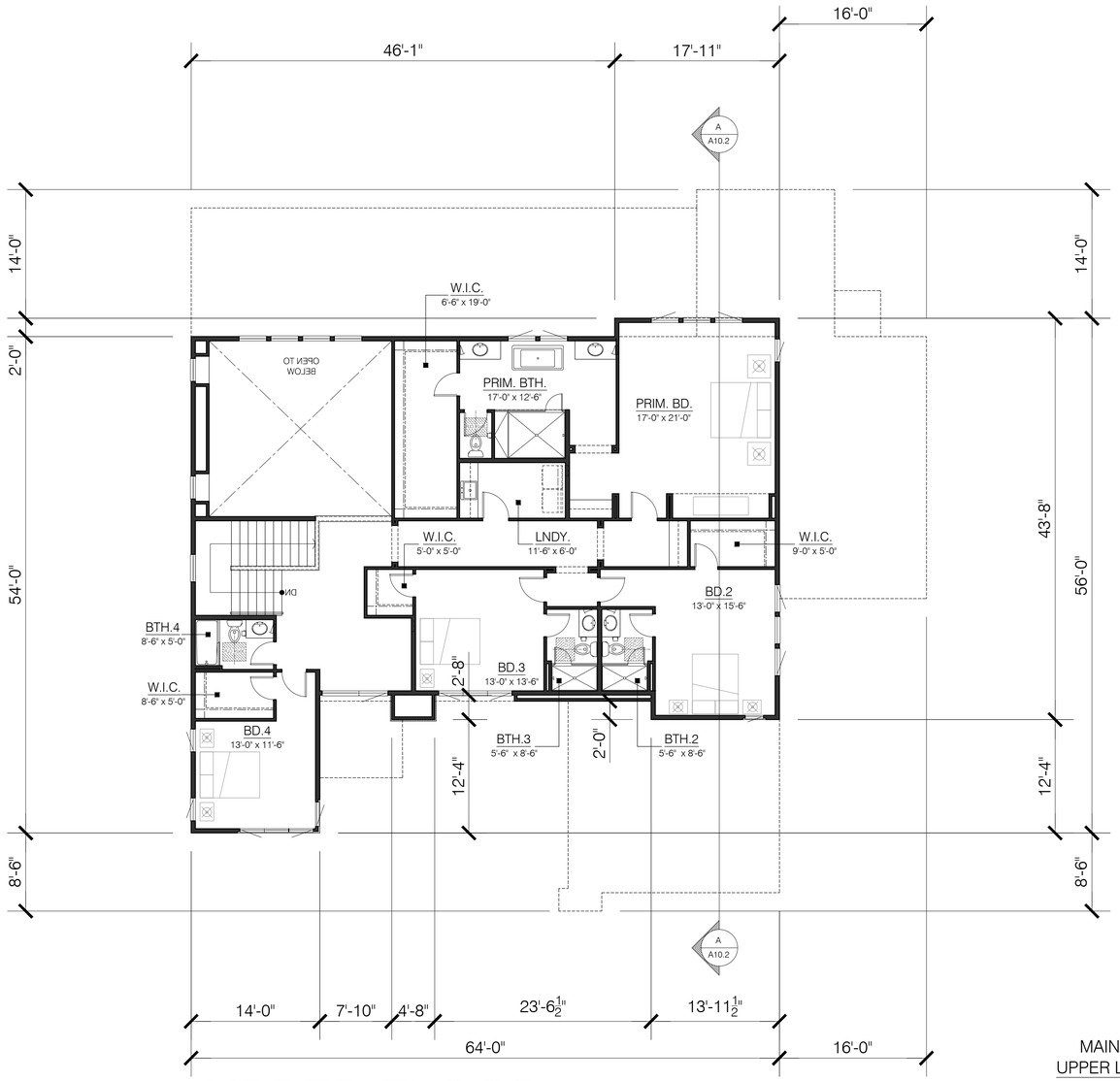
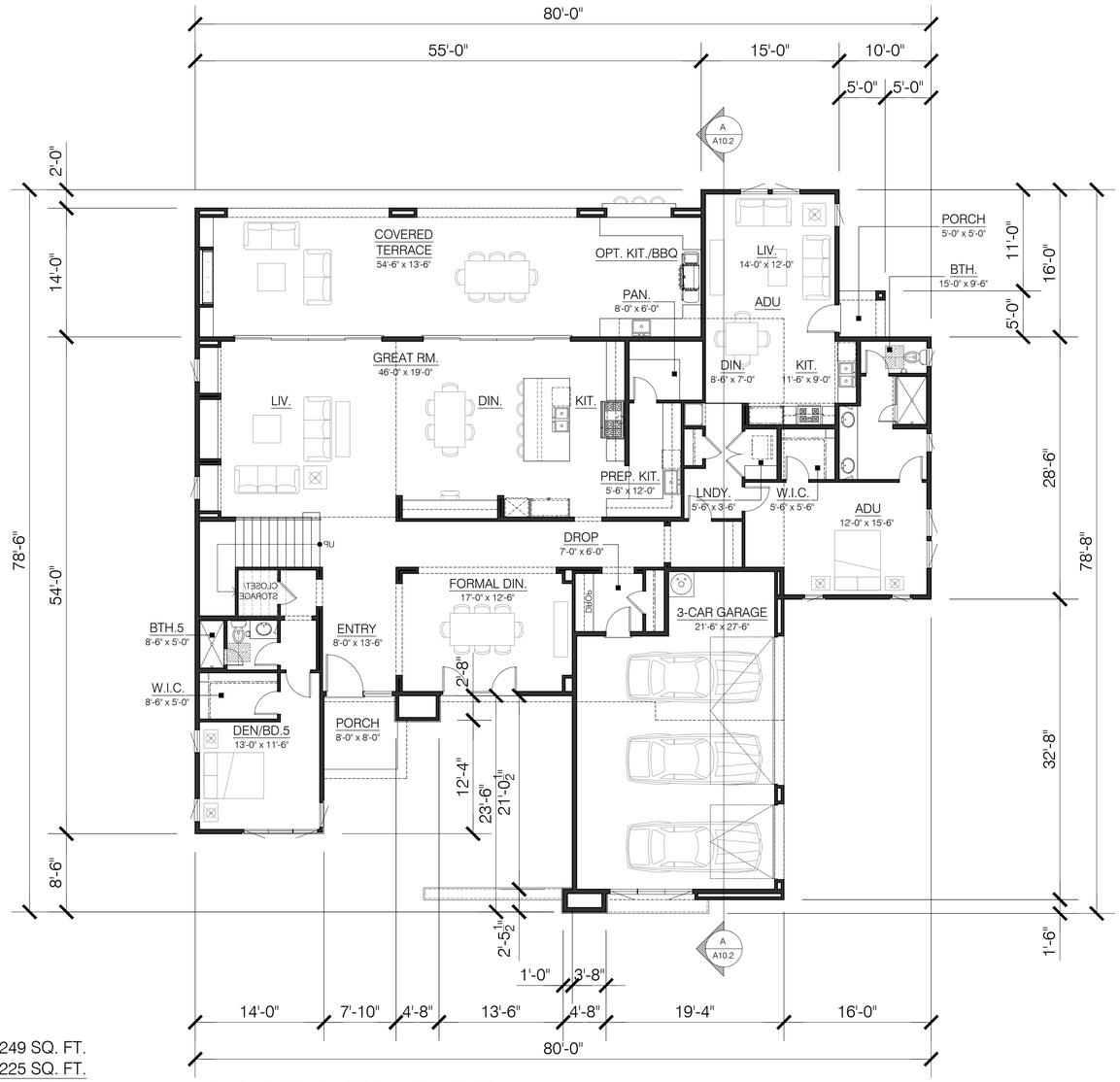


UPPER FLOOR

LOT 10 (PLAN 5)

MAIN LIVING:	2249 SQ. FT.
UPPER LIVING:	2225 SQ. FT.
TOTAL:	4474 SQ. FT.
ADU :	920 SQ. FT.
TOTAL LIVING:	5394 SQ. FT.
GARAGE:	727 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
ENTRY PORCH:	64 SQ. FT.



MAIN FLOOR

LOT 10 (PLAN 5)

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LOT 10 (PLAN 5) FLOOR PLANS

A10.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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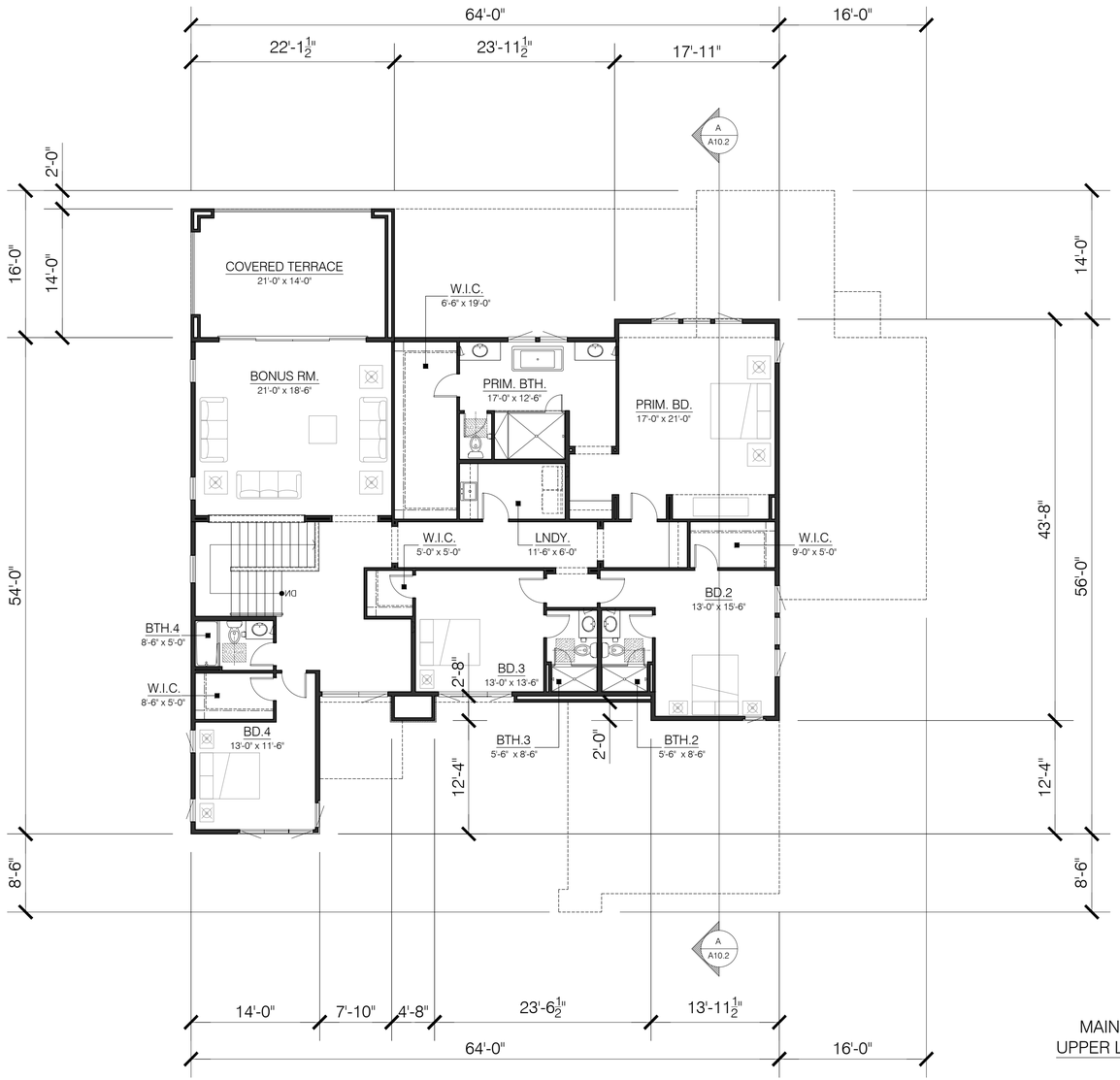

UPPER FLOOR w/ BONUS RM. OPT.

LOT 10 (PLAN 5)

MAIN LIVING:	2249 SQ. FT.
UPPER LIVING:	2659 SQ. FT.
TOTAL:	4908 SQ. FT.
ADU:	920 SQ. FT.
TOTAL LIVING:	5828 SQ. FT.
GARAGE:	727 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
UPPER COVERED TERRACE:	310 SQ. FT.
ENTRY PORCH:	64 SQ. FT.

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LOT 10 (PLAN 5) BONUS RM. FLOOR PLAN

A10.1.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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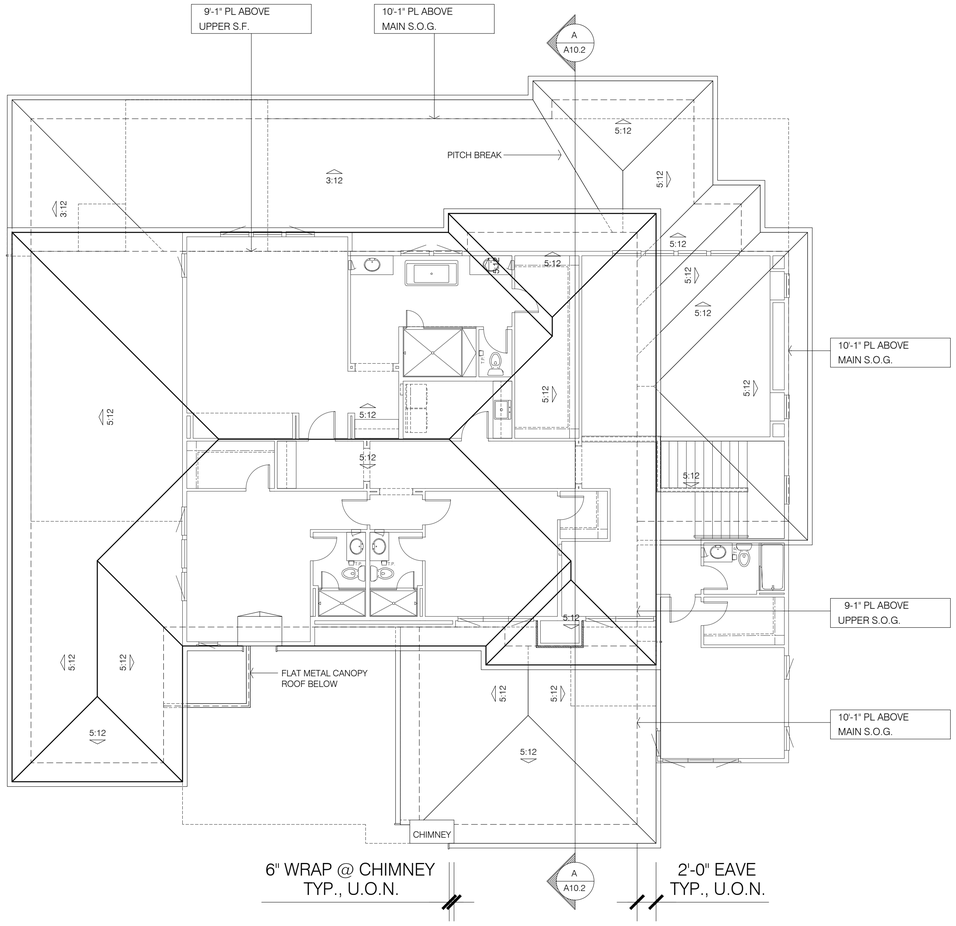
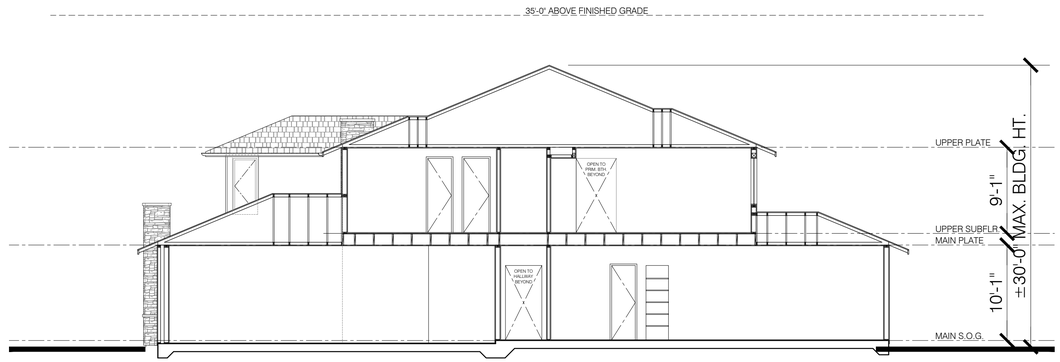


ROOF PLAN

LOT 10 (PLAN 5)



SECTION A-A

LOT 10 (PLAN 5)

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LOT 10 (PLAN 5) ROOF PLAN & BLDG. SECTIONS

A10.2

SCALE: 1/8" = 1'-0"
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PROJECT: 456001.00

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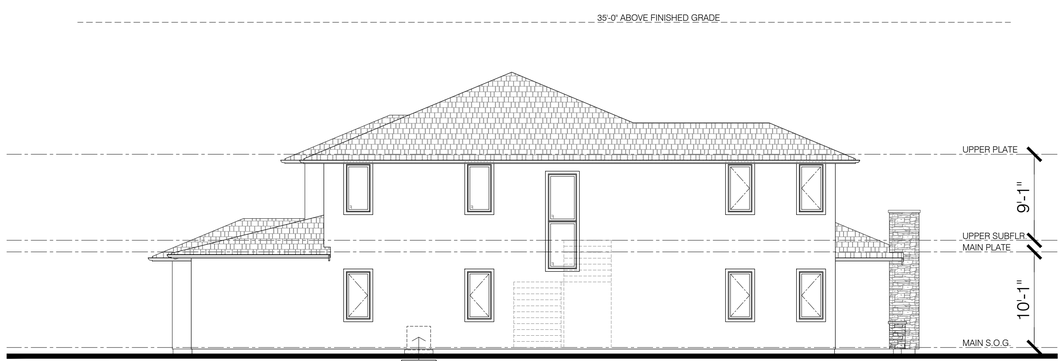
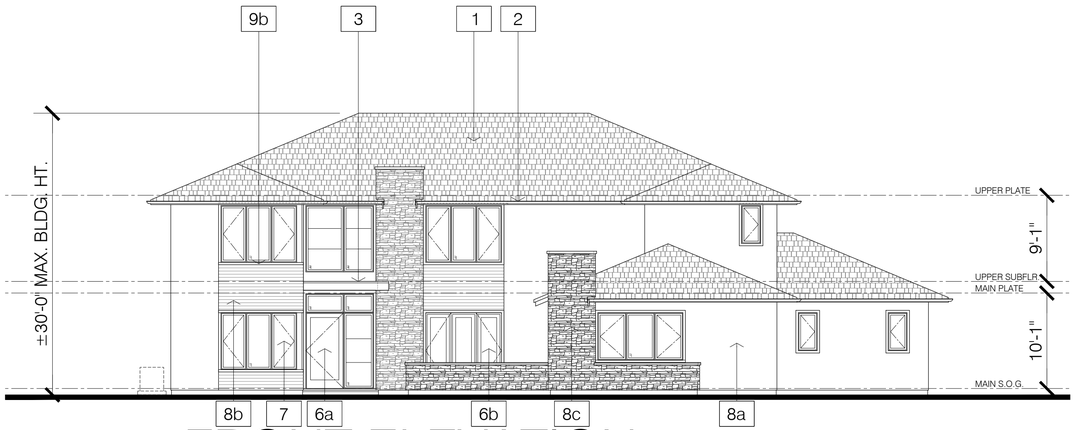


LEFT ELEVATION

LOT 10 (PLAN 5)



FRONT ELEVATION

LOT 10 (PLAN 5)



RIGHT ELEVATION

LOT 10 (PLAN 5)



REAR ELEVATION

LOT 10 (PLAN 5)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		10	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		11	NOT USED
3	METAL CANOPY		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR		8b	LAP SIDING		9b	HARDIE TRIM		12	AC UNIT

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LOT 10 (PLAN 5) EXTERIOR ELEVATIONS

A10.3

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METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

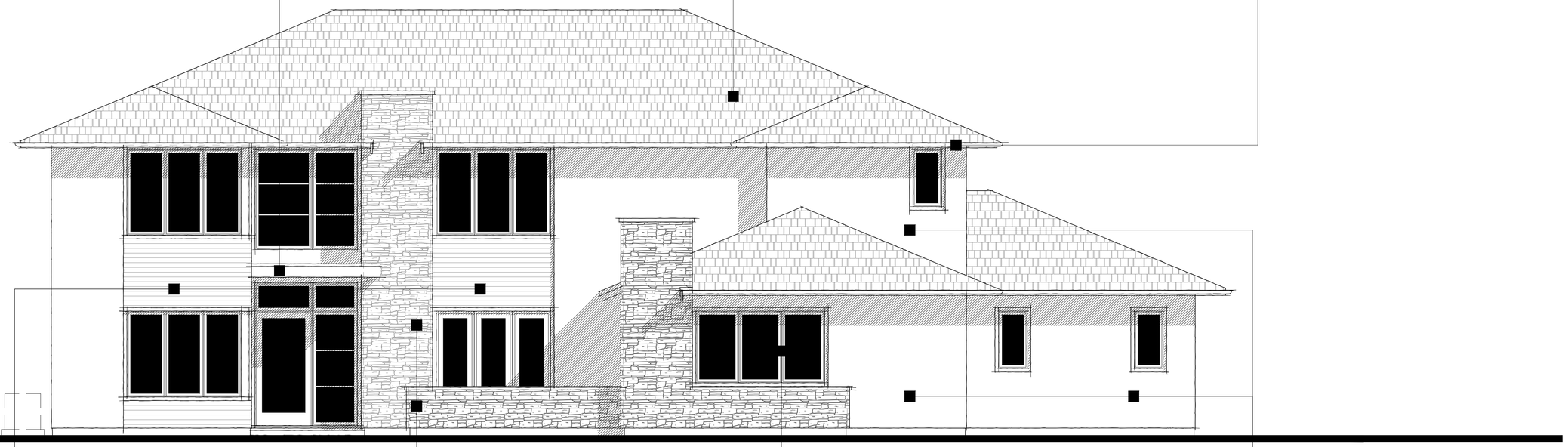


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

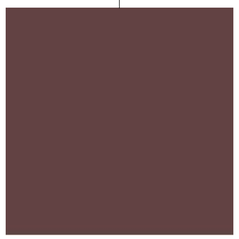


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: TOWNSEND HARBOR
HC-64





HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: TOWNSEND HARBOR
HC-64



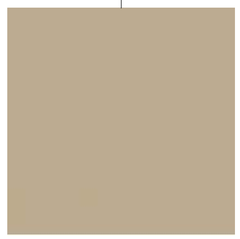
MASONRY:
MFR: EL DORADO STONE
SPEC: VANTAGE 30
SOUTHERN PEAK



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



STUCCO:
MFR: BENJAMIN MOORE
COLOR: GREENBRIER BEIGE
HC-79



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LOT 10 (PLAN 5) COLORS & MATERIALS

A10.4

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CAMINO PABLO - LOT 11

(PLAN 4)

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LOT 11 (PLAN 4) COVER SHEET

A11.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 11 (PLAN 4) SITE PLAN

A11.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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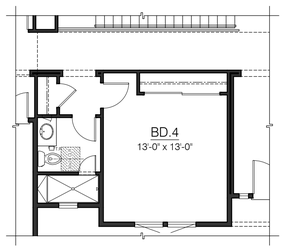
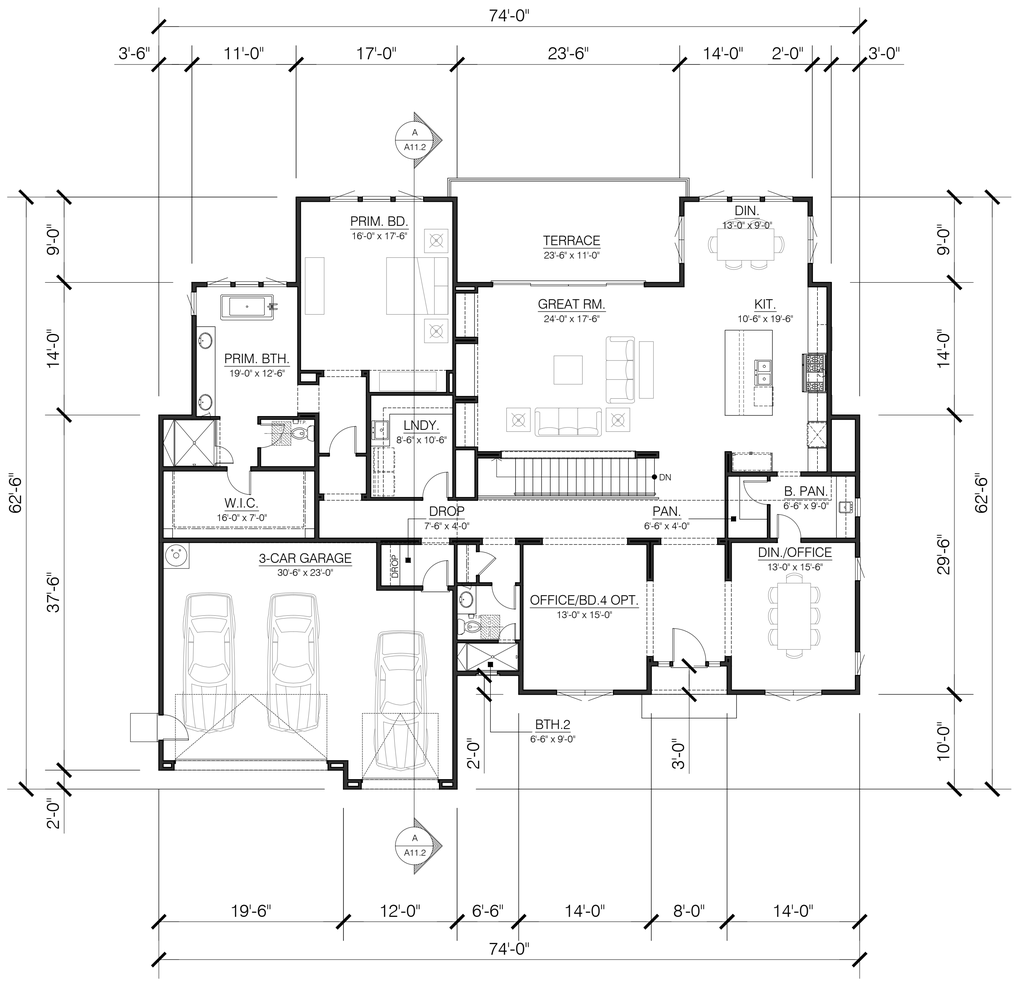


BD.4 OPT.

LOT 11 (PLAN 4)

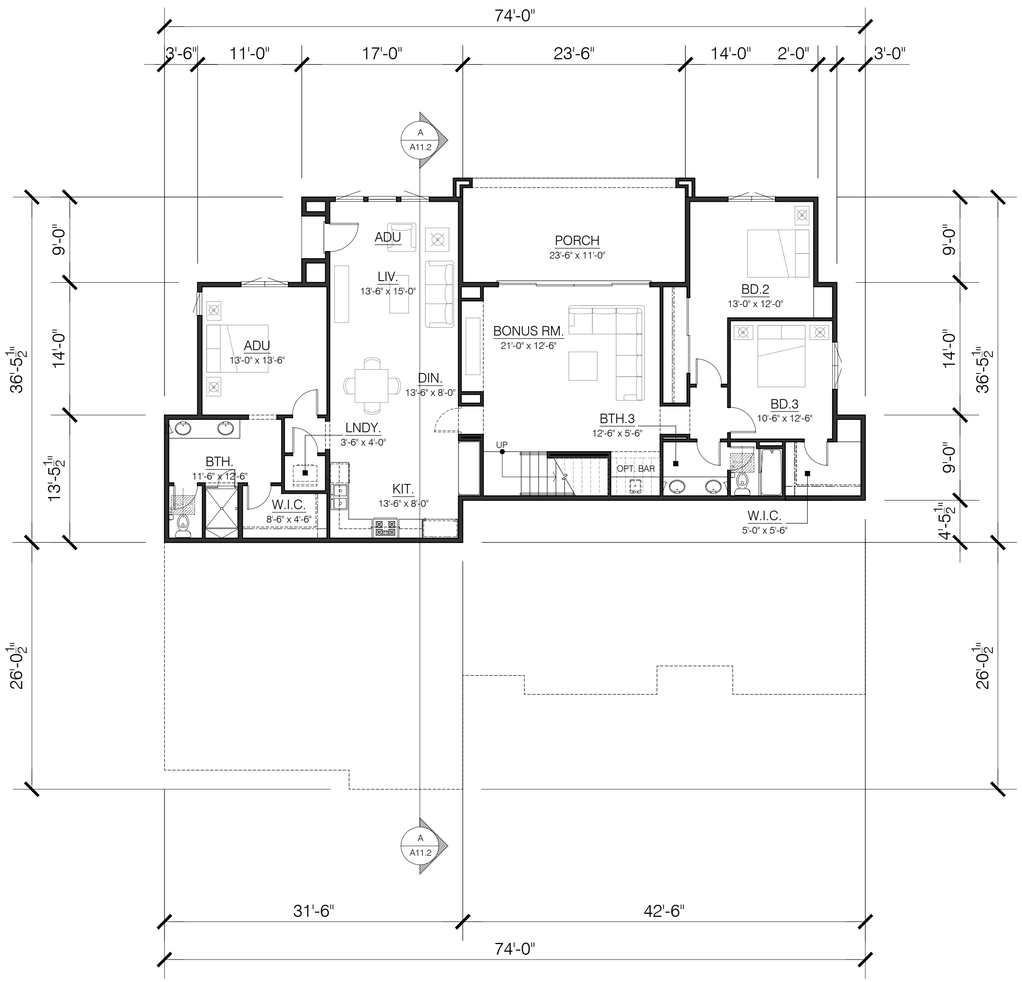
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 11 (PLAN 4)

GARAGE:	734 SQ. FT.	MAIN LIVING:	2894 SQ. FT.
PORCH:	263 SQ. FT.	LOWER LIVING:	1013 SQ. FT.
TERRACE:	263 SQ. FT.	TOTAL:	3907 SQ. FT.
		ADU:	936 SQ. FT.
		TOTAL LIVING:	4843 SQ. FT.



LOWER FLOOR

LOT 11 (PLAN 4)

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LOT 11 (PLAN 4) FLOOR PLANS

A11.1

SCALE: 1/8" = 1'-0"
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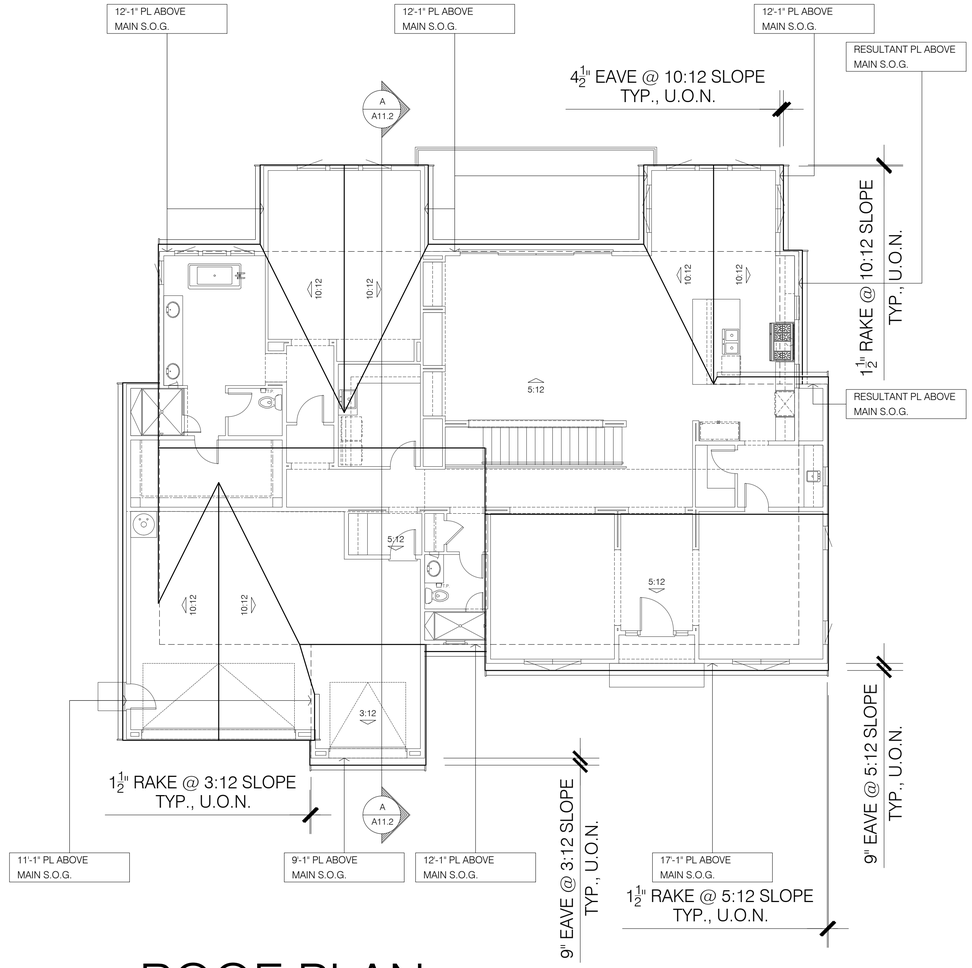
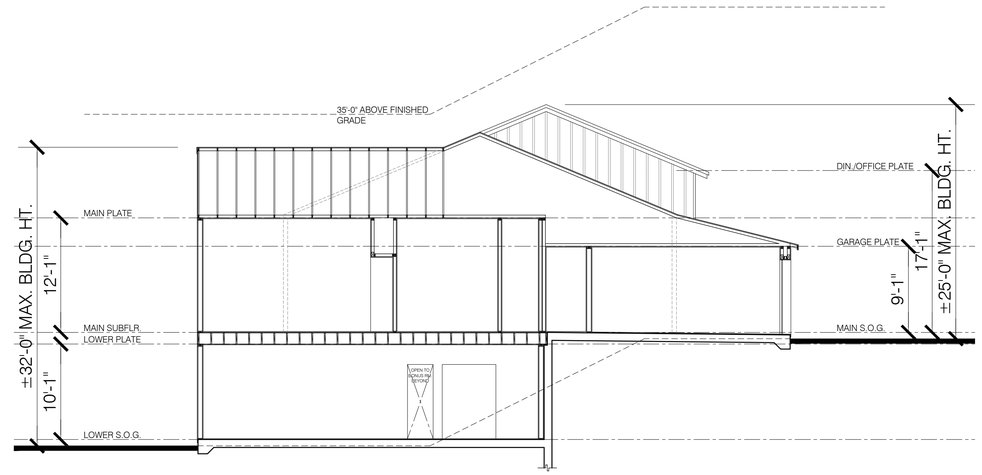


ROOF PLAN

LOT 11 (PLAN 4)



SECTION A-A

LOT 11 (PLAN 4)

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LOT 11 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A11.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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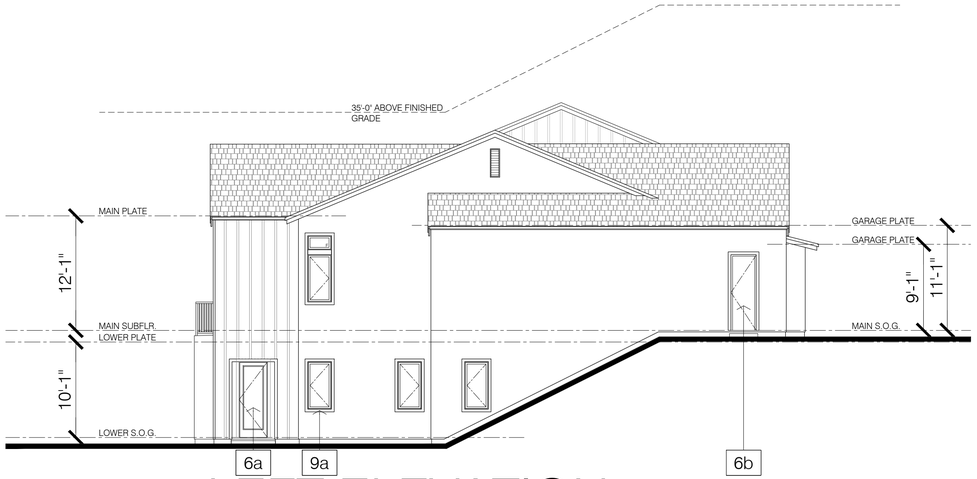


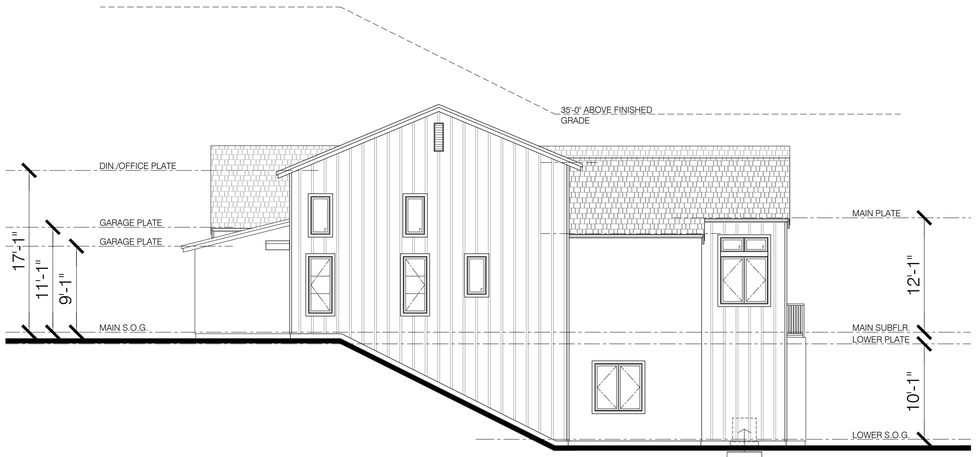
LEFT ELEVATION

LOT 11 (PLAN 4)



FRONT ELEVATION

LOT 11 (PLAN 4)



RIGHT ELEVATION

LOT 11 (PLAN 4)



REAR ELEVATION

LOT 11 (PLAN 4)

MATERIAL SPECIFICATIONS															
1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	HARDIE TRIM		12	METAL RAILING
3	METAL CANOPY		6a	FIBERGLASS FRONT DOOR w/ SIDE LITES		6d	WOOD ROLL-UP GARAGE DOOR		8b	VERTICAL SIDING		10	NOT USED		13	AC UNIT

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LOT 11 (PLAN 4) EXTERIOR ELEVATIONS

A11.3

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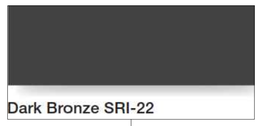
ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

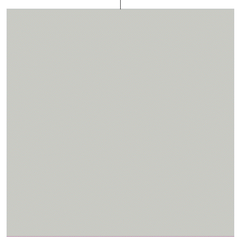


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

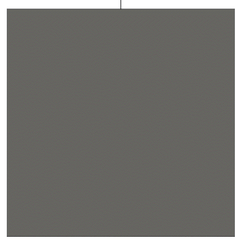


METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

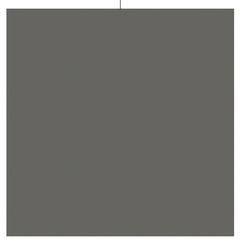




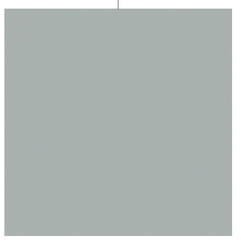
STUCCO:
MFR: BENJAMIN MOORE
COLOR: STONINGTON GRAY
HC-170



GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: COVENTRY GRAY
HC-169

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LOT 11 (PLAN 4) COLORS & MATERIALS

A11.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 12

(PLAN 4)

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LOT 12 (PLAN 4) COVER SHEET

A12.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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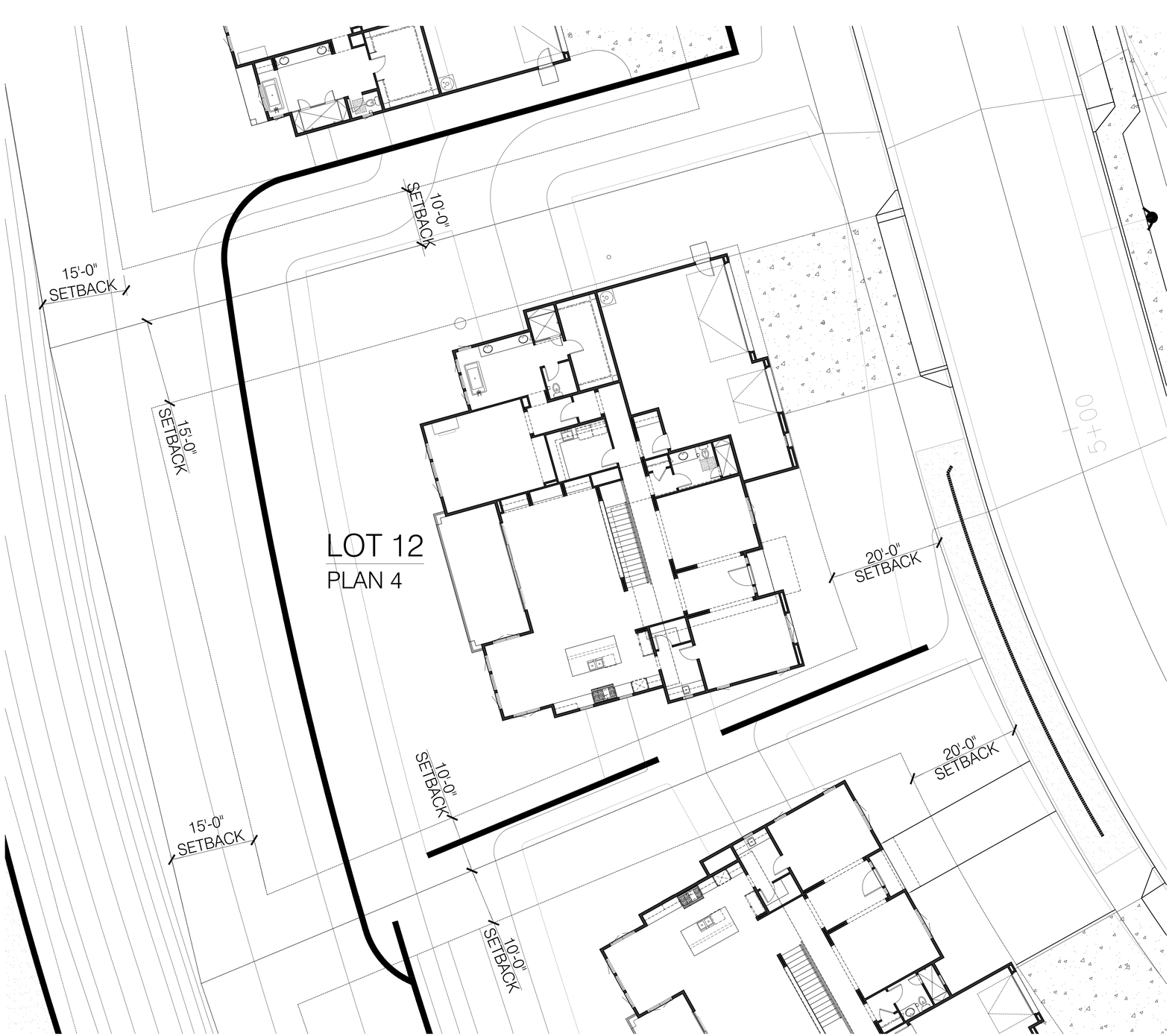

SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 12 (PLAN 4) SITE PLAN

A12.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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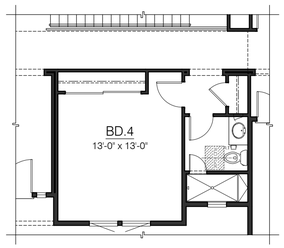
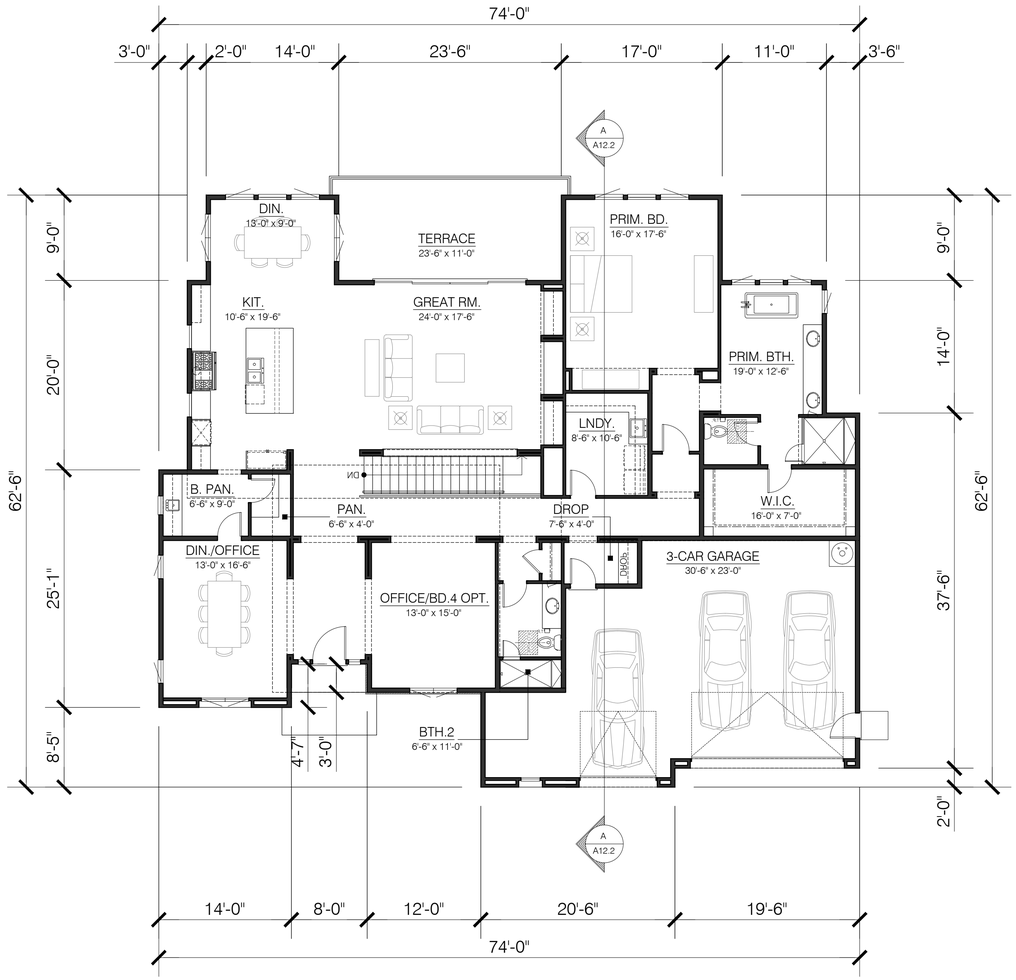


BD.4 OPT.

LOT 12 (PLAN 4)

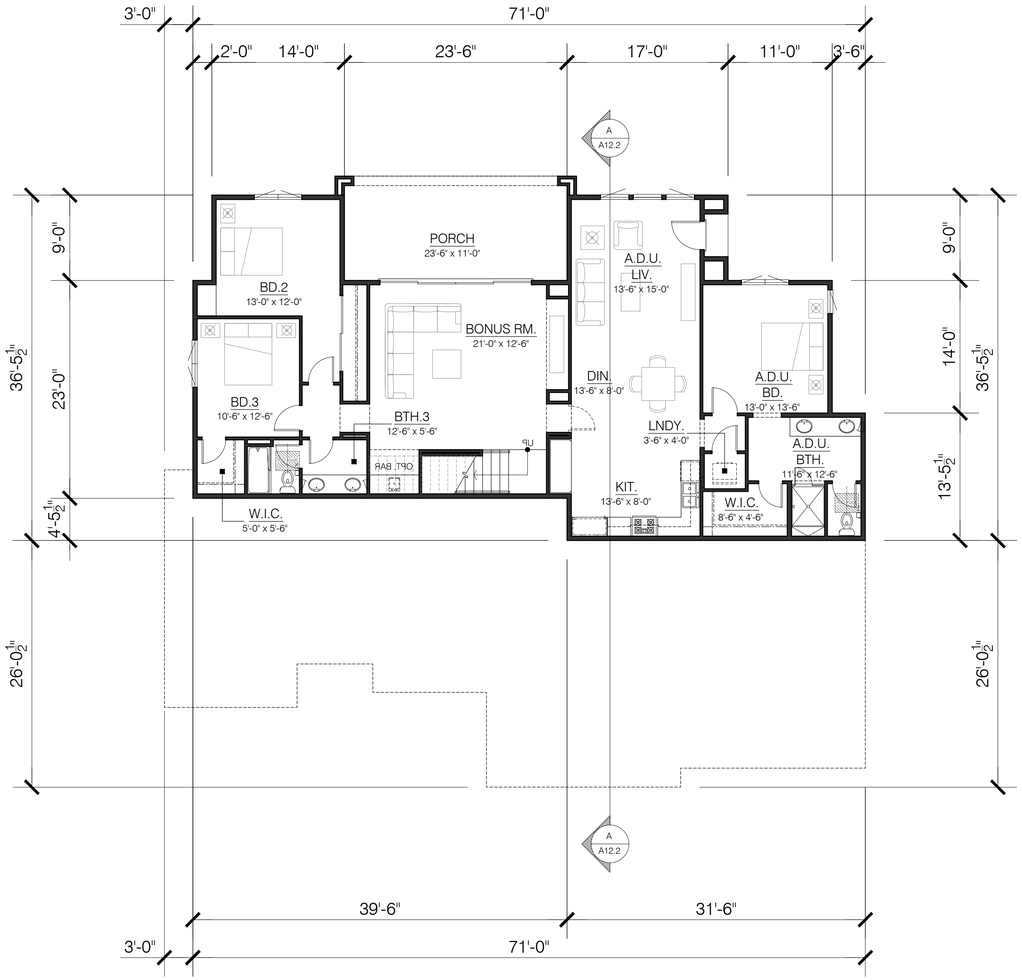
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 12 (PLAN 4)

GARAGE:	818 SQ. FT.	MAIN LIVING:	2930 SQ. FT.
PORCH:	263 SQ. FT.	LOWER LIVING:	986 SQ. FT.
TERRACE:	263 SQ. FT.	TOTAL:	3916 SQ. FT.
		A.D.U.:	936 SQ. FT.
		TOTAL LIVING:	4852 SQ. FT.



LOWER FLOOR

LOT 12 (PLAN 4)

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LOT 12 (PLAN 4) FLOOR PLANS

A12.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
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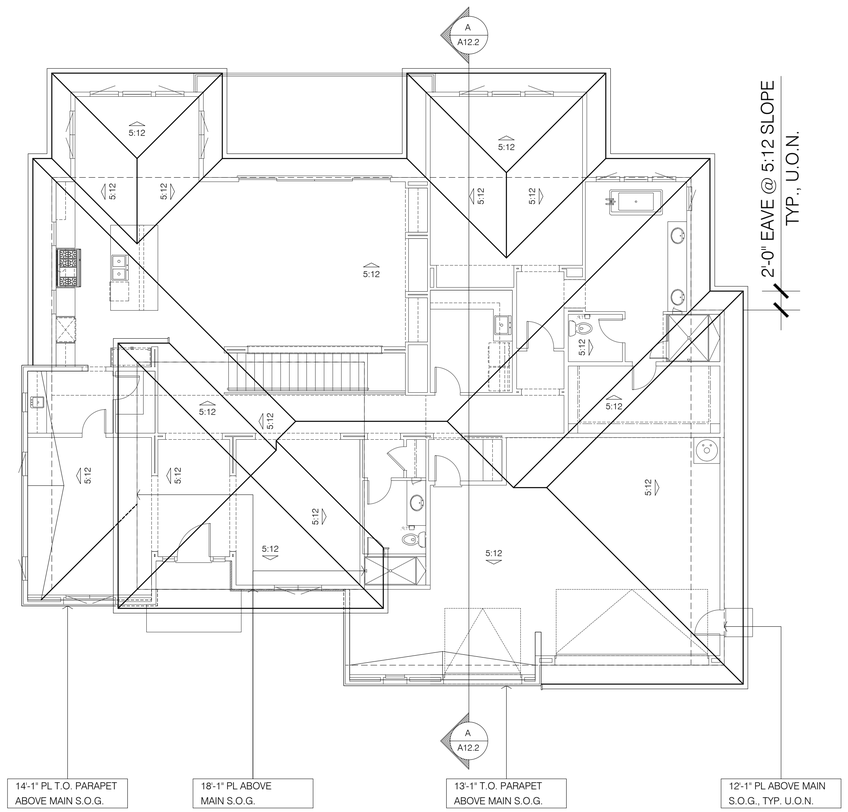
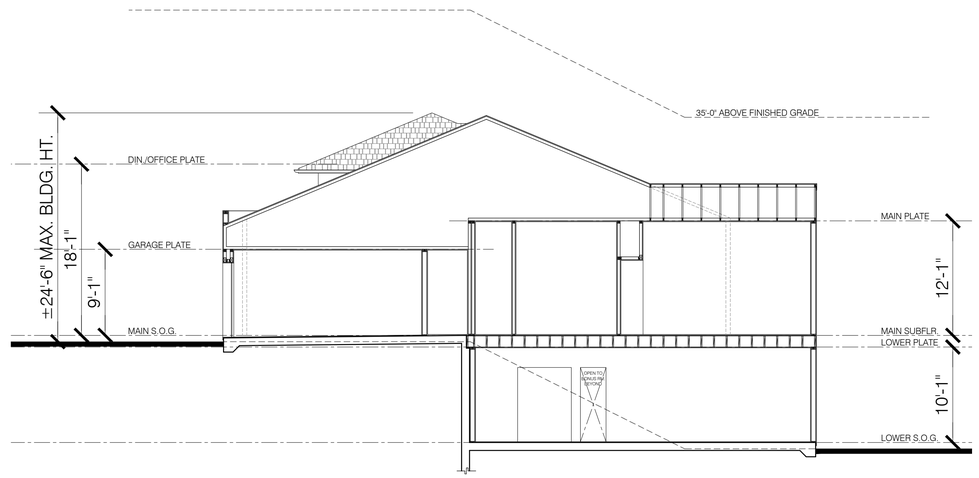


ROOF PLAN

LOT 12 (PLAN 4)



SECTION A-A

LOT 12 (PLAN 4)

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LOT 12 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A12.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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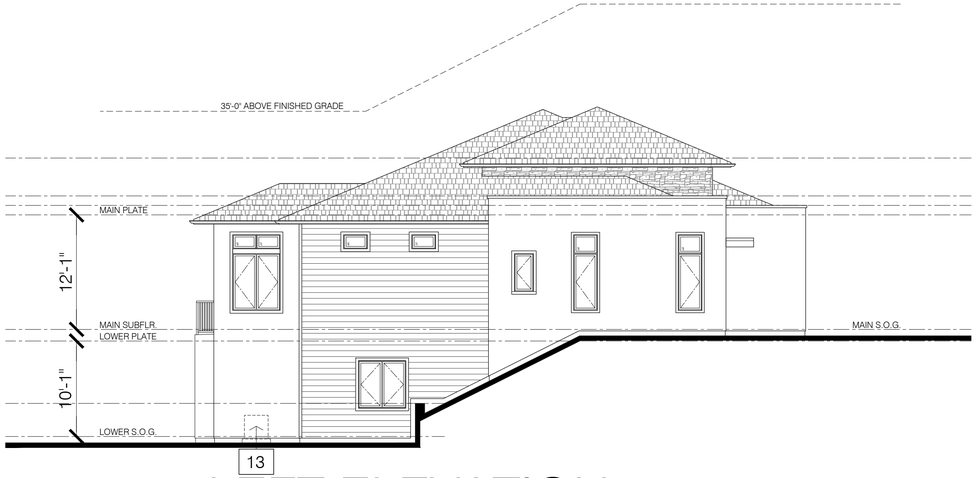
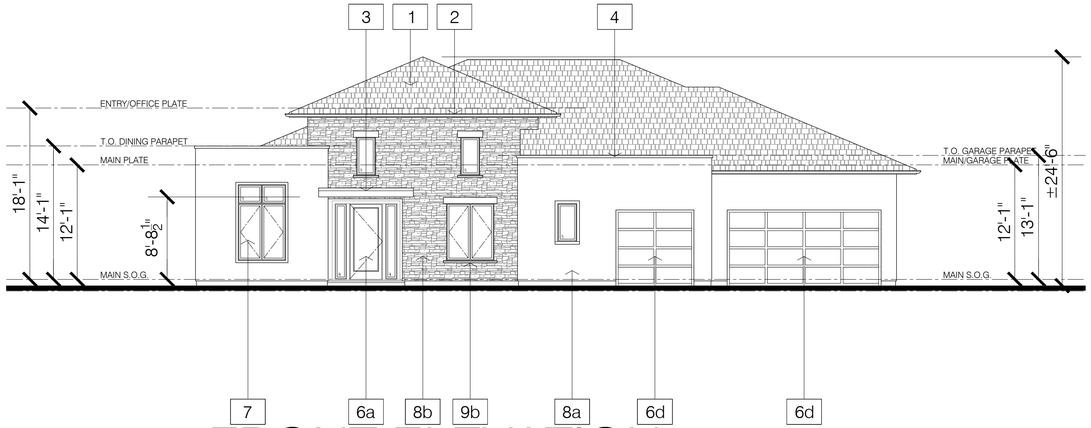


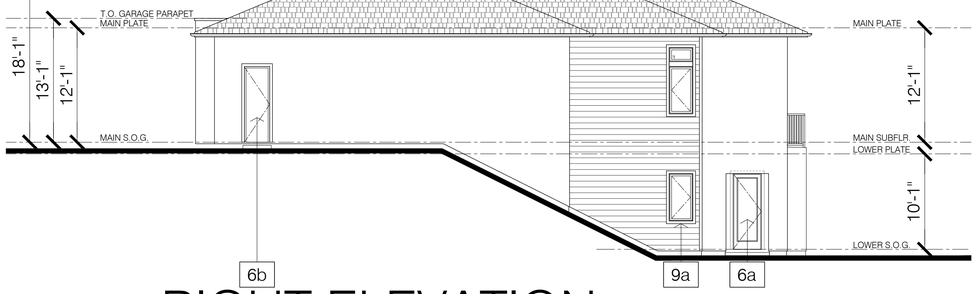
LEFT ELEVATION

LOT 12 (PLAN 4)



FRONT ELEVATION

LOT 12 (PLAN 4)



RIGHT ELEVATION

LOT 12 (PLAN 4)



REAR ELEVATION

LOT 12 (PLAN 4)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER PARAPET		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	PRECAST TRIM		12	METAL RAILING
3	METAL CANOPY		6a	FIBERGLASS FRONT DOOR w/ SIDE LITES		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 12 (PLAN 4) EXTERIOR ELEVATIONS

A12.3

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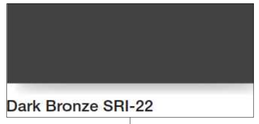
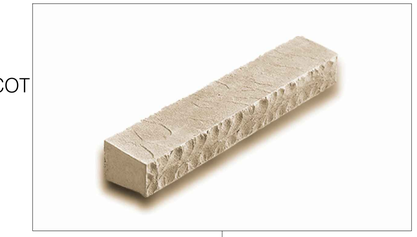
WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE CHISELED WAINSCOT

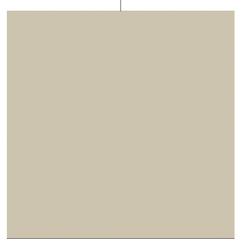


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

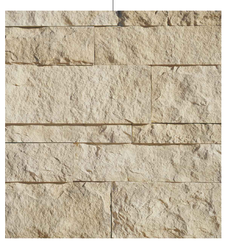




STUCCO:
MFR: BENJAMIN MOORE
COLOR: GRANT BEIGE
HC-83



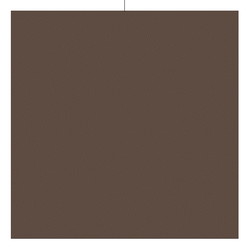
MASONRY:
MFR: EL DORADO STONE
SPEC: CUT COARSE STONE
OYSTER



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: FRENCH PRESS
AF-170



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LOT 12 (PLAN 4) COLORS & MATERIALS

A12.4

SCALE: 1/8"=1'-0"
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PROJECT: 456001.00

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CAMINO PABLO - LOT 13

(PLAN 4)

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LOT 13 (PLAN 4) COVER SHEET

A13.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
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SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

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LOT 13 (PLAN 4) SITE PLAN

A13.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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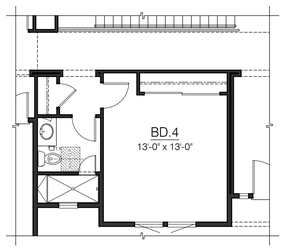
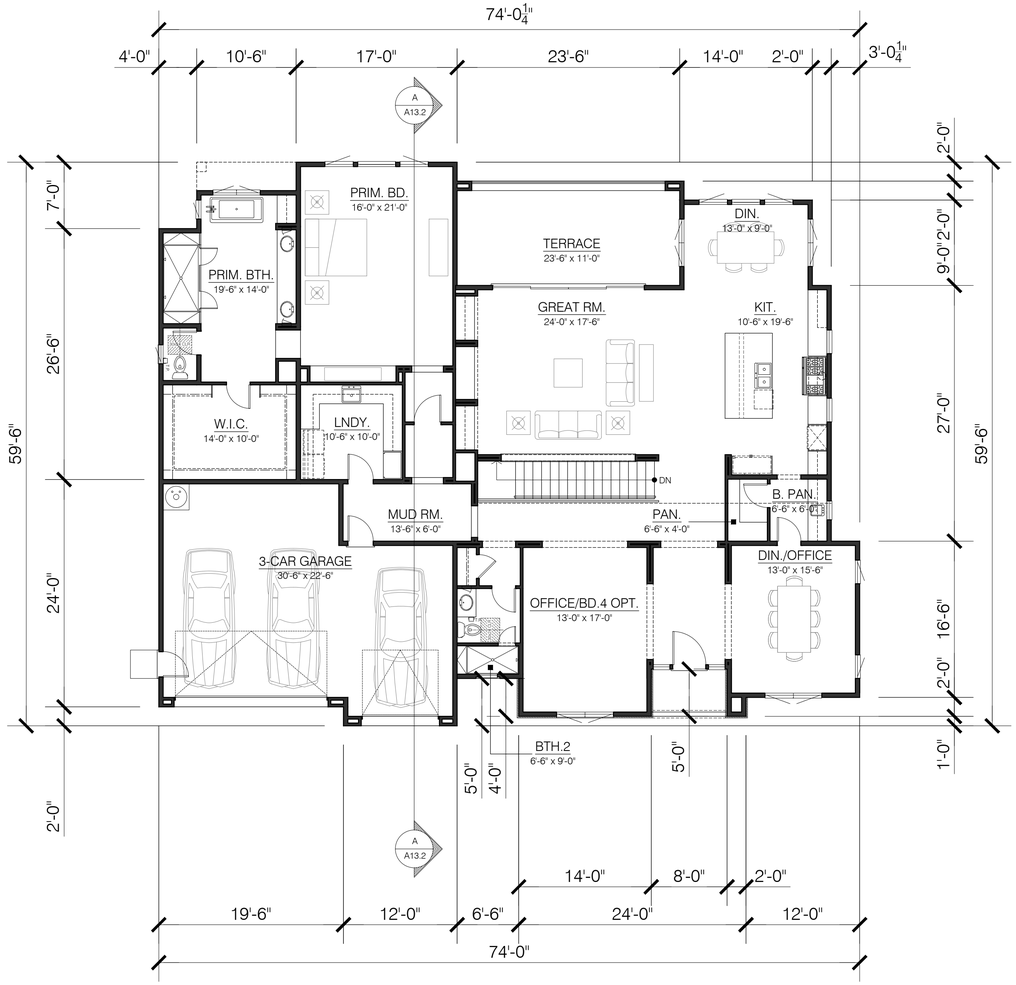


BD.4 OPT.

LOT 13 (PLAN 4)

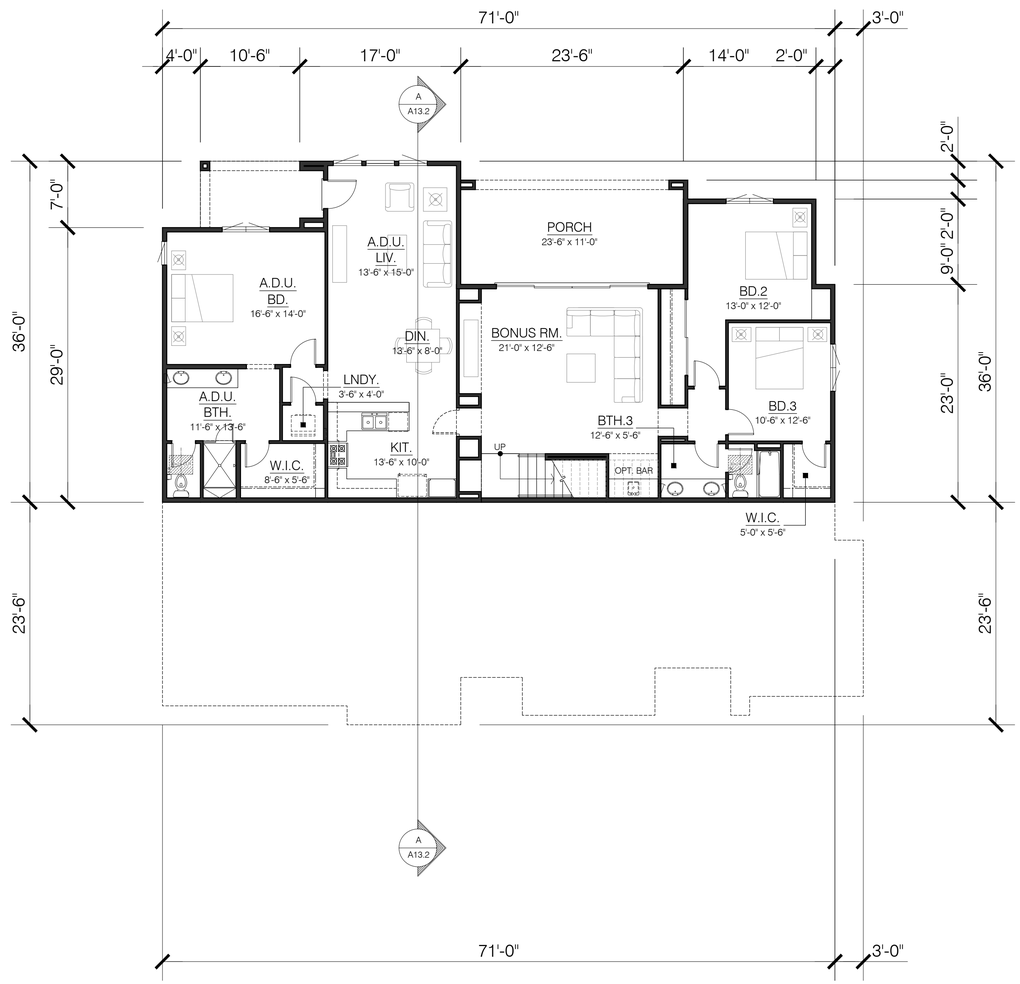
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 13 (PLAN 4)

GARAGE:	678 SQ. FT.	MAIN LIVING:	2983 SQ. FT.
PORCH:	259 SQ. FT.	LOWER LIVING:	986 SQ. FT.
TERRACE:	259 SQ. FT.	TOTAL:	3969 SQ. FT.
		A.D.U.:	1004 SQ. FT.
		TOTAL LIVING:	4973 SQ. FT.



LOWER FLOOR

LOT 13 (PLAN 4)

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LOT 13 (PLAN 4) FLOOR PLANS

A13.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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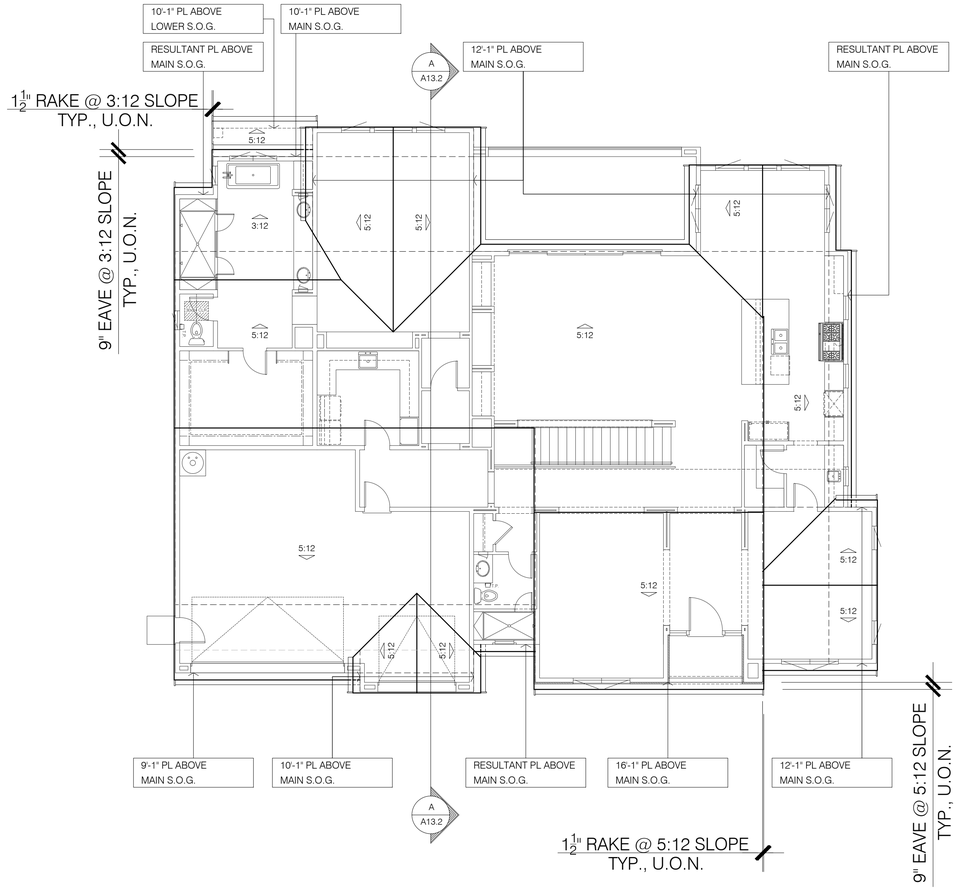
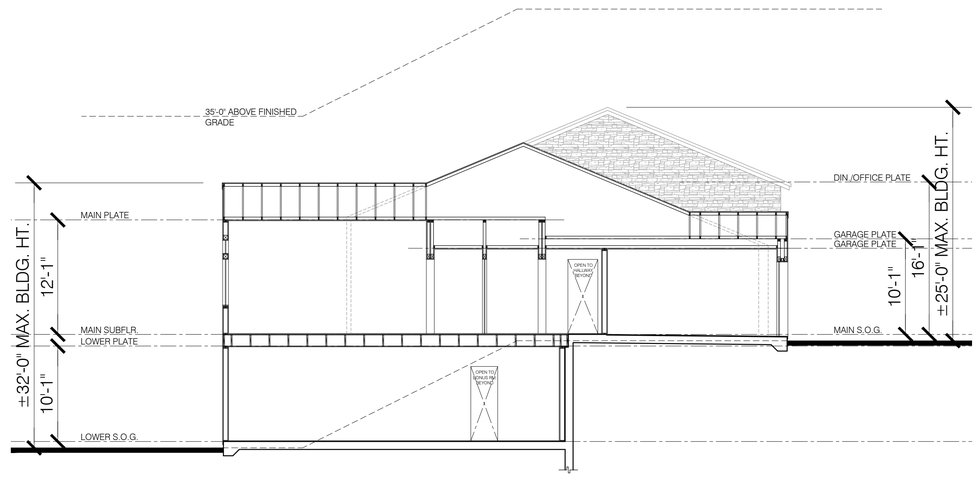


ROOF PLAN

LOT 13 (PLAN 4)



SECTION A-A

LOT 13 (PLAN 4)

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LOT 13 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A13.2

SCALE: 1/8" = 1'-0"
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PROJECT: 456001.00

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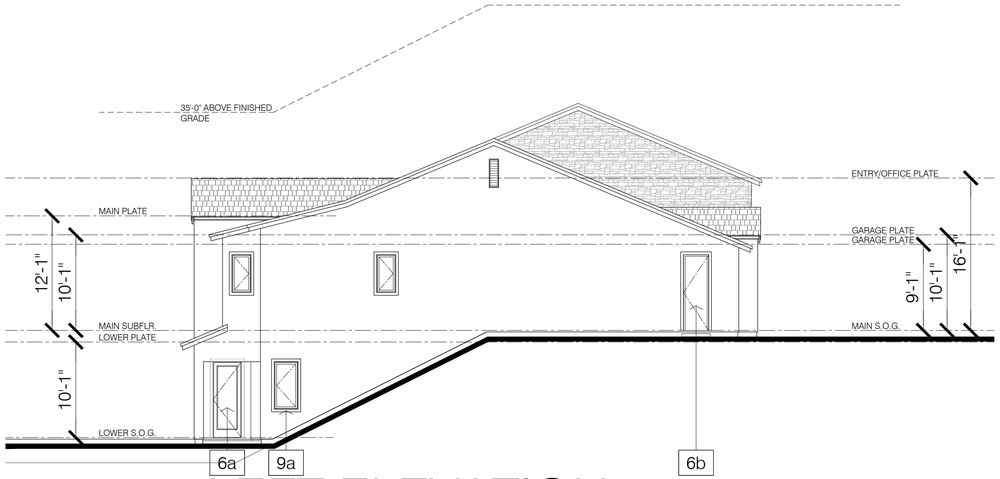


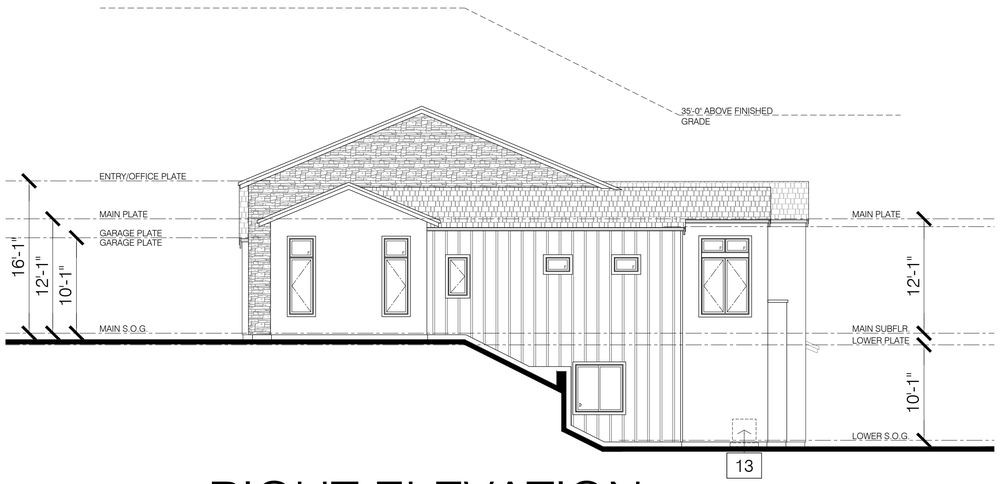
LEFT ELEVATION

LOT 13 (PLAN 4)



FRONT ELEVATION

LOT 13 (PLAN 4)



RIGHT ELEVATION

LOT 13 (PLAN 4)



REAR ELEVATION

LOT 13 (PLAN 4)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	BRICK TRIM		12	METAL RAILING
3	NOT USED		6a	FIBERGLASS FRONT DOOR w/ SIDE LITES		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

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LOT 13 (PLAN 4) EXTERIOR ELEVATIONS

A13.3

SCALE: 1/8" = 1'-0"

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PROJECT: 456001.00

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TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD

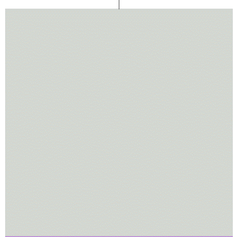


MASONRY:
MFR: EL DORADO STONE
SPEC: ASHLAND TUNDRA BRICK

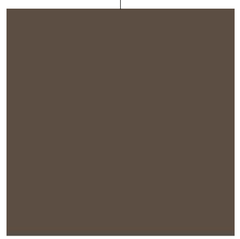


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

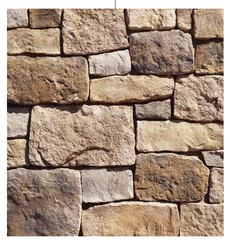




STUCCO:
MFR: BENJAMIN MOORE
COLOR: WICKMAN GRAY
HC-171



GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70



MASONRY:
MFR: EL DORADO STONE
SPEC: ROUGH CUT AUTUMN LEAF
w/ OVERGROUT

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LOT 13 (PLAN 4) COLORS & MATERIALS

A13.4

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a) Typical residential development in adjacent Skyview Subdivision, located immediately south of project site.



b) Viewing east along Tharp Drive toward project site.

Figure ASE-1

Existing Visual Conditions in Site Vicinity

Source: Douglas Herring & Associates



Existing conditions as viewed from Viewpoint 1

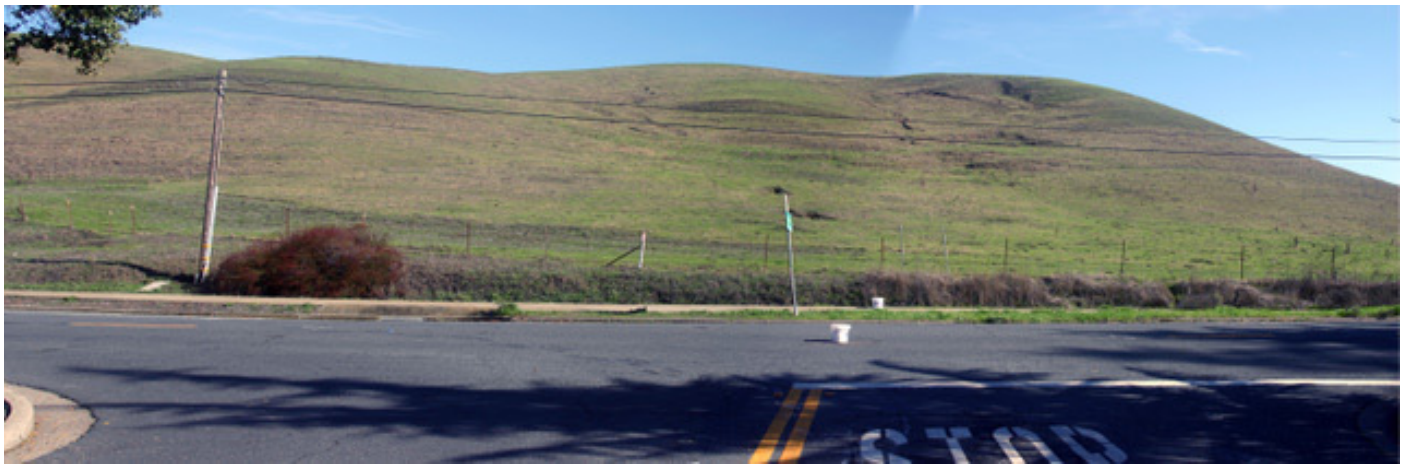


Post project conditions as viewed from Viewpoint 1

Figure AES-3

Existing and Post-Project Conditions for Viewpoint 1

Source: Robert Becker



Existing conditions as viewed from Viewpoint 2



Post project conditions as viewed from Viewpoint 2

Figure AES-3

Existing and Post-Project Conditions for Viewpoint 2

Source: Robert Becker

Dk Engineering c/o Benoit McVeigh, (Applicant) Dobbins Properties LLC (Owner)

Mitigation Monitoring and Reporting Program
County File #CDSD23-09646, CDRZ23-03270, CDGP21-00004, & CDDP23-03012

0 Camino Pablo (@ Tharp Ave.)
Moraga, CA 94556

December 13, 2024

SECTION 2: AGRICULTURAL RESOURCES	
Potential Impact: The redesignation of agricultural lands located within the ULL to allow for urban development is considered a potentially significant adverse environmental impact affecting the County's ability to maintain the 65/35 Land Preservation Standard.	
Mitigation Measures:	
Agricultural Resources 1: A conservation easement shall be established over the 16-acre open space Parcel A of the Vesting Tentative Map, whereby development rights over the area shall be transferred to the County. This will substantially limit the extent to which future conversion of agricultural lands could occur in the vicinity by providing permanent protection of open space land that comprises roughly 65% of the project site.	
Implementing Action:	COA
Timing of Verification:	Concurrent with the recordation of Final Map.
Responsible Department, Agency, or Party:	Project Proponent and CDD Staff.
Compliance Verification:	CDD staff review of Grant Deed of Development Rights, and subsequent acceptance of GDDR by the County Board of Supervisors.
SECTION 3: AIR QUALITY	
Potential Impact: If emissions control measures are not implemented, fugitive dust could be significant during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Air Quality 1: The following dust control measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction: • All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.	

- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All truck equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to sites located 100 feet of further from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch or gravel.
- The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The County and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing Verification:	Prior to CDD stamp approval of project plan sets for a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD review of plans prior to stamp-approval plans for Plan Check of building or grading permit.

Potential Impact: Exhaust from diesel powered vehicles and equipment on the site can pose an elevated health risk to child receptors would be considered a potentially significant adverse environmental impact.

Mitigation Measures:

Air Quality 2: The following emissions measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction:

- Idling times shall be minimized either by shutting equipment off when not in use of reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low-VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.
- All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.

Implementing Action:	COA
Timing Verification:	Prior to CDD stamp approval of project plan sets for a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review of plans prior to stamp-approval plans for Plan Check of building or grading permit.

SECTION 3: BIOLOGICAL RESOURCES

Potential Impact: If any of the special status plant species are present, construction activities could result in the loss of the special-status species, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Biological Resources 1: Prior to issuance of a grading permit, special-status plant surveys shall be conducted for the bent-flowered fiddleneck (*Amsinckia lunaris*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), and Diablo helianthella (*Helianthella castanea*). The plant surveys shall be conducted during the March through June blooming period in which the species are most identifiable. These surveys shall be conducted in compliance with all survey guidelines published by the California Department of Fish and Wildlife (CDFW, 2018), U.S. Fish and Wildlife Service (USFWS, 2011), and California Native Plant Society (CNPS. 2001). If the survey finds any of the listed special-status plant species on the project site, the applicant shall consult with the USFWS and/or CDFW, as appropriate, to develop an approved mitigation plan to ensure that potential impacts to the identified species are less than significant. The applicant shall fully implement the mitigation plan prior to initiation of any project construction activity.

Implementing Action:	COA

Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist and CDD.
Compliance Verification:	CDD review of Biological Survey results.

Potential Impact: Project construction activities could disturb the California Red Legged Frog (CRLF), interfere with their migration, and/or result in the death of individual frogs, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Biological Resources 2: Prior to commencement of construction activities, a qualified wildlife biologist shall survey the project site for California red-legged frog (CRLF) to verify the absence or presence of the species. One day and one night survey shall be conducted during the non-breeding season. At least one survey must be completed between January 1 and August 15. Day surveys shall be conducted between 1 hour after sunrise and 1 hour before sunset. Night surveys are used to identify and locate adult and metamorphosed frogs and shall be conducted no earlier than 1 hour after sunset. Surveys shall be performed in accordance with applicable U.S. Fish and Wildlife Service (USFWS) protocol. Because the potential for CRLF to occur on the project site is limited to a dispersal capacity only, surveys performed during the breeding season to identify eggs and larvae are not required.

Once site clearing or grading commences, all ruts, holes, and burrows shall be inspected for CRLF by a qualified biologist prior to and during excavation or removal in order to look for and avoid amphibians that may be present on the project property. If any CRLF are found during initial site disturbance, a qualified biologist possessing a valid federal Endangered Species Act (ESA) Section 10(a)(1)(A) permit or USFWS-approved under an active biological opinion, shall be contracted to trap and to move amphibians to nearby suitable habitat outside the fenced project site.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review of Biological Survey results.

Potential Impact: Project construction activities could injure or kill individual alameda whipsnakes, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Biological Resources 3: Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey the project site for Alameda whipsnake to determine the presence or absence of this species. The survey shall be conducted

no more than 48 hours prior to vegetation removal or ground disturbance. If any whipsnakes are identified, the biologist shall develop appropriate mitigation to protect the species and compensate for lost Alameda whipsnake habitat. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review of Biological Survey results.
Potential Impact: <u>Project construction activities could destroy burrows in use by the Western bumblebee or kill individual bumblebees, resulting in a potentially significant adverse environmental impact.</u>	
Mitigation Measures:	
<u>Biological Resources 4</u>: Implementation of the below mitigation measures would reduce construction period impacts on the Western bumblebee to a less than significant level. Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey of the project site for Western bumblebee to determine the presence or absence of this species. The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance. If any Western bumblebee are identified, the biologist shall develop appropriate mitigation to protect the species and compensate for potential habitat loss. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review.

Potential Impact: Project construction disturbance could result in the loss of nesting habitat, disturbance to nesting birds, and possibly death of adults and/or young.
Mitigation Measures:
Biological Resources 5: If project grading or construction is scheduled to take place between February 1 and August 31, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 200 feet of the construction zone for passerines and within 500 feet for raptors. The survey shall be performed no more than 14 days prior to the commencement of construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. Copies of the preconstruction survey(s) shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife. If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions—such as whether the nest is in a line of sight of the construction—and the sensitivity of the birds nesting. The nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review.
SECTION 5: CULTURAL RESOURCES	

Potential Impact: There is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on archaeological resources.	
Mitigation Measures:	
Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction. a. A program of onsite education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities. b. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.
Potential Impact: Construction activities on the project site could result in a potentially significant adverse environmental impact due to disturbance of human remains.	
Mitigation Measures:	
Cultural Resources 2: Should human remains be uncovered during grading, trenching, or other onsite excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California	

Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 6: ENERGY	
Potential Impact: If emissions control measures are not implemented, energy use during project construction could be significant particularly during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Implementation of mitigations measure **Air Quality 2** would reduce project impacts related to energy usage.	
SECTION 7: GEOLOGY & SOILS	
Potential Impact: A strong seismic event could result in landslides that seriously damage the proposed project and put its occupants at risk.	
Mitigation Measures:	
Geology 1: At least 60 days prior to recording the final Subdivision Map, requesting issuance of construction permits or installation of utility improvements, the project proponent shall submit a design-level geotechnical report for the project, based on adequate subsurface exploration, laboratory testing and engineering analysis. The scope of the geotechnical investigation should address to fully evaluated the following potential geologic/ geotechnical and seismic hazards, including corrosion potential testing. The report shall also provide a) recommendations and specifications pertaining to foundation design, including any proposed foundation retaining walls, b) pavement design, c) evaluation of the drainage design, including the proposed bio-retention facilities and their effect on planned improvements. The report shall also address d) temporary shoring and support of excavations, e) updated California Building Code seismic parameters, and f) outline the recommended geotechnical monitoring, which shall include the monitoring of foundation related work as it pertains to geotechnical recommendations. Two monitoring reports shall be required: One following rough grading, which shall present all test data gathered as well as geologic mapping of exposures created during grading, and a map showing the location and estimated depth of subdrains and the location of all cleanouts, and the geotechnical	

engineer's opinion on the compliance of the as graded project with the recommendations in the design level report. Lastly, a monitoring report shall be required prior to the final building inspection. It shall document monitoring of final grading, backfilling of utility, foundation preparation and subgrade preparation work for improvements, etc., and shall be submitted prior to requesting the final building inspection for each lot. (This monitoring report can be segmented so that one letter can document monitoring performed on all lots, or a grouping of lots or a series of monitoring reports for each lot).

Geology 2: The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

Geology 3: The geotechnical report required by Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, *(ii)* allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and *(iii)* provide the opportunity for field modifications of geotechnical recommendations (with BID approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A ***hard hold*** shall be placed on the "final" grading inspection, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities.

Similarly, a ***hard hold*** shall be placed on the final building inspection for each dwelling, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of final grading, drainage, and foundation-related work. The geotechnical monitoring shall include documentation of conformance of retaining wall, pier hole drilling/ foundation preparation work and installation of drainage improvements.

Geology 4: All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review by the Grading Inspector, and the review / approval of the Zoning Administrator.

Geology 5: Prior to filing of the Final Map, the project proponent shall join with an existing Geologic Hazard Abatement District (GHAD) or create a new independent GHAD formed pursuant to Public Resources Code Section 26500. The GHAD documents are subject to review and approval by the CDD. GHAD formation requires a Plan of Control and an Engineers Report. These documents must be prepared

by licensed professionals (engineering geologists and geotechnical engineers) and are subject to technical review by the Department of Conservation & Development. The project proponent is responsible for funding the technical review.

A. If the GHAD is to own the open space parcels, it will assume responsibilities that relate to their position as a GHAD and also the duties as a responsible property owner. The GHAD is charged with responsibilities relate to the prevention, mitigation, abatement, or control of geologic hazards, which includes (a) maintenance of facilities that enhance geologic as well as hydrogeologic stability, such as drainage facilities and associated improvements. The drainage facilities to be maintained by the GHAD shall include retaining on open space parcels, BMP water quality treatment facilities, concrete lined drainage ditches and open space storm drainage facilities, and other peripherally related open space responsibilities (e.g. erosion control, mowing.

B. The Plan of Control shall include (a) background information on the project and the open space, (b) characterize the geologic and seismic setting of the site, (c) provide a detailed evaluation of potential geologic hazards, (d) provide criteria for GHAD responsibility, (e) address activation of assessments and outline the process for transferring responsibility to the GHAD, (f) describe general landslide mitigation, (g) establish priorities for GHAD expenditures, and (h) outline the monitoring and maintenance schedule, including, but not limited to, provision for monitoring performance of GHAD maintained facilities in the aftermath of an earthquake that yields strong to violent earthquake shaking in the West County area. The engineers report shall provide the financial details needed to implement the Plan of Control.

Geology 6: A recorded deed disclosure shall provide notice to all the owners of the 13 residential lots of the existence of the Geologic Hazard Abatement District (GHAD) and its responsibilities, in addition to any easements and improvements granted to the GHAD. This notice may include provision for removal of landscaping or structures within the easements granted to the District without compensation. **At least 30 days prior to requesting a final building inspection for single-family residential development on any lot resultant from the proposed subdivision**, the applicant shall provide CDD staff with documentary evidence that the deed disclosure has been recorded on that lot.

Potential Impact: Soil erosion could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Geology 7: Prior to the issuance of a grading or building permit, whichever occurs first, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and an Erosion Control Plan for review and approval by the Department of Conservation and Development, Building Inspection Division (BID) and by the Department of Public Works. The SWPPP shall identify the "best management practices" that are most appropriate for the site, and the "Erosion Control Plan" shall provide the details of the erosion

control measures to be applied on the site and maintained throughout the winter rainy season. In addition, the SWPP shall include dust control measures which are most appropriate for the project site. These measures may include, but would not be limited to, watering or seeding disturbed areas, covering stockpiles of dirt or aggregate, or other soil stabilization practices.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, CDD, Project Geologist, Peer Review Geologist.
Compliance Verification:	CDD review.
Potential Impact: Subsidence of soils could damage building foundations and site pavements, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.	
Potential Impact: The potential for expansive soils at the site could pose a risk to residents of the project, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, CDD, Project Geologist Peer Review Geologist.
Compliance Verification:	CDD review.
Potential Impact: There is some potential for encountering paleontological resources on the site during project construction and the accidental discovery could occur during grading and other earthwork on the site, resulting in a potentially significant impact on unique paleontological resources and geologic features.	
Mitigation Measures:	
Implementation of Cultural Resources 1 would reduce such impacts to a less than significant level.	

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 10: HYDROLOGY AND WATER QUALITY	
Potential Impact: Soil erosion and the leaks and spills due to construction equipment could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on water quality.	
Mitigation Measures:	
Implementation of Geology 7 reduces these impacts to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, County Department of Public Works (PW), and CDD.
Compliance Verification:	PW review of construction level plans, final SWCP, and hydrological analysis verifies C.3 compliance.
SECTION 13: NOISE	
Potential Impact: Grading and construction activities could result in potentially significant temporary noise increases adversely affecting occupants of nearby residents.	
Mitigation Measures:	

Noise 1: The following standard County noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

b. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective

action within 24 hours. The Department of Conservation and Development, Community Development Division (CDD) phone number shall also be visible to ensure compliance with applicable regulations.

d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (sos.ca.gov)

e. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

Noise 2: The following noise reduction measures as recommended in the 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* shall be implemented during project construction and shall be included on all construction plans.

a. Construction of residences shall be stages such that residential units at the west and south boundaries of the site shall be constructed as early as possible to provide acoustical shielding for adjacent offsite residences. Constructing units along the western and southern boundaries of the site will provide approximately 10 dB of noise reduction during the remainder of project construction activities.

b. Temporary noise barriers shall be constructed, where feasible, to screen any stationary noise-generating equipment located within 200 feet of adjacent offsite residences. Temporary noise barrier fences will provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.

c. Construction staging areas shall be established at onsite locations that will create the greatest distance between the construction-related noise sources and adjacent offsite residences for the duration of project construction.

d. Material stockpiles as well as equipment parking areas shall be located as far as feasible from adjacent offsite residences.

Noise 3: The 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* recommended construction notification. Accordingly, the following additional noise mitigations shall be implemented.

a. At least one week prior to commencement of grading or any other construction activity, the applicant shall provide written notification to occupants of properties within 300 feet of the exterior boundary of the construction site that construction work will commence. The notice shall include the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

b. A copy of the notice shall be concurrently transmitted to the CDD. The notice shall be accompanied by a list of the names and addresses of the property owners noticed and a map identifying the notification area.

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent and CDD.

Compliance Verification:	CDD review.

SECTION 15: PUBLIC SERVICES

Potential Impact: Without the creation and implementation of a Fire Protection Plan, the project could have a potentially significant adverse environmental impact on fire protection services in the area.

Mitigation Measures:

Public Services 1: The applicant shall submit a Wildfire Protection Plan (WPP) for review and approval by the Moraga-Orinda Fire District (MOFD). The final fire protection plan shall include items listed in section 4903.2.1.1 and the following:

i. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
   a. The plan life-form
   b. The scientific and common name; and
   c. The expected height and width for mature growth
ii. Identification of irrigated and non-irrigated zones.
iii. Requirements for vegetation reduction around emergency access and evacuation routes.
iv. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
v. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
vi. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit for the development of any resultant lot.
Responsible Department, Agency, or Party:	Project proponent, MOFPD, and CDD.
Compliance Verification:	CDD review.

SECTION 18: TRIBAL CULTURAL RESOURCES

Potential Impact: Damage or destruction of archaeological resources and disturbance of human remains during project construction would be potentially significant adverse environmental impacts.	
Mitigation Measures:	
Implementation of Cultural Resources 1 and Cultural Resources 2 would reduce the impacts to less than significant levels.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 20: WILDFIRE	
Potential Impact: Without a project contribution to upgrading fire facilities and equipment and the creation and implementation of a Wildfire Protection Plan, the project could exacerbate wildfire risks in the project vicinity, thereby causing potentially significant adverse environmental impacts.	
Mitigation Measures:	
Implementation of Public Services 1 and Public Services 2 would reduce the impacts to less than significant levels.	
Potential Impact: There is landslide potential on the site that could posed risk to people and/or property.	
Mitigation Measures:	
The implementation of Geology 1 through Geology 5 includes corrective measures to address historic landslide deposits and improve slope stability, reducing such impacts to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit for the development of any resultant lot.
Responsible Department, Agency, or Party:	Project proponent, Project Geologist, Peer Review Geologist, and CDD.
Compliance Verification:	CDD review.
SECTION 21: MANDATORY FINDINGS OF SIGNIFICANCE	

Potential Impact: Without a project contribution to upgrading fire facilities and equipment and the creation and implementation of a Wildfire Protection Plan, the project could exacerbate wildfire risks in the project vicinity, thereby causing potentially significant adverse environmental impacts.
Mitigation Measures:
Mitigation measures recommended in the respective Environmental Checklist sections address these potentially significant impacts, reducing all such impacts to less than significant levels.

Dk Engineering c/o Benoit McVeigh, (Applicant) Dobbins Properties LLC (Owner)

Mitigation Monitoring and Reporting Program
County File #CDSD23-09646, CDRZ23-03270, CDGP21-00004, & CDDP23-03012

0 Camino Pablo (@ Tharp Ave.)
Moraga, CA 94556

December 13, 2024

SECTION 2: AGRICULTURAL RESOURCES	
Potential Impact: The redesignation of agricultural lands located within the ULL to allow for urban development is considered a potentially significant adverse environmental impact affecting the County's ability to maintain the 65/35 Land Preservation Standard.	
Mitigation Measures:	
Agricultural Resources 1: A conservation easement shall be established over the 16-acre open space Parcel A of the Vesting Tentative Map, whereby development rights over the area shall be transferred to the County. This will substantially limit the extent to which future conversion of agricultural lands could occur in the vicinity by providing permanent protection of open space land that comprises roughly 65% of the project site.	
Implementing Action:	COA
Timing of Verification:	Concurrent with the recordation of Final Map.
Responsible Department, Agency, or Party:	Project Proponent and CDD Staff.
Compliance Verification:	CDD staff review of Grant Deed of Development Rights, and subsequent acceptance of GDDR by the County Board of Supervisors.
SECTION 3: AIR QUALITY	
Potential Impact: If emissions control measures are not implemented, fugitive dust could be significant during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Air Quality 1: The following dust control measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction: • All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.	

- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All truck equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to sites located 100 feet of further from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch or gravel.
- The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The County and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing Verification:	Prior to CDD stamp approval of project plan sets for a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD review of plans prior to stamp-approval plans for Plan Check of building or grading permit.

Potential Impact: Exhaust from diesel powered vehicles and equipment on the site can pose an elevated health risk to child receptors would be considered a potentially significant adverse environmental impact.

Mitigation Measures:

Air Quality 2: The following emissions measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction:

- Idling times shall be minimized either by shutting equipment off when not in use of reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low-VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.
- All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.

Implementing Action:	COA
Timing Verification:	Prior to CDD stamp approval of project plan sets for a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review of plans prior to stamp-approval plans for Plan Check of building or grading permit.

SECTION 3: BIOLOGICAL RESOURCES

Potential Impact: If any of the special status plant species are present, construction activities could result in the loss of the special-status species, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Biological Resources 1: Prior to issuance of a grading permit, special-status plant surveys shall be conducted for the bent-flowered fiddleneck (*Amsinckia lunaris*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), and Diablo helianthella (*Helianthella castanea*). The plant surveys shall be conducted during the March through June blooming period in which the species are most identifiable. These surveys shall be conducted in compliance with all survey guidelines published by the California Department of Fish and Wildlife (CDFW, 2018), U.S. Fish and Wildlife Service (USFWS, 2011), and California Native Plant Society (CNPS. 2001). If the survey finds any of the listed special-status plant species on the project site, the applicant shall consult with the USFWS and/or CDFW, as appropriate, to develop an approved mitigation plan to ensure that potential impacts to the identified species are less than significant. The applicant shall fully implement the mitigation plan prior to initiation of any project construction activity.

Implementing Action:	COA

Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist and CDD.
Compliance Verification:	CDD review of Biological Survey results.

Potential Impact: Project construction activities could disturb the California Red Legged Frog (CRLF), interfere with their migration, and/or result in the death of individual frogs, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Biological Resources 2: Prior to commencement of construction activities, a qualified wildlife biologist shall survey the project site for California red-legged frog (CRLF) to verify the absence or presence of the species. One day and one night survey shall be conducted during the non-breeding season. At least one survey must be completed between January 1 and August 15. Day surveys shall be conducted between 1 hour after sunrise and 1 hour before sunset. Night surveys are used to identify and locate adult and metamorphosed frogs and shall be conducted no earlier than 1 hour after sunset. Surveys shall be performed in accordance with applicable U.S. Fish and Wildlife Service (USFWS) protocol. Because the potential for CRLF to occur on the project site is limited to a dispersal capacity only, surveys performed during the breeding season to identify eggs and larvae are not required.

Once site clearing or grading commences, all ruts, holes, and burrows shall be inspected for CRLF by a qualified biologist prior to and during excavation or removal in order to look for and avoid amphibians that may be present on the project property. If any CRLF are found during initial site disturbance, a qualified biologist possessing a valid federal Endangered Species Act (ESA) Section 10(a)(1)(A) permit or USFWS-approved under an active biological opinion, shall be contracted to trap and to move amphibians to nearby suitable habitat outside the fenced project site.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review of Biological Survey results.

Potential Impact: Project construction activities could injure or kill individual alameda whipsnakes, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Biological Resources 3: Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey the project site for Alameda whipsnake to determine the presence or absence of this species. The survey shall be conducted

no more than 48 hours prior to vegetation removal or ground disturbance. If any whipsnakes are identified, the biologist shall develop appropriate mitigation to protect the species and compensate for lost Alameda whipsnake habitat. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review of Biological Survey results.
Potential Impact: <u>Project construction activities could destroy burrows in use by the Western bumblebee or kill individual bumblebees, resulting in a potentially significant adverse environmental impact.</u>	
Mitigation Measures:	
<u>Biological Resources 4</u>: Implementation of the below mitigation measures would reduce construction period impacts on the Western bumblebee to a less than significant level. Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey of the project site for Western bumblebee to determine the presence or absence of this species. The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance. If any Western bumblebee are identified, the biologist shall develop appropriate mitigation to protect the species and compensate for potential habitat loss. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review.

Potential Impact: Project construction disturbance could result in the loss of nesting habitat, disturbance to nesting birds, and possibly death of adults and/or young.
Mitigation Measures:
Biological Resources 5: If project grading or construction is scheduled to take place between February 1 and August 31, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 200 feet of the construction zone for passerines and within 500 feet for raptors. The survey shall be performed no more than 14 days prior to the commencement of construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. Copies of the preconstruction survey(s) shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife. If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions—such as whether the nest is in a line of sight of the construction—and the sensitivity of the birds nesting. The nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review.
SECTION 5: CULTURAL RESOURCES	

Potential Impact: There is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on archaeological resources.	
Mitigation Measures:	
Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction. a. A program of onsite education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities. b. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.
Potential Impact: Construction activities on the project site could result in a potentially significant adverse environmental impact due to disturbance of human remains.	
Mitigation Measures:	
Cultural Resources 2: Should human remains be uncovered during grading, trenching, or other onsite excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California	

Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 6: ENERGY	
Potential Impact: If emissions control measures are not implemented, energy use during project construction could be significant particularly during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Implementation of mitigations measure **Air Quality 2** would reduce project impacts related to energy usage.	
SECTION 7: GEOLOGY & SOILS	
Potential Impact: A strong seismic event could result in landslides that seriously damage the proposed project and put its occupants at risk.	
Mitigation Measures:	
Geology 1: At least 60 days prior to recording the final Subdivision Map, requesting issuance of construction permits or installation of utility improvements, the project proponent shall submit a design-level geotechnical report for the project, based on adequate subsurface exploration, laboratory testing and engineering analysis. The scope of the geotechnical investigation should address to fully evaluated the following potential geologic/ geotechnical and seismic hazards, including corrosion potential testing. The report shall also provide a) recommendations and specifications pertaining to foundation design, including any proposed foundation retaining walls, b) pavement design, c) evaluation of the drainage design, including the proposed bio-retention facilities and their effect on planned improvements. The report shall also address d) temporary shoring and support of excavations, e) updated California Building Code seismic parameters, and f) outline the recommended geotechnical monitoring, which shall include the monitoring of foundation related work as it pertains to geotechnical recommendations. Two monitoring reports shall be required: One following rough grading, which shall present all test data gathered as well as geologic mapping of exposures created during grading, and a map showing the location and estimated depth of subdrains and the location of all cleanouts, and the geotechnical	

engineer's opinion on the compliance of the as graded project with the recommendations in the design level report. Lastly, a monitoring report shall be required prior to the final building inspection. It shall document monitoring of final grading, backfilling of utility, foundation preparation and subgrade preparation work for improvements, etc., and shall be submitted prior to requesting the final building inspection for each lot. (This monitoring report can be segmented so that one letter can document monitoring performed on all lots, or a grouping of lots or a series of monitoring reports for each lot).

Geology 2: The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

Geology 3: The geotechnical report required by Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, *(ii)* allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and *(iii)* provide the opportunity for field modifications of geotechnical recommendations (with BID approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A ***hard hold*** shall be placed on the "final" grading inspection, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities.

Similarly, a ***hard hold*** shall be placed on the final building inspection for each dwelling, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of final grading, drainage, and foundation-related work. The geotechnical monitoring shall include documentation of conformance of retaining wall, pier hole drilling/ foundation preparation work and installation of drainage improvements.

Geology 4: All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review by the Grading Inspector, and the review / approval of the Zoning Administrator.

Geology 5: Prior to filing of the Final Map, the project proponent shall join with an existing Geologic Hazard Abatement District (GHAD) or create a new independent GHAD formed pursuant to Public Resources Code Section 26500. The GHAD documents are subject to review and approval by the CDD. GHAD formation requires a Plan of Control and an Engineers Report. These documents must be prepared

by licensed professionals (engineering geologists and geotechnical engineers) and are subject to technical review by the Department of Conservation & Development. The project proponent is responsible for funding the technical review.

A. If the GHAD is to own the open space parcels, it will assume responsibilities that relate to their position as a GHAD and also the duties as a responsible property owner. The GHAD is charged with responsibilities relate to the prevention, mitigation, abatement, or control of geologic hazards, which includes (a) maintenance of facilities that enhance geologic as well as hydrogeologic stability, such as drainage facilities and associated improvements. The drainage facilities to be maintained by the GHAD shall include retaining on open space parcels, BMP water quality treatment facilities, concrete lined drainage ditches and open space storm drainage facilities, and other peripherally related open space responsibilities (e.g. erosion control, mowing.

B. The Plan of Control shall include (a) background information on the project and the open space, (b) characterize the geologic and seismic setting of the site, (c) provide a detailed evaluation of potential geologic hazards, (d) provide criteria for GHAD responsibility, (e) address activation of assessments and outline the process for transferring responsibility to the GHAD, (f) describe general landslide mitigation, (g) establish priorities for GHAD expenditures, and (h) outline the monitoring and maintenance schedule, including, but not limited to, provision for monitoring performance of GHAD maintained facilities in the aftermath of an earthquake that yields strong to violent earthquake shaking in the West County area. The engineers report shall provide the financial details needed to implement the Plan of Control.

Geology 6: A recorded deed disclosure shall provide notice to all the owners of the 13 residential lots of the existence of the Geologic Hazard Abatement District (GHAD) and its responsibilities, in addition to any easements and improvements granted to the GHAD. This notice may include provision for removal of landscaping or structures within the easements granted to the District without compensation. **At least 30 days prior to requesting a final building inspection for single-family residential development on any lot resultant from the proposed subdivision**, the applicant shall provide CDD staff with documentary evidence that the deed disclosure has been recorded on that lot.

Potential Impact: Soil erosion could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Geology 7: Prior to the issuance of a grading or building permit, whichever occurs first, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and an Erosion Control Plan for review and approval by the Department of Conservation and Development, Building Inspection Division (BID) and by the Department of Public Works. The SWPPP shall identify the "best management practices" that are most appropriate for the site, and the "Erosion Control Plan" shall provide the details of the erosion

control measures to be applied on the site and maintained throughout the winter rainy season. In addition, the SWPP shall include dust control measures which are most appropriate for the project site. These measures may include, but would not be limited to, watering or seeding disturbed areas, covering stockpiles of dirt or aggregate, or other soil stabilization practices.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, CDD, Project Geologist, Peer Review Geologist.
Compliance Verification:	CDD review.
Potential Impact: Subsidence of soils could damage building foundations and site pavements, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.	
Potential Impact: The potential for expansive soils at the site could pose a risk to residents of the project, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, CDD, Project Geologist Peer Review Geologist.
Compliance Verification:	CDD review.
Potential Impact: There is some potential for encountering paleontological resources on the site during project construction and the accidental discovery could occur during grading and other earthwork on the site, resulting in a potentially significant impact on unique paleontological resources and geologic features.	
Mitigation Measures:	
Implementation of Cultural Resources 1 would reduce such impacts to a less than significant level.	

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 10: HYDROLOGY AND WATER QUALITY	
Potential Impact: Soil erosion and the leaks and spills due to construction equipment could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on water quality.	
Mitigation Measures:	
Implementation of Geology 7 reduces these impacts to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, County Department of Public Works (PW), and CDD.
Compliance Verification:	PW review of construction level plans, final SWCP, and hydrological analysis verifies C.3 compliance.
SECTION 13: NOISE	
Potential Impact: Grading and construction activities could result in potentially significant temporary noise increases adversely affecting occupants of nearby residents.	
Mitigation Measures:	

Noise 1: The following standard County noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

b. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective

action within 24 hours. The Department of Conservation and Development, Community Development Division (CDD) phone number shall also be visible to ensure compliance with applicable regulations.

d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (sos.ca.gov)

e. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

Noise 2: The following noise reduction measures as recommended in the 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* shall be implemented during project construction and shall be included on all construction plans.

a. Construction of residences shall be stages such that residential units at the west and south boundaries of the site shall be constructed as early as possible to provide acoustical shielding for adjacent offsite residences. Constructing units along the western and southern boundaries of the site will provide approximately 10 dB of noise reduction during the remainder of project construction activities.

b. Temporary noise barriers shall be constructed, where feasible, to screen any stationary noise-generating equipment located within 200 feet of adjacent offsite residences. Temporary noise barrier fences will provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.

c. Construction staging areas shall be established at onsite locations that will create the greatest distance between the construction-related noise sources and adjacent offsite residences for the duration of project construction.

d. Material stockpiles as well as equipment parking areas shall be located as far as feasible from adjacent offsite residences.

Noise 3: The 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* recommended construction notification. Accordingly, the following additional noise mitigations shall be implemented.

a. At least one week prior to commencement of grading or any other construction activity, the applicant shall provide written notification to occupants of properties within 300 feet of the exterior boundary of the construction site that construction work will commence. The notice shall include the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

b. A copy of the notice shall be concurrently transmitted to the CDD. The notice shall be accompanied by a list of the names and addresses of the property owners noticed and a map identifying the notification area.

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent and CDD.

Compliance Verification:	CDD review.

SECTION 15: PUBLIC SERVICES

Potential Impact: Without the creation and implementation of a Fire Protection Plan, the project could have a potentially significant adverse environmental impact on fire protection services in the area.

Mitigation Measures:

Public Services 1: The applicant shall submit a Wildfire Protection Plan (WPP) for review and approval by the Moraga-Orinda Fire District (MOFD). The final fire protection plan shall include items listed in section 4903.2.1.1 and the following:

i. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
   a. The plan life-form
   b. The scientific and common name; and
   c. The expected height and width for mature growth
ii. Identification of irrigated and non-irrigated zones.
iii. Requirements for vegetation reduction around emergency access and evacuation routes.
iv. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
v. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
vi. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit for the development of any resultant lot.
Responsible Department, Agency, or Party:	Project proponent, MOFPD, and CDD.
Compliance Verification:	CDD review.

SECTION 18: TRIBAL CULTURAL RESOURCES

Potential Impact: Damage or destruction of archaeological resources and disturbance of human remains during project construction would be potentially significant adverse environmental impacts.	
Mitigation Measures:	
Implementation of Cultural Resources 1 and Cultural Resources 2 would reduce the impacts to less than significant levels.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 20: WILDFIRE	
Potential Impact: Without a project contribution to upgrading fire facilities and equipment and the creation and implementation of a Wildfire Protection Plan, the project could exacerbate wildfire risks in the project vicinity, thereby causing potentially significant adverse environmental impacts.	
Mitigation Measures:	
Implementation of Public Services 1 and Public Services 2 would reduce the impacts to less than significant levels.	
Potential Impact: There is landslide potential on the site that could posed risk to people and/or property.	
Mitigation Measures:	
The implementation of Geology 1 through Geology 5 includes corrective measures to address historic landslide deposits and improve slope stability, reducing such impacts to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit for the development of any resultant lot.
Responsible Department, Agency, or Party:	Project proponent, Project Geologist, Peer Review Geologist, and CDD.
Compliance Verification:	CDD review.
SECTION 21: MANDATORY FINDINGS OF SIGNIFICANCE	

Potential Impact: Without a project contribution to upgrading fire facilities and equipment and the creation and implementation of a Wildfire Protection Plan, the project could exacerbate wildfire risks in the project vicinity, thereby causing potentially significant adverse environmental impacts.
Mitigation Measures:
Mitigation measures recommended in the respective Environmental Checklist sections address these potentially significant impacts, reducing all such impacts to less than significant levels.

Final Mitigated Negative Declaration/Initial Study, SCH 2024110934

I. Introduction:

This document constitutes the Final Initial Study / Mitigated Negative Declaration (IS/MND) for the Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan that consists of Major Subdivision application CDSD23-09646, Rezone application CDRZ23-03270, General Plan Amendment application CDGP21-00004, and Development Plan application CDDP23-03012, to allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. The remaining northern 16.0 acres of the site would remain as agricultural open space.

On November 25, 2024, the Contra Costa County Department of Conservation and Development, Community Development Division (CDD), published a draft IS/MND that analyzed potential significant adverse environmental impacts of the proposed project. Pursuant to Section 15073 of the California Environmental Quality Act (CEQA), which requires a minimum 30-day public review period, the draft MND included a comment period extending through December 26, 2024. On December 13, 2024, at the request of the applicant, CDD staff published a revised IS/MND which corrected typographical errors and added clarification to discussion of mitigation measures identified in CEQA checklist sections pertaining to Public Services and Wildfire. The revised draft IS/MND was recirculated on December 13, 2024, and the public comment period was extended through January 15, 2025. The purpose of the public review period is for the public to submit comments on the adequacy of the environmental analysis in the draft IS/MND. CDD received written comments in response to the publication of the draft IS/MND from a total of seven correspondents - five public agencies, one private organization, and one neighboring property owner.

The Final IS/MND includes the comments received on the draft IS/MND, responses to the comments received, and seven staff-initiated text changes, either to provide additional clarifying information or to correct typographical errors. The text changes are not the result of any new significant adverse environmental impact, do not alter the effectiveness of any mitigation included in the pertinent section, and do not alter any findings in the section. The County Planning Condition will consider the environmental record including the draft IS/MND, the Final MND, and the findings therein prior to taking action on the project as a whole.

II. Comments Received and Responses:

During the November 26, 2024, to January 15, 2025, public review period on the draft IS/MND, CDD received written comments from seven correspondents, including five public agencies, one private organization, and one neighboring property owner. All correspondence received by CDD in response to the draft IS/MND prepared for this project are listed below in the order in which they were received. Following the list of comments received is a summary of the written comments and staff responses to the comments. The staff responses focus on questions raised relative to the adequacy of the environmental analysis of the property project as presented within the draft IS/MND. The comments and responses are organized by CEQA topic. Staff identifies each comment with a number followed by a lowercase letter (#.x). The number, between 1 and 7, corresponds to the numbered comment letters listed below, whereas the letter corresponds

to a specific comment or statement identified by staff therein. A copy of each comment letter, including staff annotations labeling each comment in the manner described above is included herein as Attachment A.

1. CA Department of Toxic Substances Control (DTSC) – Letter received December 6, 2024
2. Peter T. Tringale, neighboring homeowner - Letter received December 11, 2024.
3. Contra Costa Local Agency Formation Commission (LAFCO) – Email correspondence received December 16, 2024.
4. East Bay Municipal Utility District (EBMUD) – Letter received on December 17, 2024.
5. California Department of Fish & Wildlife (CDFW) – Letter received on December 23, 2024.
6. Town of Moraga – Letter received January 15, 2025.

A. General Comments

Comment 2.a/2.b: Introductory comments identifying the commenter, his occupation, and place of residence. The commenter indicates the project will result in significant adverse effects, as detailed in this letter.

Response: The comment is acknowledged but does not directly relate to a specific CEQA checklist section. Responses are provided to subsequent numbered/lettered comments in this letter pertaining to Aesthetics, Air Quality, Noise, Geology & Soils.

Comment 2.o: The overall conclusion to the report stating there are no significant adverse impacts is misleading and technically incorrect.

Response: As discussed in response to their comments 2.a through 2.p below, the commenter does not identify potentially significant impacts that were not considered within the IS/MND. There is no basis cited beyond their stated belief that the proposed mitigation measures are inadequate, as discussed in more detail throughout this Final MND.

B. Aesthetics, Environmental Checklist Section 1

Comment 6.c: The Town of Moraga recognizes that the project is being processed under County regulations but wishes to highlight certain Town of Moraga regulations pertaining to development within a Town-designated scenic corridor (Camino Pablo), as well as Town of Moraga Design guidelines.

Response: The commenter from the Town of Moraga notes regulations that would be applicable to the project if the property were within the Town's jurisdiction. The comments do not identify any specific policy with which the proposed project is in conflict, nor is it asserted that the project would result in significant aesthetic impacts that were not identified and discussed within the draft IS/MND. Therefore,

no significant revisions to the draft IS/MND, and no additional mitigation measures are necessary or appropriate in response to this comment.

Comment 2.l: The published IS/MND "ignores the critical and unacceptable visual impact along the east side of the proposed development where steep cuts and elevated fill severely alter the natural landscape and identified ridgelines in this special hillside area". The draft IS/MND inappropriately discusses a public visual impact and ignores unacceptable impacts to existing private residences along eastern project boundary.

Response: The discussion presented in CEQA checklist section 1.c acknowledges that the project would alter views of the hillsides when viewed from vantage points ranging from the Camino Pablo/Tharp Drive intersection, extending south of the existing site to Sky View Court. The fact that the proposed residential development will be visible from these locales is not considered a significant aesthetic impact because the area of development is not a part of a County-designated scenic ridgeline, or scenic vista. The threshold of significance established in the *CEQA Guidelines* explicitly pertains to whether a project would substantially degrade the existing visual character or quality of public views of the site and its surroundings, or otherwise conflict with local policies/ordinances governing scenic quality. There are no County ordinances or General Plan policies protecting views from private residences in this area of the County. Thus, the analysis for project-related aesthetic impacts did not include analysis of views from neighboring residential properties. The comment does not specify any impacts to County-designated scenic resources or to public views of the site that were not evaluated in the draft IS/MND. Therefore, no revisions or additional mitigation measures are necessary in response to this comment.

Comment 2.j: The published IS/MND are inconsistent with current risk analysis standards/considerations for air, noise, odor, vibration, and visual impacts.

Response: See above staff response to comment 2.l regarding visual impacts. Comments relating to air, noise, odor and vibration are addressed separately within Air Quality and Noise sections within this document.

Comment 2.k: The effect of light from the project is significant. The development would cast shadows over existing homes on Sky View Ct.

Response: The project includes residential development on a property that is contiguous with established residential neighborhoods located west and south of the site. The project does not include any facilities or non-residential uses which require extensive outdoor lighting beyond that which is typical of single-family residential development. Additionally, the project is conditioned to require exterior lighting to be directed downward and away from adjoining properties. Thus, potential impacts related to site lighting would result in significant aesthetic impacts on neighboring properties.

There is no potential for the proposed two-story homes to cast shadows on existing residences on Sky View Ct., or otherwise substantially block light. The limited shadows that could be cast by the two-story homes could only extend outside the individual lot boundaries, to a very limited degree, for less

than an hour shortly after sunrise and shortly prior to sunset, when the sun is lowest on the horizon. The shadows would be projected toward the west and east, respectively, away from the existing homes on Sky View Court. The existing homes on Sky View Court may cast shadows on the development, but the proposed new homes would not cast shadows on any of these homes.

C. Air Quality, Environmental Checklist Section 3

Comment 2.c/2.f/2.h/2.o: The Draft IS/MND improperly conducts analysis regarding project impacts on sensitive receptors. Specifically, the commenter opines that the document lacks sufficient analysis of potential project impacts to high-risk high-sensitivity receptors. There is inadequate basis for the IS/MND conclusion of "less than significant" air quality impacts, particularly those potentially affecting sensitive receptors.

Response: The comment asserts that the analyses of impacts specifically exclude sensitive receptors, did not identify the receptors, or address the harm that would result from the project. The noise, air quality, and health risk analyses presented in the Initial Study were particularly focused on sensitive receptors. The health risk assessment discussed on pages 16-17 of the Initial Study explicitly identify sensitive receptors as the key considerations in the analysis. The thresholds of significance adopted by the Bay Area Air Quality Management District and which served as the basis for the air quality analysis also factor in exposure of all residents, including sensitive receptors. Similarly, the noise analysis calculated anticipated noise levels during project construction at the nearest sensitive residential receptors, and the impact analysis and mitigation requirements were based on noise exposure of these residents. The comment asserts that the analyses summarized in the Initial Study were improperly conducted but does not provide any examples or evidence to support this assertion.

As stated in the *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report (*RCH Group, July 19, 2024), the following discussion describes the health impacts associated with existing and proposed residences as a result of existing cumulative sources such as permitted stationary sources (i.e., diesel generators, boilers, gasoline stations), major roadways, and rail activities. Note that this is not new information, rather it summarizes analysis that was already performed during preparation of the IS/MND, the results of which were presented in the IS/MND.

The BAAQMD's *CEQA Air Quality Guidelines* include standards and methods for determining the significance of cumulative health risk impacts. The method for determining cumulative health risk requires the tallying of health impacts from permitted stationary sources, major roadways and any other identified substantial air toxic sources in the vicinity of a project site (i.e., within a 1,000-foot radius) and then adding the individual sources to determine whether the BAAQMD's cumulative health risk thresholds are exceeded. No permitted stationary sources (diesel generators and gasoline fueling) are located within 1,000 feet of the project site.[1] No major roadways and rail activities are located within

[1] BAAQMD Stationary Source Screening Map, https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=845658c19eae4594b9f4b805fb9d89a3

1,000 feet of the project site. Therefore, the project would not result in significant cumulative health impacts to existing or proposed residences.

Secondly, the BAAQMD's Community Air Risk Evaluation (CARE) program was initiated in 2004 to evaluate and reduce health risks associated with exposure to outdoor air toxics in the Bay Area. Based on findings of the latest report, diesel particulate matter (DPM) was found to account for approximately 85 percent of the cancer risk from airborne toxics. Carcinogenic compounds from gasoline-powered cars and light duty trucks were also identified as significant contributors: 1,3-butadiene contributed 4 percent of the cancer risk-weighted emissions, and benzene contributed 3 percent. Collectively, five compounds—diesel PM, 1,3-butadiene, benzene, formaldehyde, and acetaldehyde—were found to be responsible for more than 90 percent of the cancer risk attributed to emissions. All of these compounds are associated with emissions from internal combustion engines. The most important sources of cancer risk-weighted emissions were combustion-related sources of DPM, including on-road mobile sources (31 percent), construction equipment (29 percent), and ships and harbor craft (13 percent). A 75-percent reduction in DPM was estimated between 2005 and 2015 when the inventory accounted for CARB's diesel regulations. Overall, cancer risk from toxic air contaminants (TACs) dropped by more than 50 percent between 2005 and 2015, when emissions inputs accounted for State diesel regulations and other reductions.[2]

Per the CARE program, modeled cancer risks from TACs were highest near sources of DPM: near core urban areas, along major roadways and freeways, and near maritime shipping terminals. Peak modeled risks were found to be located east of San Francisco, near West Oakland, and the maritime Port of Oakland. BAAQMD has identified the following seven impacted communities in the Bay Area:[3]

- Western Contra Costa County and the cities of Richmond and San Pablo;
- Western Alameda County along the Interstate 880 corridor and the cities of Berkeley, Alameda, Oakland, and Hayward;
- San Jose;
- Eastern side of San Francisco;
- Concord;
- Vallejo; and
- Pittsburgh and Antioch.

[2] Bay Area Air Quality Management District, *Improving Air Quality & Health in Bay Area Communities, Community Air Risk Program Retrospective & Path Forward (2004 – 2013)*, April 2014, http://www.baaqmd.gov/~/media/Files/Planning percent20and percent20Research/CARE percent20Program/Documents/CARE_Retrospective_April2014.ashx?la=en

[3] Bay Area Air Quality Management District, *Revised CARE Impacted Communities*, https://www.baaqmd.gov/community-health/community-health-protection-program/community-air-risk-evaluation-care-program and https://www.baaqmd.gov/~/media/files/planning-and-research/care-program/revised-2013-care-communities-pdf.pdf?la=en

The proposed project is within the town of Moraga, which is not part of the seven CARE program impacted communities in the Bay Area.[4]

BAAQMD's *Planning Healthy Places: A Guidebook for Addressing Local Sources of Air Pollutants in Community Planning*[5] was published to support and promote infill development; which is important to reducing vehicle miles traveled and the associated air emissions, while minimizing air pollution exposure for existing and future residents. The *Guidebook* also provides developers and planners with the information and tools needed to create health-protective communities.

The *Guidebook* recommends Best Practices to Reduce Emissions and Reduce Exposure to Local Air Pollution. Implementing as many Best Practices to Reduce Emissions as is feasible will reduce potential health risks to the greatest extent. The *Guidebook* also lists examples of a variety of strategies to reduce exposure to, and emissions of, air pollution, including the adoption of air quality-specific ordinances, standard conditions of approval, and incorporation of policies into general plans and other planning documents. The BAAQMD recommends implementing all best practices to reduce exposure that are feasible and applicable to a project in areas that are likely to experience elevated levels of air pollution. To reduce exposure to pollutants, the *Guidebook* recommends practices like installing indoor air filtration systems, planting dense vegetation, implementing project design which provides a buffer between sensitive receptors and emission sources, and developing alternative truck routes.

The *Guidebook* links to a web-based interactive map of the Bay Area showing areas with estimated elevated levels of fine particulates and toxic air contaminants, specifically locations next to major roads and freeways and large industrial sites, as well as the downtown districts of most cities.[6] The interactive map shows locations where further study is recommended prior to approving a project, such as detailed health risk assessment. The interactive map also shows locations where implementation of best practices by local governments and developers are recommended to reduce health risks from air pollution in locations that experience elevated air pollution levels. According to the Planning Healthy Places interactive map, the area near the project site is not a location in which elevated levels of fine particulates and toxic air contaminants exist. See Figure AQ-1 (East Bay Area) and Figure AQ-2 (Project Area), below, which show the location where further study is recommended and implementation of best practices is recommended. The project site is not located within either of the zones. Furthermore, no permitted stationary sources are located near the project site. Therefore, based on the above, the comments do not affect the County's determination that cumulative health impacts of the proposed project would be less than significant.

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[4] Community Air Risk Evaluation Program, *Identifying Areas with Cumulative Impacts from Air Pollution in the San Francisco Bay Area*, March 2014, http://www.baaqmd.gov/community-health/community-health-protection-program/community-air-risk-evaluation-care-program

[5] Bay Area Air Quality Management District, *Planning Healthy Places: A Guidebook for Addressing Local Sources of Air Pollutants in Community Planning*, January 2016, http://www.baaqmd.gov/~/media/files/planning-and-research/planning-healthy-places/draft_planninghealthyplaces_marchworkshop-pdf.pdf?la=en

[6] Planning Healthy Places, https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=51c2d0bc59244013ad9d52b8c35cbf66

Figure AQ-1: Planning Healthy Places (East Bay Area)

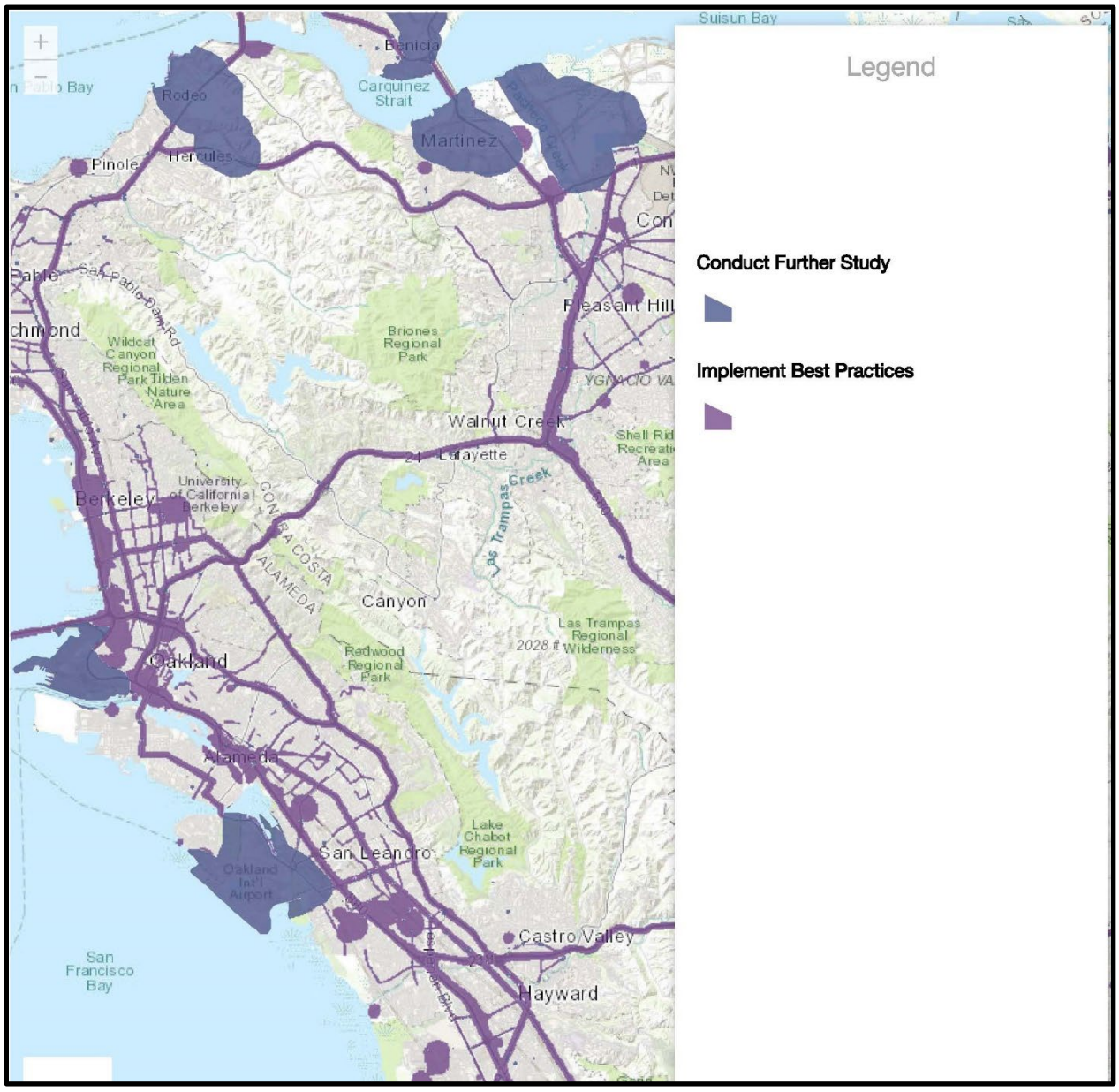
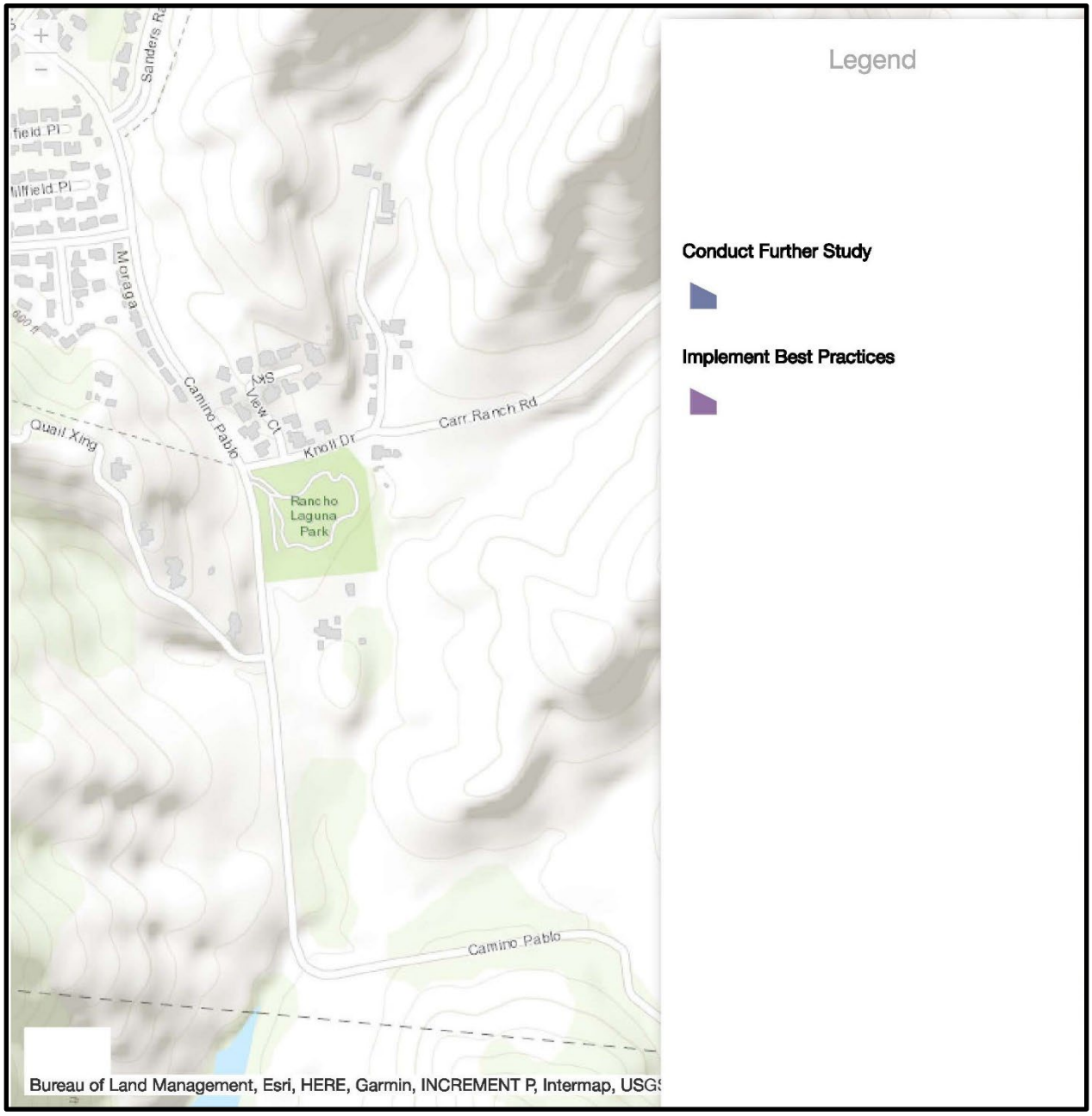


Figure AQ-2: Planning Healthy Places (Project Area)



Comment 2.i: The Draft IS/MND does not include critical analysis or mitigation of the substantial nuisance and other effects to existing sensitive receptors within the immediate project vicinity.

Response: See above response to comments 2.c/2.f/2.h/2.o.

Comment 2.j: The published IS/MND are inconsistent with current risk analysis standards/considerations for air, noise, odor, vibration, and visual impacts.

Response: Regarding the analysis of air quality impacts summarized in the Initial Study, it was conducted in accordance with the Bay Area Air Quality Management District's (BAAQMD's) *CEQA Air Quality Guidelines*, which recommend quantification of construction-related exhaust emissions and comparison of those emissions to significance thresholds. CalEEMod (California Emissions Estimator Model Version 2022.1) was used to quantify construction-related pollutant emissions (CAPCOA, 2022). As detailed in the *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report (*RCH Group, July 19, 2024), project construction would generate emissions of air pollutants, including fugitive dust and equipment exhaust emissions. Table AQ-1 of the Initial Study presents the results of the quantified modeling of the project's emissions and demonstrates that the levels of criteria air pollutant emissions would be far below the applicable significance thresholds.

Because the health risk assessment (HRA) summarized in Section 3-c of the Initial Study resulted in the need for Mitigation Measure AQ-2 and Mitigation Measure AQ-1 is a standard mitigation requirement for all construction projects in the San Francisco Bay Area, the beneficial effects of those mitigation requirements were incorporated into the construction emissions inventory reported in Table AQ-1 for the Mitigated Project. Mitigated carbon monoxide (CO) emissions are greater than the unmitigated CO emissions due to control technologies that are focused on reducing emissions of reactive organic gases (ROG), nitrogen oxides (NOx), particulate matter (PM_{10}, and $PM_{2.5}$), which have a reverse effect on CO emissions.

BAAQMD considers the relevant zone of influence for an assessment of air quality health impacts to be within 1,000 feet of a project site. The proposed project site is adjacent to residential areas to the south and east and open space to the north and west. Therefore, an HRA was prepared to analyze health impacts on existing residences from diesel offroad equipment and haul truck emissions (DPM) associated with the project construction activities. The HRA was conducted to determine the health impacts, in terms of excess cancer risk and non-cancer hazards, using the significance levels identified by the BAAQMD's *CEQA Air Quality Guidelines*. In accordance with the BAAQMD guidelines, the HRA also evaluated concentrations of $PM_{2.5}$ (fugitive dust and combustion exhaust). The HRA was prepared in accordance with the California Office of Environmental Health Hazard Assessment (OEHHA)'s *Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments* (OEHHA, 2015).

As shown in Table AQ-2 of the Initial Study, the maximum unmitigated cancer risk from project construction emissions for a residential child receptor would be 20.0 per million persons and for a

residential adult receptor would be 1.3 per million persons.[7] The maximum health impacts occur to the south of the project site, along Skyview Court. Thus, the unmitigated cancer risk due to construction activities is above the BAAQMD threshold of 10 per million and therefore would be potentially significant. However, as shown in IS Table AQ-3, with implementation of Mitigation Measure AQ-2, the maximum mitigated cancer risk from project construction emissions for a residential child receptor would be 3.1 per million persons and for a residential adult receptor would be 0.2 per million persons. Thus, the mitigated cancer risk due to construction activities would be below the BAAQMD threshold of 10 per million and therefore would be less than significant with mitigation, as reported in the Initial Study.

The analysis of potential odor impacts from project construction were not found to be significant, as discussed on pages 17-19 of the Initial Study, and no mitigation would be required or necessary. Similarly, the analysis of visual impacts of the project summarized on pages 7-8 of the Initial Study demonstrate that the project would not have significant aesthetic impacts pursuant to CEQA. The commenter does not provide any evidence to contradict these conclusions.

D. Biological Resources, Environmental Checklist Section 4

Comment 2.d: The project includes large dwellings and accessory dwelling units increasing impacts on the proposed lots, resulting in mass removal and relocation near "jurisdictional areas" which are a concern given the long-term and protected nature of this sensitive environmental area.

Response: The project plans depict Accessory Dwelling Units within eleven of the proposed thirteen single-family residences, however, these elements of the project are not included within the discretionary project presently under review. Under current State housing law, ADUs must be permitted ministerially by local planning jurisdictions, subject to objective building code standards, meaning they are not subject to environmental review pursuant to CEQA. Nonetheless, the IS/MND does factor the proposed ADUs into the environmental impact analysis of the proposed project. The analysis of potential impacts to jurisdictional waters summarized on pages 37-39 of the Initial Study was based on the current site plan and the proximity of the proposed development to potential jurisdictional waters. No significant impacts to wetlands or other jurisdictional waters were identified.

Comment 5.a: A California Endangered Species Act (CESA) Incidental Take Permit must be obtained from the California Department of Fish & Wildlife (CDFW) if the project will impact CESA listed species.

Response: It is acknowledged that an Incidental Take Permit (ITP) would be required if the project would result in the "take" of plant or animal species covered under the California Endangered Species Act (CESA), as well as CESA candidate species. However, the applicant has agreed to implement all

[7] This theoretical individual would be born on construction year 1 and subsequently be exposed to the full construction period. Individuals born after construction year 1 would be exposed to shorter construction duration and thus, result in a lower risk and health impacts.

applicable mitigation measures for potential impacts to sensitive species identified in this IS/MND, which are expected to prevent a "take" of protected species, thereby avoiding the need for obtaining an ITP. In the event that protected species are identified on the site during the pre-construction surveys required by the mitigation measures, those measures require consultation with CDFW and/or the U.S. Fish and Wildlife Service (USFWS), as appropriate, to develop and implement a mitigation plan that meets approval of the applicable regulatory agency (CDFW and/or USFWS). The applicant has acknowledged that in such cases, they could be required to obtain an ITP.

To further reduce the potential for any "take" of protected species, the County is adding Mitigation Measure Biological Resources 3-d. Refer to Text Changes to the Initial Study, starting on page 27, for the text of the expanded mitigation measure.

The additional measures will enhance the mitigation already identified for potentially significant impacts to Alameda whipsnake and other special-status species identified in the IS/MND. Consistent with Section 15074.1a of the *CEQA Guidelines*, the County may substitute the Biological Resources mitigation measures with other measures determined to be equivalent or more effective – provided that a public hearing is held on the matter and a finding is made that the new measures themselves do not result in new significant impacts. Thus, the substitution of biological resources mitigation measures does not require recirculation of the IS/MND in accordance with Section 15074.1(b)(1) of the *CEQA Guidelines*.

Comment 5.b: CESA-listed species including but not limited to Alameda whipsnake (*Masticophis lateralis euryxanthus*) may occur in the project area. Additionally, candidate species for listing under CESA, including western bumble bee (*Bombus occidentalis*) and burrowing owl (*Athene cunicularia*) may occur in the project area. Lastly, plants identified as rare or endangered by the California Fish and Game Commission may occur in the area, including but not limited to the following species ranked as 1B.2 by the California Native Plant Society: bent-flowered fiddleneck (Amsinkia lunaris), Mt. Diablo fairy-lantern (Calochortus pulchellus), and Diablo helianthella (Helianthella castanea)

Response: The Alameda whipsnake is identified as a State and federal Threatened species in the discussion of the whipsnake on pages 33-35 of the Initial Study, and Mitigation Measure Biological Resources 3, requires a pre-construction survey immediately prior to ground disturbance or removal of vegetation from the site in order to determine the presence or absence of this species on the project site. Additional mitigation is required if any whipsnakes are encountered, as discussed in Response to Comment 5.a. Furthermore, as discussed in more detail in Response to Comment 5.l, the applicant will be required to install wildlife exclusion fencing, to be approved and verified by a qualified wildlife biologist, prior to conducting the pre-construction survey. Thus, once the absence of the Alameda whipsnake from the project development area is confirmed by the biologist, the fencing will preclude any snakes from moving onto the site during project construction.

The bent-flowered fiddleneck, Mt. Diablo fairy-lantern, and Diablo helianthella are discussed as special-status plants on page 24 of the IS, and Mitigation Measure Biological Resources 1 requires pre-

construction surveys to determine their presence or absence from the project site, with additional mitigation required if they are encountered.

The burrowing owl is discussed on pages 27-28 of the IS/MND, but this species was determined to have low potential for occurring on the project site due to the lack of suitable nesting or refuge habitat.

The western bumble bee is discussed on pages 36-37 of the IS/MND and a potentially significant impact to the bee is identified. Measure Biological Resources 4 requires a pre-construction survey by a qualified biologist no more than 48 hours prior to any vegetation removal or ground disturbance on the site. In the event the western bumble bee is found on site during the survey, Measure Biological Resources 4 also requires implementation of additional mitigation to protect the bee, subject to approval by CDFW and/or USFWS.

Comment 5.c: CEQA requires a mandatory finding of significance if a project is likely to substantially impact threatened or endangered species. The lead agency cannot approve a project all impacts to the environment are avoided or mitigated to less-than-significant levels, or the lead agency makes and supports Findings of Overriding Consideration for impacts that remain significant.

Response: No potentially significant impacts have been identified in the IS/MND that could not be reduced to a less-than-significant level with the implementation of identified mitigation measures. Therefore, Findings of Overriding Consideration are not necessary in relation to this environmental review. Furthermore, CEQA does not allow a lead agency to make a Statement of Overriding Considerations for a project evaluated in a Mitigated Negative Declaration. However, the IS/MND for the proposed project does identify several potentially significant impacts to threatened or endangered species, as discussed in Response to Comment 5.b, and there is no evidence to suggest that implementation of the identified mitigation measures would not be sufficient to reduce the impact to less than significant levels.

Comment 5.d: Fully protected species, such as golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*) may not be taken or possessed at any time, and no licenses or permits may be issued for their take, expect under certain specified conditions.

Response: The golden eagle and white-tailed kite are identified as fully protected species in the discussions of these raptors on pages 26-27 of the IS/MND. Because no suitable nesting habitat was identified on the site for these species and because the majority of the foraging habitat present on the site would be preserved and there are substantial foraging areas adjacent to the site and in the surrounding area, the County concluded that the project would have a less-than-significant impact on these and other special-status bird species. However, the applicant would be required to comply with State law, wherein Fish and Game Code Sections 3503, 3503.5, and 3513 prohibit the taking, possession, or needless destruction of the nest or eggs of any bird, including raptors and migratory non-game birds, as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Section 703 *et seq*.). Regarding the need for an ITP, see Response to Comment 5.a.

Comment 5.e: CDFW has authority over actions that may result in the disturbance or destruction of active bird nest sites or the unauthorized take of birds.

Response: See above responses to comments 5.a and 5.d.

Comment 5.f: CDFW requires a Lake and Streambed Alteration (LSA) notification for project activities affecting rivers, lakes or streams and associated riparian habitat. Notification is also required for any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank (including associated riparian or wetland resources); or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, drainage ditches, washes, watercourses with a subsurface flow, and floodplains is generally subject to notification requirements.

Response: Pages 37-39 of the IS/MND discuss potential impacts to Waters of the U.S., which include wetlands, lakes, ponds, drainages, creeks, streams, and other traditionally navigable water bodies. Waters of the U.S. thus encompass the ephemeral streams, drainage ditches, and water courses on the site that could be subject to a Lake and Streambed Alteration Agreement. As stated in the IS/MND, the project would not involve any work in close proximity to the potential seasonal wetland and ephemeral drainage features on the site. On this basis, the County determined that the project would have a less-than-significant impact on wetlands and other waters of the U.S., and no mitigation was required. However, the discussion acknowledges that were any project work to encroach on these wetlands or water features, permits from the U.S. Army Corps of Engineers (Corps), San Francisco Bay Regional Water Quality Control Board (RWQCB), and/or the CDFW would be required.

Comment 5.g: Comment indicating that subsequent comments and recommendations within this letter are provided to assist in adequately identifying and/or mitigating the project's significant, potentially significant, direct and indirect impacts on biological resources. The comment concludes that a Mitigated Negative Declaration is appropriate for the project.

Response: This comment is noted but does not pertain to the adequacy of the IS/MND, therefore no response is necessary.

Comment 5.h: The draft IS/MND does not account for local wildfire abatement and defensible space requirements in its analysis of potential impacts to biological resources. Applicable Fire District requirements for the provision of defensible space may affect ephemeral drainage features on site. includes large dwellings and accessory dwelling units increasing impacts on the proposed lots, resulting in mass removal and relocation near "jurisdictional areas" which are a concern given the long-term and protected nature of this sensitive environmental area.

Response: The property owner has long relied on grazing of the property by cattle as the primary means of vegetation management on site in addition to regularly maintaining a 30-foot fire break along the perimeter of the property where it abuts the existing homes on Sky View Court, immediately south of

the project site, and along Camino Pablo to where it connects to a fire break maintained by the Sanders Ranch Homeowners Association (HOA) at the northern end of the project site. The fire break is mown once or twice a year, depending on the growth of weeds. The grasses and weeds are mown to a height of 3 inches or less to act as defensible space, in compliance with Moraga-Orinda Fire District regulations. The licensed weed abatement contractor who has performed this work for many years also performs weed-whacking between the sidewalk and the barbed-wire fence that excludes cattle, from Knoll Drive (at the south end of the Sky View Court development) to just past the V-ditch drain box near Tharp Drive, where it ties into the Sanders Ranch HOA property that extends along Sanders Ranch Road and Camino Pablo north of Tharp Drive. The project is conditioned as part of Mitigation Measure Public Services 1, to maintain 100 feet of defensible space (fire breaks) around each of the proposed homes, with more intense fuel reductions being utilized between 5 and 30 feet around the structures, and an ember-resistant zone being required within 5 feet of the structures, in compliance with Public Resources Code Section 4291.

Regarding potential impacts to biological resources associated with maintaining the defensible space described above, cattle grazing of the property has been ongoing for many decades and, as noted above, the fire break maintenance on the property has been occurring for many years. As such, these activities are considered by staff to represent existing conditions, not new project effects. The nearest ephemeral drainage feature is located approximately 77-feet distant from the northwestern corner of Lot 1, and over 100 feet distant from residential development on Lot 1. All other drainage features are located between 200 to 700 feet distant from the area of development on open space Parcel A. In response to this comment from CDFW, the consulting biologist Olberding Environmental Inc., (Olberding) notes that while cattle grazing will remain the primary means of vegetation removal on site, additional methods would likely be needed to supplement cattle grazing to maintain MOFD required fuel breaks. Olberding notes that a 30-foot buffer is required between residential development. Thus, fuel management activities on the adjoining residential lots would have no impact on this ephemeral drainage.

With regards to fuel maintenance activities within the undeveloped open space (identified on the VTM as “Parcel A”), Olberding advises that some methods for vegetation removal such as discing or mowing are more intrusive than others such as string trimming. Although Olberding did not characterize impacts resulting from these activities as potentially significant, they did recommend that vegetation within the channel be limited to string trimming to ensure that project impacts on wildlife are minimized. In the opinion of peer-reviewing biologists Monk & Associates, concurs with Olberding that ongoing cattle grazing for fire suppression in the drainage area and elsewhere would not be a new project effect. Additionally, Monk & Associates agree with the recommendation to implement only hand operated string trimming within this channel while the drainage is dry (which is almost always the case as the drainage only flows for short periods after large storm events) to avoid impacts to wildlife.

Based on the above, the fire suppression activities which will occur on site to comply with Moraga Orinda Fire District defensible space fuel management requirements would not result in new potentially significant project related impacts. However, based on the recommendation of the consulting and peer

review biologists, the project is conditioned to require vegetation removal within the ephemeral drainage channel to be performed via hand operated string trimming.

Comment 5.i: The IS/MND identifies two ephemeral drainages and two potential seasonal wetlands within the subject property but does not specify the distance between these features and the development area.

Response: The closest jurisdictional waters to the proposed development is the ephemeral drainage that's roughly 250 feet north of Tharp Drive and about 75 feet east of Camino Pablo. The closest residential lot would be Lot 1, which would be located more than 75 feet south of the drainage feature. Grading activities would not come closer than 37 feet to this drainage and development would be even further. The seasonal wetlands are considerably further from the proposed development area and would not be affected by the project.

King Canyon Creek is located approximately 370 feet south of the project site and no construction activities or new development would occur anywhere near the creek. Consequently, the project would have no effect on King Canyon Creek.

Comment 5.j: Moraga Orinda Fire District Wildfire Hazard Abatement requirements necessitate removal or cutting of grasses to a height of 3-inches or less, creating a vertical spacing of 6 feet between branches and foliage or ground, and removing all non-irrigated brush within 30-100 feet distance of any structure, while page 39 of the IS/MND concludes less than significant impacts because project activities would not occur within 50 feet of wetlands. Vegetation removal activities could result in potentially significant impacts if occurring near seasonal wetlands and must be evaluated as part of the project's CEQA review.

Response: Although grading activity would occur closer, as noted in the IS/MND, the nearest residential structure to the closest jurisdictional waters—i.e., the ephemeral drainage located slightly east of Camino Pablo and about 250 feet north of Tharp Drive—would be more than 170 feet away at its closest point. No construction work would encroach into the ephemeral drainage. Furthermore, the development area is downhill from the drainage, so there is no potential for erosion of sediment into the drainage from the development area, even though there will be strict erosion controls implemented throughout the construction site.

It is acknowledged that the project sponsor will be required to comply with applicable MOFD Exterior Wildfire Hazard Abatement Requirements. See Response to Comment 5.h for additional details. Individual homeowners will not be required to maintain defensible space that extends outside their properties. Compliance with the wildfire abatement requirements is not expected to result in adverse impacts to the habitat within the ephemeral drainage.

Comment 5.k: The draft IS/MND does not adequately analyze potential project impacts to riparian habitat and/or wetlands and should be revised and recirculated to disclose the distance between defensible space boundaries and riparian habitat or ephemeral drainages and evaluate all potential project-related impacts to these habitats including those resulting from wildfire abatement and defensible space maintenance. CDFW recommends a defensible space setback from these features be incorporated into the project design plans to reduce impacts to less than significant levels.

Response: For the reasons set forth in Response to Comment 5.h, above, compliance with the defensible space requirements will not result in adverse impacts to the nearby ephemeral drainage or to the other wetlands and drainages on the project property, most of which will be preserved in its existing state as open space. The IS/MND has already disclosed all of the project's potentially significant impacts and has identified mitigation measures to reduce all potentially significant impacts to a less-than-significant level. Consequently, there is no reason for the County to revise and recirculate the IS/MND.

Comment 5.l: Mitigation Measure **Biological Resources-3** is insufficient to reduce project-related impacts to Alameda whipsnake to less than significant levels. Additional mitigation measures are recommended to minimize the project potential to adversely impact this CESA-listed threatened species.

Response: All of the habitats on the project property have been mapped and are depicted on Figure BIO-1 in the IS/MND. As shown on the figure, the site does not support oak savanna, oak-bay woodland, mixed evergreen forest, riparian habitat, or rock outcrop features, though it is dominated by annual grassland. The IS/MND acknowledges that Alameda whipsnake (AWS) could be present on the project site due to its location within Critical Habitat (Unit 2) designated for the species by the U.S. Fish and Wildlife Service (USFWS). However, it is unlikely to occur due to the prolonged, intense grazing that has been occurring on the site for many decades. This activity keeps the height of the grasses and weeds very low and, as a consequence, the vegetation does not provide suitable protection and coverage from AWS predators, nor does it provide shade for critical temperature regulation.

Nonetheless, the IS/MND acknowledges that AWS may utilize the site for dispersal only and requires a preconstruction survey to be conducted by a qualified wildlife biologist no more than 48 hours before any vegetation removal or ground disturbance takes place. Appropriate exclusion fencing shall be installed pursuant to Mitigation Measure Biological Resources 3-b around the entire area of disturbance, with a suitable buffer, before the required preconstruction survey is conducted. In this way, a biologist will confirm that there are no Alameda whipsnakes within the project development footprint and the previously installed exclusion fencing will prevent any snakes, red-legged frogs, or other wildlife from encroaching onto the site. The foot of the exclusion fencing will be buried sufficiently deep to prevent wildlife from crawling or tunneling under the fence and the upper portion of the fence will be curved outward, such that any snakes or frogs attempting to scale the fence will fall off the fence once they become inverted, preventing their incursion onto the site.
To ensure implementation of the exclusion fencing, which will enhance the mitigation already identified for the potentially significant impact to AWS identified in the IS/MND, this is being added to Mitigation Measure Biological Resources 3. Consistent with Section 15074.1(b)(2) of the *CEQA*

Guidelines, this addition does not require recirculation of the IS/MND. It should also be noted that the applicant has agreed to place a deed restriction on the 16 acres set aside for open space, which will ensure that the majority of the project property will remain undeveloped in perpetuity.

Regarding the commenter's Recommendation 3, Mitigation Measure Biological Resources 3-a through 3-d, along with Mitigation Measures Biological Resources 2 and 5, are expected to reduce potential impacts to wildlife including nesting birds to a less-than-significant level.

Comment 5.m: Mitigation Measure **Biological Resources-4** is insufficient to reduce project-related impacts to western bumble bees to less than significant levels. Additional mitigation measures are recommended to minimize the project potential to adversely impact this CESA candidate species.

Response: A survey of the site prior to grading would identify whether any western bumble bees are present at that time and, were they to be encountered, the contingent requirements set forth in Mitigation Measure Biological Resources 4 would ensure that impacts to the bumble bee would be less than significant. Nonetheless, the County is willing to adopt the recommended revisions to Mitigation Measure Biological Resources 4 in order to enhance the effectiveness of the mitigation. For the reasons set forth in Response to Comment 5.k, these changes do not require recirculation of the IS/MND.

Comment 5.n: Mitigation measure Biological Resources 5 would not adequately reduce impacts to nesting birds to a less-than-significant level, as the proposed survey dates and radii would not adequately detect all nesting birds which may be impacted by Project activities. Following surveys, sufficient protective buffers and monitoring would also need to be implemented to fully avoid impacts to nesting birds.

Response: In the opinion of the consulting and peer review biologists having reviewed the Camino Pablo project, the mitigation measures included in the draft MND were sufficient to reduce impacts to nesting birds to less than significant levels. Nevertheless, the County has implemented the CDFW-recommended revision to Mitigation Measure Biological Resources-5 to enhance its effectiveness to the benefit of nesting birds.

Comment 5.o: The IS/MND indicates that there will be no impact to riparian habitat or other sensitive natural communities identified by CDFW. However, two ephemeral drainages are identified on the subject property and potential impacts to these drainages are analyzed in conjunction with analysis of impacts to two potential seasonal wetlands identified within the property. The comment advises that ephemeral drainages can support sensitive natural communities and should be treated as one if botanical surveys have not been performed to identify their absence.

Response: Although no special-status plants were identified in or adjacent to the ephemeral drainages during the biological survey of the site, the botanical surveys required by Mitigation Measure Biological Resources 1 will encompass the ephemeral drainage features on the site, so it is expected that any sensitive species or communities would be identified during these surveys. In the event such species or communities are identified during the surveys, Biological Resources 1 requires consultation

with CDFW and/or the USFWS, as appropriate, to develop an approved mitigation plan to ensure that potential impacts are less than significant, and the full implementation of the plan prior to the initiation of any construction activity. Regarding LSA Notification, pertaining to a Lake and Streambed Alteration Agreement, see Response to Comment 5.f.

Comment 5.p: Concluding remarks reiterating the CDFW recommendation that the IS/MND be revised to evaluate potentially significant impacts discussed in their above comments.

Response: As addressed more specifically in the preceding responses to the comments presented in Letter 5 by CDFW, mitigation requirements have been clarified and amplified in response to the comments by CDFW, but no new significant impacts have been identified. As discussed in Text Changes to the Initial Study at the end of this document, the changes set forth in that section do not result in a new, significant avoidable impact being identified and do not represent changes in the mitigation requirements that must be added in order to reduce an identified potentially significant impact to a less-than-significant level. The changes have been made in response to written comments on the draft IS/MND that are not required to reduce previously identified avoidable significant impacts. The changes merely clarify and amplify the discussion and analysis that was already circulated in the IS/MND. Accordingly, recirculation of the IS/MND pursuant to Section 15073.5 of the *CEQA Guidelines* prior to adoption by Contra Costa County is not required.

Comment 4.d: The EBMUD Low Effect East Bay HCP is adjacent to the project site. The project is not expected to affect this HCP, but it would be prudent to install a wildlife exclusion fence around the subject property to exclude HCP species from the site.

Response: As shall be required by Mitigation Measure Biological Resources 3-b, the applicant shall install a wildlife exclusion fence around the proposed development area, which will include a buffer around the grading footprint. The foot of the fencing will be buried, and the fence will curve outward to prevent species such as the California red-legged frog and Alameda whipsnake from climbing up the fence and into the project disturbance area.

Comment 4.e: Page 30 of the IS/MND states that the closest California Red-Legged Frog (CRLF) occurrence is 2.2 miles from the project site. There are known occurrences of CRLF within EBMUD Upper San Leandro Reservoir that may not show up in California Natural Diversity Database (CNDDB) database. The mitigation measures are considered protective of the species, but installation of wildlife exclusion fencing would be more protective.

Response: The project biologist was unaware of the CRLF occurrence referenced in the comment since it is not listed in the CNDDB. As requested in the comment, a wildlife exclusion fence will be erected around the project's area of disturbance prior to the initiation of construction. See Response to Comment 4.d for additional information.

Comment 4.f: Page 36 of the IS/MND states that the closest occurrence in the CNDDB for American Badger is 4.5 miles away. There have been confirmed sightings of American Badgers and their dens

about 3 miles east of the site on Rocky Ridge on the Upper San Leandro watershed. The biological measures described in the IS/MND are protective of the species.

Response: Similarly, the closer occurrence of an American badger was not reflected in CNDDB queries performed by the consulting biologist, so they were unaware of it. As noted in the comment, implementation of the biological mitigation measures identified in the IS/MND would be sufficient to ensure protection of any American badgers that could be present in the project vicinity.

E. Geology and Soils, Environmental Checklist Section 7

Comment 2.e: Despite changes in the scope of the project, the report incorrectly relies on outdated engineering or other studies prepared many years ago and which anticipated a different scope of work and defined conditions at that time.

Response: All of the geotechnical and other engineering studies that were previously prepared for the project were reviewed by the firms that prepared them, and they were updated or the engineers of record prepared memos confirming that the prior analysis was still valid. For example, ENGEO, which performed the geotechnical analysis, confirmed that their 2015 geotechnical investigation report prepared for a slightly different version of the project was still accurate and the conclusions and recommendations remain valid for the current iteration of the project. ENGEO has confirmed that the geological conditions at the site have not changed since their 2015 report; and will be re-analyzing slope conditions at the site during the completion of design-level studies and all grading work will be observed and supervised by a qualified on-site geotechnical engineer. The conclusions and recommendations contained within the 2015 geotechnical investigation and subsequent update letters were peer reviewed by the County's peer review geologist and no concerns consistent with this comment were raised.

Comment 2.m: The report identifies numerous landslides on the property as well as drainage features and does not address the depths of landslides on the property.

Response: The Initial Study does not omit critical discussion of the landslides on the property, as asserted in the comment. Figure GEO-1 shows the locations of prior landslides, and it is stated on page 50 that the landslides occur as relatively shallow slumps and earth flows that range in depth from about 5 to 15 feet. As reported in the Initial Study, the corrective grading plan displayed on Figure GEO-2 calls for over-excavation of all landslide debris and compressible colluvium, and ENGEO, the geotechnical engineer of record, has provided specific standards and criteria for the placement and compaction of engineered fill. The corrective grading plan also calls for excavation of keyways with subdrains at the base of backcut. The keyways would be excavated into firm, competent bedrock. The back filling of the keyway excavation is to consist of compacted, moisture conditioned fill.

Additional slope stability would come from limiting slopes with more than 8 feet in vertical height to a maximum inclination of 3:1 (horizontal: vertical), while 2:1 slope would be permitted on shorter slopes. The corrective grading plan also includes a 15-foot-wide debris bench extending along the uphill

side of the development area to intercept water and sediment and arrest potential erosional soil slides or sloughing originating on the upper slopes above the proposed development area.

Also, see response to Comment 2.e above.

Comment 2.n: The report does not consider the earthquake fault that has been clearly mapped to traverse the property, as documented by consulting geotechnical engineers associated with the project.

Response: The geotechnical engineering firm ENGEO excavated a 176-foot-long exploratory trench (Trench T-1) on the project site to an average depth of 9 feet in order to evaluate the southwest-dipping thrust fault mapped on the project site by R.C. Crane in 1988. The southeast wall of the trench was cleaned with hand tools and examined by ENGEO geologists. The exposure was logged at a horizontal and vertical scale of 1 inch to 5 feet. A level line was established in the trench and measurements were referenced to this line.

Bedrock of the Mulholland formation was encountered at both the northeast and southwest ends of the trench. In the central section of the trench, thick colluvial soil deposits were encountered and bedrock was not exposed. As indicated on the trench log, several soil strata were mapped and were observed to be continuous across the trench exposure. No shears, clay gouge, or other indications of faulting were observed in the trench exposure.

The services of a soil scientist, Dr. Glen Borchardt, were retained to evaluate the relative age of the colluvial soils exposed in the trench. Dr. Borchardt prepared a detailed log of the soil profile, performed laboratory testing and analysis of the soil stratigraphy. The report prepared by Dr. Borchardt indicates that the colluvial soils exposed in the trench represent deposition and soil development that has occurred over roughly the last 40,000 years. As noted in the Initial Study, to be considered active, a fault must rupture the ground surface during Holocene time (i.e. the last +11,700 years). Based on this finding, no evidence of active faulting was found in Trench T-1.

ENGEO also identified a southwest-dipping thrust fault mapped by James R. Wagner in 1978 and by R. W. Graymer *et al*. in 1994 that is roughly coincident with Camino Pablo and determined that this fault is also not considered active or potentially active.

The comment asserts that the Initial Study downplays the identification of the fault, calling it a "saddle/valley line" instead of its mapping as a geologic fault. However, there is no place in Section 7, on Geology and Soils, that refers to a saddle or valley line, and the preceding information was clearly presented in the Initial Study. Most importantly, based on their extensive experience and qualifications, ENGEO determined that the fault did not present a significant potential for fault rupture at the project site. The ENGEO findings were peer reviewed by the County's peer review geologist and no such concerns relating to active faults were raised.

The projects' compliance with the detailed mitigation requirements set forth in Section 7 of the IS/MND, including Mitigation Measures Geology 1, Geology 2, Geology 3, Geology 4, Geology 5, and Geology 6, will ensure that any seismic impacts at the project site would be less than significant.

Comment 4.c: Numerous landslides have been mapped on the subject property, some of which have been recently active. Upon submittal of an application to East Bay Municipal Utility District to establish water service to the site, they will need to provide landslide mitigation measures such that no landslide threat is posed to water main extensions serving the development.

Response: The proposed project includes implementation of a corrective grading plan designed by ENGEO, Inc., a firm having extensive experience in geotechnical design of public and private projects of great complexity in earthquake-prone regions in the U.S. and abroad. The corrective grading plan calls for over-excavation of all landslide debris and compressible colluvium both within the proposed development area and in the adjacent hillside slopes to the east and north, and the placement of compacted, moisture-conditioned, engineered fill with keyways and subdrains at the base of excavated areas. The keyways would be excavated into firm, competent bedrock. The engineered slopes would prevent future landslides that could adversely affect the homes and infrastructure, including water pipelines.

F. Hazards and Hazardous Materials, Environmental Checklist Section 9

Comment 1.a: The presence of a number of contaminants of concern (COCs) can be present on agricultural lands and should be considered when converting such lands for residential use. The lead agency shall identify the amounts of pesticides and organochlorine pesticides (OCPs), or other COCs historically used on the property and take appropriate actions to mitigate.

Response: The project property has been under the ownership and control of the current owner for over 100 years, and their use of the project site has been limited to grazing cattle. As such, there is no history of agricultural use involving the application of pesticides or other agricultural chemicals or smudge pots to the property. There is no evidence of, and no reason to suspect, any soil contamination on the property. As noted in the Initial Study, a recent review of regulatory databases maintained by County, State, and federal agencies—including the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control (DTSC)—found no documentation of hazardous materials violations or discharge on the site or within 1,000 feet of the site.

Comment 1.b: DTSC recommends that all imported soil and fill material be tested to assess any contaminants of concern to meet screening levels outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.

Response: As reported on page 3 of the Initial Study, grading would be balanced on the site, requiring no import or export of fill. Therefore, the soil testing recommended by the commenter would not be necessary.

Comment 6.g: The Town of Moraga provides a link to the Town's emergency operations plans and evacuation zones.

Response: The new access road for the proposed project would conform with California Fire Code regulations for adequate emergency access, including roadway width and cul-de-sac perimeter for turnarounds by fire trucks and other emergency vehicles. The project was previously evaluated for consistency with the Town of Moraga's *Emergency Operations Plan* and was also reviewed for consistency with the *Contra Costa County Emergency Operations Plan*, as well as the County's *Local Hazard Mitigation Plan*, during preparation of the current Initial Study, and no conflicts were identified.

As reported in the Initial Study, Hexagon Transportation Consultants performed an evacuation analysis for the project in the event of a wildfire event in the area. Hexagon reported that Camino Pablo along with Larch Avenue, a two-lane arterial street running parallel to and north of Camino Pablo, would be used in the event of an emergency requiring evacuation of neighborhoods in the project vicinity. There are an existing 1,215 homes within the evacuation area, which would generate 2,187 evacuation trips under existing conditions, assuming 100 percent of the traffic within the evacuation area would evacuate and a trip generation rate of 1.8 trips per household. Trips added by the project would increase this to 2,210 trips. Hexagon estimated an evacuation time under existing conditions of approximately 219 minutes, which would increase to about 221 minutes with the addition of project-generated traffic, an increase of less than 1 percent. This would not represent a significant impact. The comments do not take issue with the analysis presented within the IS/MND, nor do they assert new impacts that were not analyzed within the draft IS/MND or the need for additional mitigation measures.

H. Noise, Environmental Checklist Section 13

Comment 2.j/2.k: The project would result in unacceptable noise levels. The report and its appendices are inconsistent with current risk analysis standards/consideration with regard to noise.

Response: The comment does not indicate what noise standards or regulations the project would violate, but the Initial Study does not ignore any anticipated violation. The noise assessment conducted by Illingworth & Rodkin, Inc.—and upon which the County based the noise analysis presented in the Initial Study—explicitly discusses the relevant noise standards and regulations, including the State's *CEQA Guidelines*, the Contra Costa County General Plan, the Contra Costa County Municipal Code, and the Town of Moraga General Plan and Municipal Code. The noise assessment demonstrates that the project would not conflict with any applicable noise standard or regulation. It also indicates that the construction noise analysis was based on thresholds established by the Federal Transit Administration's *Transit Noise and Vibration Impact Assessment Manual.* The Initial Study acknowledges that project construction activities would cause temporary but significant noise impacts and identifies mitigation measures designed to reduce construction noise and render the impact less than significant.

The noise and vibration analysis prepared for the project consistent with industry standard methods, and the proposed project's noise and vibration impacts were found to be less-than-significant when compared to applicable regulatory criteria. Construction best management practices were developed to minimize noise levels and reduce the amount of time that residents in the project vicinity would be exposed to the highest construction noise levels. The intent of Mitigation Measure Noise 2 is to construct the units on the west and south boundaries of the site first to provide a noise barrier that would then reduce noise levels at the nearest receptors during the remainder of project construction activities. The construction best management practices were recommended in addition to the construction hours restrictions established by Contra Costa County.

Based on the above, the noise impacts described by the commenter have been adequately evaluated within the IS/MND. No additional mitigation measures are appropriate in response to this comment.

Comment 6.d: The Town of Moraga comments note that the Town's grading ordinance prohibits grading activities on weekends, Town of Moraga holidays, and outside the hours of eight a.m. to five p.m.

Response: The draft IS/MND includes Mitigation Measure Noise-1, which limits grading and construction activities during weekday hours identical to those identified in the Town comments. Similarly, construction and grading activities are prohibited on weekends and holidays pursuant to said mitigation measure. Thus, no conflict with Town of Moraga noise ordinance is expected to result from the project.

I. Transportation, Environmental Checklist Section 17

Comment 6.f: The Town of Moraga provide transportation comments relating to frontage improvements along Camino Pablo as well as the need for encroachment permits and hauling permits issued by the Town.

Response: The Town comments do not assert that the transportation analysis presented within the draft IS/MND was inadequate or failed to analyze transportation-related impacts. Therefore, no revisions or new mitigation measures are necessary in response to this comment. The comments have been implemented in project COA's to ensure appropriate consultation with the Town of Moraga relating to frontage improvements and other project activities affecting the Camino Pablo right-of-way.

J. Public Services, Environmental Checklist Section 15

Comment 6.e: The draft IS/MND does not address potential impacts on the Town of Moraga relating to police services provided by the Town of Moraga or the use of public parks maintained by the Town.

Response: As reported on page 74 of the Initial Study, the proposed addition of 13 single-family residences and 11 attached ADUs would increase the Moraga area population by approximately 65 persons, representing less than 0.4 percent of Moraga's population and a far smaller portion of the

County's population. There is no evidence to suggest that this minor increase in population would unduly burden either the Contra Costa County Sheriff's Office or the Moraga Police Department.

Similarly, based on the marginal population increase, the associated incremental increase in park visitation by only a portion of these residents (many residents do not visit parks, or do so only very occasionally) would not expectedly cause degradation to or require increased maintenance of local parks. There would be no physical adverse effect requiring mitigation by the project applicant.

K. Utilities and Service Systems, Environmental Checklist Section 19

Comment 3.a/4.a: The project will require annexation into the service district boundaries and spheres of influence for East Bay Municipal Utility District and Central Contra Costa Sanitary district to provide municipal water and sanitary sewer services to the project. The applicant is required to submit an application to the Local Agency Formation Commission (LAFCO) for review and approval of the proposed annexation.

Response: As noted on pages 84 and 85 of the Initial Study, the applicant intends to tie into the municipal water system of the East Bay Municipal Utility District (EBMUD) and into the municipal sewer system maintained by the Central Contra Costa Sanitary District (CCCSD). The discussion in the Initial Study acknowledges that connecting to these utility systems will require annexation and approval by these provider agencies and by LAFCO.

Comment 4.b: The EBMUD comments advise that if annexation is approved, separate meters will be required for each lot. Additional guidance is provided pertaining to design guidelines and refers the developer to EBMUD's new business office for service cost estimates and conditions.

Response: The civil plans for the project show it tying into an existing 16-inch-diameter water main at the intersection of Camino Pablo and Tharp Drive. It is acknowledged that the applicant will be responsible for constructing a water main to serve the proposed development, with separately metered lateral lines to provide water to each of the 13 homes. The comment does not address the adequacy of the IS/MND, and no further response is necessary.

Comment 4.g: EBMUD requests that the project be conditioned to require compliance with the California Model Water Efficient Landscape Ordinance.

Response: It is acknowledged that the applicant would be required to comply with the requirements of the Model Water Efficient Landscape Ordinance (MWELO). It is County policy, codified in Chapter 82-26 of the County Code, to require all new construction projects with an aggregate landscape area of 500 square feet or more requiring a building or landscape permit, plan check, or design review (among other covered projects) to comply with the County's Water Efficient Landscape Ordinance, which was adopted from the California Department of Water Resources' Model Water Efficient Landscape Ordinance. The proposed project would have more than 500 square feet of landscaping and thus is

subject to these requirements. The project includes a condition of approval requiring that the applicant submit a final landscaping plan which demonstrates conformance with MWELO as well as appliable County landscaping ordinances.

III. Staff-Initiated Text Changes

Based on the public comments received as well as internal review, the following text changes to the Initial Study are hereby made (deleted text shown as strikethrough text; added text shown as double-underlined text). It should be noted that these changes do not result in a new, significant avoidable impact being identified and do not represent changes in the mitigation requirements that must be added in order to reduce an identified potentially significant impact to a less than significant level. These changes are made in response to written comments on the circulated IS/MND that are not required to reduce previously identified avoidable significant impacts. The changes merely clarify and amplify the discussion and analysis that was already circulated in the IS/MND. Accordingly, recirculation of the IS/MND pursuant to Section 15073.5 of the *CEQA Guidelines* prior to adoption by Contra Costa County is not required.

Description of Project, MND Section 8

The following clarifying information is added to the project description, beneath the fourth paragraph on pg. 2 of the draft IS/MND.

The project would utilize existing sewer main and water line infrastructure located within the Camino Pablo right-of-way maintained by the Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District respectively. The project would be required to Local Agency Formation Commission (LAFCO) annexation into the CCCSD and EBMUD districts before service may be provided.

Environmental Checklist Section 2. Agricultural Resources

The mitigation measure presented in the second paragraph on page 11 has been revised as follows:

Agricultural Resources 1: *A ~~conservation easement~~ deed restriction shall be established over the 16-acre open space Parcel A of the Vesting Tentative Map, requiring its preservation in perpetuity as open space. This will substantially limit the extent to which future conversion of agricultural lands could occur in the vicinity by providing permanent protection of open space land that comprises roughly 65% of the project site.*

Environmental Checklist Section 3. Air Quality

The final paragraph on page 16, continuing to page 17, has been revised to correct typographical errors and to provide clarification, as follows:

For the construction phase of the project, it is expected that the maximum health impacts from the project would occur immediately south of the project, along Skyview Court, would result in a cancer risk of 20 per million for a residential child receptor (absent mitigation), where the threshold of significance is 10 per million. The project would not exceed any other thresholds of significance. ~~*Absent mitigation,*~~ ***As discussed in Environmental Checklist Section 3.b, absent mitigation the project could present an elevated risk to child receptors. Therefore, the applicant is required to implement mitigation measure Air Quality 1****.*
~~***elevated health risk to child receptors would be considered a potentially significant adverse environmental impact.***~~

Environmental Checklist Section 4. Biological Resources

The mitigation measure presented in the final paragraph of page 34 has been revised as follows:

Biological Resources 3-a: *Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey the project site for Alameda whipsnake to determine the presence or absence of this species. The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance. If any whipsnakes are identified, the biologist shall develop appropriate mitigation to protect the species and compensate for lost Alameda whipsnake habitat. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.*

Biological Resources 3-b: *Prior to the implementation of Mitigation Measure Biological Resources 3-a, the project applicant shall install appropriate exclusion fencing around the entire area of project disturbance, with a suitable buffer to be determined by a qualified wildlife biologist, to prevent any snakes or other wildlife from encroaching onto the site. The foot of the exclusion fencing shall be buried sufficiently deep to prevent wildlife from crawling or tunneling under the fence and the upper portion of the fence shall be curved outward, such that any snakes or other wildlife attempting to scale the fence will fall off the fence once they become inverted, preventing their incursion onto the site. The fencing shall be installed to the satisfaction of the wildlife biologist.*

Biological Resources 3-c: *The project sponsor shall require the construction contractor to implement the following protective measures during project construction:*

Open Trenches: Any open trenches, pits, or holes with a depth larger than one- foot shall be covered at the conclusion of work each day with a hard, non-heat-conductive material (i.e., plywood). No netting, canvas, or material capable of trapping or ensnaring wildlife shall be used to cover open trenches. If use of a hard cover is not feasible, multiple wildlife escape

ramps shall be installed, constructed of wood or installed as an earthen slope in each open trench, hole, or pit that is capable of allowing large (i.e., deer) and small (i.e., snakes and frogs) from escaping on their own accord. Prior to the initiation of construction each day and prior to the covering of the trench at the conclusion of work each day, a qualified biologist or on-site personnel shall inspect the open trench, pit, or hole for wildlife. If wildlife is discovered, it shall be allowed to leave on its own accord.

Open Pipes Restriction: All pipes, culverts, or similar structures that are stored vertically or horizontally at the construction site for one or more overnight periods shall be securely capped on both ends prior to storage and thoroughly inspected by a qualified biologist or on-site personnel for wildlife prior to utilization in construction of the project.

Fence and Signpost Restriction: Any fencing posts or signs installed temporarily or permanently throughout the course of the Project shall have the top three post holes covered or filled with screws or bolts to prevent the entrapment of wildlife, specifically birds of prey. The Qualified Biologist or on-site personnel shall be responsible for ensuring compliance with this measure throughout the course of the Project and shall inspect each post.

Biological Resources 3-d: *Onsite Worker Education Program. A qualified biologist shall administer a pre-construction training program for all employees, contractors, and personnel working at the project site prior to performing any project activities, to be hosted at the project site. The presentation shall include, at minimum, a discussion of sudden oak death prevention, critical root zone protection, the biology of the habitats and species identified in this IS.MND and those with potential to be present at the project site, which shall include a walkthrough. The Qualified Biologist shall also include, as part of the education program, information about the distribution and habitat needs of any species that may be potentially present, legal protections for those species, penalties for violations, and project-specific protective measures identified in the biological mitigation measures required by this IS/MND. Interpretation shall be provided for non-English speaking employees, contractors, or personnel otherwise working on the project site, prior to their performing any work at the project site.*

Environmental Checklist Section 4. Biological Resources

The mitigation measure presented in the 2nd and 3rd paragraphs of page 37 has been revised as follows:

Biological Resources 4: *Implementation of the below mitigation measure would reduce construction period impacts on the Western bumblebee to a less than significant level.*

Prior to commencement of ground-disturbing activities ~~disturbance or vegetation removal from the project site~~, a qualified wildlife biologist shall perform a habitat assessment of the project site and surrounding landscape to identify and map suitable nesting, foraging, and overwintering habitat for the Western bumble bee. If suitable habitat is identified, a qualified wildlife biologist shall perform focused preconstruction surveys of the project site for Western bumblebee to

determine the presence ~~or absence~~ of this species. ~~The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance.~~ To maximize probability of detection, a minimum of three focused surveys shall be conducted during the colony active period (i.e., April through September) and when floral resources are in peak bloom. If any Western bumblebee are identified or if surveys are not conducted and presence is presumed, the biologist shall develop appropriate mitigation to protect the species and compensate for potential habitat loss. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

If suitable nesting, foraging, or overwintering habitat is identified within the project site during the habitat assessment, a biological monitor with experience conducting surveys for special-status bumble bee species shall be present onsite during vegetation removal and/or ground-disturbing activities that take place during any of the "Queen and Gyne Flight Period and Colony Active Period" (February through October).

Environmental Checklist Section 4. Biological Resources

The mitigation measure presented on pages 40-41 has been revised as follows:

Biological Resources 5: *If project grading or construction is scheduled to take place between February 1 and September 15 ~~August 31~~, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 250 ~~200~~ feet of the construction zone for ~~passerines and within 500 feet for~~ non-raptors and 1,000 feet for raptors. The survey shall be performed no more than 14 days prior to the commencement of construction activities, and a second focused survey shall be conducted within 48 hours prior to construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If a lapse of project-related activities of seven days or longer occurs, another focused survey shall be conducted before project activities can be initiated. Copies of the preconstruction survey(s) shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife.*

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. ~~If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction activities for passerine birds, and a minimum of 200 feet for raptors. The~~ A protective buffer shall be established by a qualified biologist, with the distance to be determined by a competent biologist based on the site conditions—such as whether the nest is in a line of sight of the construction—

and the sensitivity of the birds nesting. Typical protective buffers are as follows: 1) 1,000 feet for large raptors such as buteos, 2) 500 feet for smaller raptors such as accipiters, and 3) 250 feet for passerines. No project personnel or equipment shall be allowed to enter the protective buffer until the qualified biologist determines that the young have fully fledged and will no longer be adversely affected by the project.

A qualified biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the ~~The~~ nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Environmental Checklist Section 4. Biological Resources

The third paragraph on page 39 has been revised as follows:

While any project-related construction activity in or adjacent to these features would require jurisdictional delineation and permitting by the Corps, which would be subject to mitigation requirements, the project as proposed would not intrude into any of these wetlands/waters or come ~~closer than 50 feet~~ in close proximity to them. Accordingly, the project impacts on wetlands or other waters of the U.S would be less than significant.

ATTACHMENT A

RECEIVED on 12/6/2024 CDSD23-09646
By Contra Costa County
Department of Conservation and Development

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

December 6, 2024

Adrian Veliz
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RE: MITIGATED NEGATIVE DECLARATION FOR THE CAMINO PABLO SINGLE-FAMILY RESIDENTIAL SUBDIVISION, REZONE, GENERAL PLAN AMENDMENT, AND DEVELOPMENT PLAN DATED NOVEMBER 26, 2024, STATE CLEARINGHOUSE NUMBER 2024110934

Dear Adrian Veliz,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan (project). The proposed project includes Major Subdivision application CDSD23-09646. Rezone application CDRZ23-03270, General Plan Amendment application CDGP21-00004, and Development Plan application CDDP23-03012, to allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. The remaining northern 16.0 acres of the site would remain as agricultural open space. The project site is a legal lot in the AL Agricultural Lands, General Plan land use designation. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet HHRA NOTE NUMBER 3, DTSC-SLs approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
   Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

1.a

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

1.b

DTSC appreciates the opportunity to comment on the MND for the Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any

questions or would like clarification on DTSC's comments, please respond to this letter or via email for additional guidance.

Sincerely,



Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

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RECEIVED on 12/11/2024 CDSD23-09646
By Contra Costa County
Department of Conservation and Development

To: Contra Costa County; Dept of Conservation and Development

Attn: Adrian Veliz; 30 Muir Road; Martinez, CA 94553

adrian.veliz@dcd.cccounty.us

From: Philip T Tringale, Homeowner 2175 Sky View Court Moraga (unincorporated Contra Costa County)
pt.tringale@gmail.com

Date: December 11, 2024

Subject: Public Comments to Proposed Mitigated Negative Declaration for Camino Pablo Subdivision Rezone, General Plan Amendment; Assessor's Parcel Number 258-290-029

Dear Ms. Veliz,

2.a

My name is Philip Tringale, and I have owned the home at 2175 Sky View Court in Moraga with my wife since the home was built in 1998. We currently live in Lafayette and intend to have one of our family members reoccupy the Moraga home that is currently leased to a family with children.

I am a Senior Consultant with a major international engineering firm. I have a PhD in Civil Engineering and a Master in Engineering from UC Berkeley as well as a second Master of Civil Engineering Degree focusing on Engineering Geology and a Bachelor Degree in Civil Engineering. During my extensive career practicing throughout the Bay Area and the United States, I have also testified in State and Federal Court as a designated expert on engineering and environmental matters. I am registered professional engineer in the State of California. For this public response, I am commenting as a private citizen and not yet on behalf of any firm or a specific client or group.

As shown on numerous site plans for the proposed development, the property boundary of our home and others on Sky View Court form the southern boundary of the proposed major construction zone. The applicant's planned massive excavation, steep cuts, ridgeline altering, excessive filling, and prolonged site preparation activities clearly result in establishing that area of Sky View Court and its residents as one of, if not the most, highly sensitive receptor areas for this proposed project. Residents on Camino Pablo adjacent to and in the vicinity of the proposed construction site likewise would clearly be classified as sensitive receptors. Numerous other residents throughout Moraga also would be directly and adversely affected by the proposed development as clearly demonstrated when this plan was initially proposed several years ago.

I received the 21 November 2024 NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION for the subject project. Based on my review of the mitigated negative declaration and several technical and other reports prepared for this proposed project, I have several initial comments and opinions as follows:

2.b

1. The proposed project, presented multiple times over the past several years, has been consistently and strongly opposed by unincorporated Contra Costa County residents in the Knoll and Sky View Sphere of Influence, by numerous nearby Town of Moraga residents, and by many others throughout the area; numerous private and public meetings were held with the applicant, with the Carr Ranch parcel owners, with residents in the affected unincorporated portion of Contra Costa County, and with the Town of Moraga; numerous significant flaws with the proposed development were identified with no or limited meaningful response from the applicant or any regulatory, governmental or administrative body; relevant documents are available as examples of opposition positions at that time; many of those opposed are only now being informed of current actions with limited time available over this holiday season to fully respond (November 26, 2024 – Dec 26, 2024);

2. Given the extended period of time since any meaningful correspondence has occurred, many constituents believed that the County, Town of Moraga, the developer, and the Carr Ranch parcel owners dropped plans to further consider the proposal to develop the property; however, it is apparent that this is not the case; it is also apparent that the developer has now re-instituted the process to develop the Carr Ranch parcel without attempting to legally and fully address the many significant adverse consequences to adjacent residents as well as those in the affected vicinity; several of the prior technical reports clearly identified high risk concerns which apparently have been purposely omitted in the current report; it also appears that the county has now had to proceed down this unfortunate path using precious limited resources despite knowing its residents and nearby constituents' strong opposition and valid objections;

3. Specifically, regarding the most recent Proposed Mitigated Negative Declaration, there are clearly numerous and substantial deficiencies, errors, omissions, and incomplete areas of study that are readily apparent throughout the document and its appendices such as:

2.c

a. The revised project is documented to be large in scope and includes language concluding there are anticipated adverse impacts to sensitive receptors; the most recent and prior documents reflect improperly conducted analyses that specifically exclude highly sensitive receptors; the current report with purpose downplays or did not include the identification of high risk-high sensitivity receptors or address the damages and harm that would result from this project;

2.d

b. The revised plan now includes not only large dwellings but also includes additional accessory dwelling units further increasing impacts on the proposed lots; these dwellings and resulting mass removal and relocation near "jurisdictional areas" are also a concern given the long-term and protected nature of this sensitive environmental area;

2.e

c. Despite changes in the scope of the overall and individual lot developments from the original plan, the report incorrectly relies on outdated engineering and other studies prepared many years ago anticipating the original scope and defined conditions at that time;

2.f

d. The reports (more detail and risk concerns are given in the technical reports included in prior submittals) clearly state that the greatest impacts will be to existing sensitive receptors in nearby/adjacent residences; details regarding those impacts are explicitly EXCLUDED from the report with a baseless excuse that there are only a "few", and the applicant does not even attempt to specifically identify or quantify the number or classification of those sensitive receptors; to imply that "other than nearby residences, there are no sensitive receptors in the immediate vicinity" is technically indefensible and negligent with a deliberate consequence of inappropriately being self-serving to the applicant as well as being clearly detrimental to the nearby residents;

2.g

e. The report documents a significant adverse air quality impact especially to those very close to the massive earth moving and construction operations given the prolonged major site grading and preparation and the movement of roughly 59,000 cubic yards of soil over a period of years;

2.h

f. The report reflects the fact that there will be health impacts to sensitive receptors near the proposed development including significant increase in cancer risk to sensitive receptors along the Sky View boundary, yet it provides no information on the cumulative health effects to the highly sensitive receptors; the applicant does not identify, mitigate, or reasonably acknowledge the absolute liability associated with causing adverse cumulative health and other impacts to existing residents that will result from the massive earth work and construction project as proposed; there are children who would be clearly harmed;

2.i

g. The report does not include an essential critical analysis or mitigation of the substantial nuisance and other effects to existing sensitive receptors within the immediate zone directly impacted by the massive and prolonged excavation, filling, and construction operations;

2.j

h. The report and its appendices clearly are inconsistent with current risk analysis standards/considerations, especially with regard to AIR, NOISE, ODOR, VIBRATION, AND VISUAL IMPACTS, all of which are clearly shown to result in adverse impacts, especially to the existing residents at most risk yet blatantly excluded from the analyses; to present a "mitigation" of first building homes next to Sky View for over a year to alleviate longer term noise and other damaging impacts is negligent in the least and indefensible;

2.k

i. The unacceptable effects predicted from noise are documented to be expected and to be in violation, yet the applicant ignores any anticipated violation and still proposes to proceed even with inducing the considerable noise level that is planned; and the effect of light from the project is significant resulting from an increase on the project site and the detrimental blocking of light by the proposed homes onto Sky View Court homes where they will be "shadowed" by the proposed development.

2.l

j. The applicant attempts to depict the existing and post-development visual impacts along Camino Pablo but IGNORES THE CRITICAL AND UNACCEPTABLE VISUAL IMPACT ALONG THE EAST SIDE OF THE PROPOSED DEVELOPMENT where steep cuts and elevated fill severely

alter the natural landscape and identified ridgelines in this special Hillside Area; instead the report includes only a portion of the public visual impact and does not include private residence impact along the eastern border because of the obvious unacceptable impact to existing residences; the report documents the impact to those private homes will be substantial and acknowledges “shadows” in plans from the ill-fated development;

2.m

k. The report identifies numerous landslides on the property as well as specially-protected drainage features and does not address the unknown depths of landslides on the property, which is a critical omission;

2.n

l. The report does not consider the EARTHQUAKE FAULT that has been clearly mapped to transverse the property as documented by one of the applicant’s previous consultants; instead, subsequent documents are contradictory and vaguely propose to deal with the presence of a fault if evidence of faulting arises during construction, which appears technically indefensible; to downplay the identification of the fault, the applicant is now calling it a “saddle/valley line” instead of its mapping as a geologic fault;

2.o

m. The overall conclusion to the report stating there are no significant adverse impacts is not only misleading, but also technically incorrect and appears to intentionally misinform the reader given the apparent deliberate exclusion of many critical and necessary components. When sensitive receptors are not included in the analyses resulting in a clear and unwarranted benefit to the applicant in the approval process, the analyses cannot be valid or defensible and result in the appearance of negligent or unethical intent; upon review, it appears that the substantial health, nuisance, and other adverse impacts to sensitive receptors have been specifically excluded in all the analyses to misinform and sway the reader to the wrong conclusion.

It is clear that the current report has been crafted to specifically omit prior language identifying the true nature and level of risks to county residents, especially along the proposed project boundary along home sites. Careful evaluation of all the documents associated with this proposed project leads to the conclusion that it absolutely will have a significant effect on the environment and public health. This proposal is not a “less than significant impact” endeavor. The impacts are real, and they are significant even with the deficient mitigations proposed.

The proposed mass excavation, ridgeline altering, filling, and development project appears dependent on the approval by the county and others. As all those opposed to this flawed proposed development now prepare to regroup and finalize its unified and justified actions to prevent undue harm, I conclude with the statement that this plan as presented REFLECTS SUBSTANTIAL ADVERSE IMPACTS TO HUMAN HEALTH AND THE ENVIRONMENT. Any consideration of Adopting the Proposed Mitigated Negative Declaration is not technically defensible and cannot be justified especially given that the document is based on omissions and incomplete and inaccurate assumptions and analyses.

Please know that there will be substantial and continued opposition to this proposed development. This effort will likely involve significant technical expertise in engineering, geology, earth sciences and quantitative risk assessment, as well as any required administrative, medical and legal opposition considered necessary to protect the Human Health of those potentially impacted and the environment.

I trust that the county and others will dutifully represent its constituents, will concur with the findings presented herein as well as other consistent findings, and will reject the applicant's proposal to pursue development in this highly sensitive and environmentally special area.

If you have any questions, need any additional information, or would like to discuss any element of this current or any previous correspondence, please contact me at the email address below.

Thank you for your consideration,

Philip Tringale, Ph.D., P.E.

pt.tringale@gmail.com

From: Lou Ann Texeira
To: Adrian Veliz
Subject: CDSD23-09646 (REVISED TO EXTEND PUBLIC COMMENT PERIOD)
Date: Monday, December 16, 2024 4:54:19 PM

Hi Adrian,

Hope all is well.

3.a *Will this project need municipal sewer and/or water services?* If so, they will need to apply to LAFCO for the boundary changes.



Lou Ann Texeira, Executive Officer
Contra Costa LAFCO
40 Muir Road, 1st Floor
Martinez, CA 94553
925-313-7133
LouAnn.Texeira@lafco.cccounty.us

EAST BAY
MUNICIPAL UTILITY DISTRICT

RECEIVED on 12/20/2024 CDSD23-09646
By Contra Costa County
Department of Conservation and Development

December 17, 2024

Adrian Veliz, Senior Planner
Contra Costa County Department of Conservation & Development
30 Muir Road
Martinez, CA 94553

Re: Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration for Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment and Development Plan, Moraga

Dear Mr. Veliz:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Initial Study/Mitigated Negative Declaration (IS/MND) for the Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment and Development located in the Town of Moraga (Town). EBMUD has the following comments.

WATER SERVICE

4.a The proposed development is located outside EBMUD's current service area and would need to be annexed into EBMUD's current service area before receiving water service from EBMUD. Please note that EBMUD will not deliver water to any annexed property until a formal approval is issued by the U.S. Bureau of Reclamation. A description of the requirements pertaining to annexation is enclosed (Attachment A). The project sponsor should contact the Contra Costa County Local Agency Formation Commission (LAFCO) to apply for annexation.

4.b If annexation is approved, EBMUD's Bryant Pressure Zone, with a service elevation range between 450 and 650 feet, will serve the proposed development. Once the property is subdivided, separate meters for each lot will be required. A main extension, at the project sponsor's expense, will be required to serve the proposed development. Please see the attached EBMUD documents for California (Waterworks Standards) Code of Regulations, Title 22, Section 64572 (Water Main Separation) and EBMUD requirements for placement of water mains (Attachment B). When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the proposed development. Engineering and installation of water mains and services require substantial lead time, which should be provided for in the project sponsor's development schedule. For water mains to be installed in private roads or private property, the project sponsor should work with EBMUD's New Business Office to create the proper rights-of-way or easements.

Recycled Paper

GEOLOGY

4.c In the Geology and Soils section of the IS/MND, it states that numerous landslides have been mapped throughout the development area with some that have been recently active. When the project sponsor applies for water service, they will need to provide EBMUD with any proposed landslide mitigation measures for the development so that no landslide impact hazard is posed to proposed water main extensions that will serve the development.

BIOLOGY

4.d On page 41 of the IS/MND, the document states that there is only one adopted Habitat Conservation Plan (HCP) in Contra Costa County, the East Contra Costa HCP. It should be noted that the EBMUD Low Effect East Bay HCP was approved in 2008 and covers EBMUD's East Bay watershed lands, including Upper San Leandro watershed which is adjacent to the project site. The EBMUD watershed is immediately adjacent to the project site to the east. The proposed project should not affect EBMUD's HCP. However, it would be prudent to install a wildlife exclusion fence around the project site to exclude any HCP species, such as California red-legged frog and Alameda whipsnake from entering the project site from EBMUD's adjacent watershed lands

4.e On page 30 of the IS/MND, the document states that the closest California Red-Legged Frog (CRLF) occurrence is 2.2 miles from the site. There are known CRLF occurrences closer than 2.2 miles on the EBMUD Upper San Leandro Reservoir watershed that may not show up in the California Natural Diversity Database (CNDDB). The biological measures described in the IS/MND are protective of the species. However, a wildlife exclusion fence would be more protective of CRLF by keeping them from moving through the project site from the adjacent EBMUD watershed lands.

4.f On page 36 of the IS/MND, the document states that the closest occurrence in the CNDDB for American Badger is 4.5 miles away. There has been confirmed sightings of badgers and their dens about 3 miles east of the site on Rocky Ridge on the EBMUD Upper San Leandro Reservoir watershed. The biological measures described in the IS/MND are protective of the species.

WATER CONSERVATION

4.g The project presents an opportunity to incorporate water conservation measures. EBMUD requests that Contra Costa County include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

If you have any questions concerning this response, please contact Sandra Mulhauser, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-7032.

Sincerely,

David J. Rehnstrom
Manager of Water Distribution Planning

DJR:WTJ:djr
wdpd24_229 Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment and Development Plan.doc

Attachments: A. Annexation to EBMUD Current Service Area Requirements
B. Main Extension Criteria

cc: Benoit McVeigh
Dk Engineering
1931 San Miguel Drive
Walnut Creek, CA 94596

ANNEXATION TO EBMUD CURRENT SERVICE AREA REQUIREMENTS

Changes to EBMUD's water supply commitments, such as supplying water to lands outside EBMUD's existing customer service area, require EBMUD to seek and obtain approval from the U.S. Bureau of Reclamation (USBR), with whom EBMUD has a contract for supplemental water supply in dry years. To support its approval of any expansion of EBMUD's customer service area, USBR requires environmental documentation that extends beyond what is typically needed to meet the CEQA requirements. This documentation is required to satisfy federal environmental laws including the National Environmental Protection Act (NEPA), the Endangered Species Act (ESA), and Section 106 of the National Historic Preservation Act (NHPA). EBMUD will require any developer requesting annexation to provide such documentation, which EBMUD will use to support its request for USBR's consent to the provision of water service to the annexed area. In evaluating the adequacy of this environmental documentation, USBR typically consults with other federal agencies, including the U.S. Fish and Wildlife Service. In situations where the U.S. Army Corps of Engineers (Corps), in fulfilling its obligations for issuing permits and documenting environmental impacts under the Clean Water Act, ESA, NEPA and other federal environmental laws, USBR has indicated to EBMUD that it would prefer that the Corps complete all of its requirements under these laws, after which USBR would augment the documentation only as necessary to fulfill its own requirements to support the expansion of EBMUD's customer service area.

Since documentation that fulfills CEQA requirements is generally also sufficient to meet the majority of NEPA requirements, it is advisable when undertaking work to satisfy CEQA to also be cognizant of the parallel NEPA requirements as well as those NEPA requirements that go beyond CEQA requirements. Early discussions with EBMUD in this regard are highly recommended.

Because the NHPA Section 106 requirements are generally less well understood than other environmental requirements under USBR's purview, guidelines have been issued for conducting studies and preparing documentation to address these requirements. In particular, USBR requires a stand-alone report addressing Section 106 requirements. EBMUD will review the developers' Section 106 report and submit it for USBR's approval. Once satisfied with the Section 106 report, USBR may forward it to the State Historic Preservation Officer for approval.

It is important to note that EBMUD's Central Valley Project water supply contract requires payment of USBR's costs incurred to review the relevant documentation supporting any annexation request and to fulfill its own documentation responsibilities under the applicable federal laws. EBMUD requires the developer of any proposed annexation to reimburse EBMUD for these costs. Once a developer approaches EBMUD for annexation approval, EBMUD will require the developer to enter into an agreement (or separate agreements, if necessary) to advance sufficient funds for any related studies or work, including CEQA documentation, if necessary, as well as the USBR costs that will be charged to EBMUD.

Charges and agreements related to the installation of water delivery facilities and connections are subject to EBMUD's Regulations Governing Water Service to Customers of EBMUD.

EAST BAY MUNICIPAL UTILITY DISTRICT

Applicant Pipeline Design Criteria

EBMUD values applicant pipeline projects and is committed to providing a thorough and efficient design. To ensure an efficient design process and to avoid significant delays the design criteria below should be adhered to when submitting improvement plans.

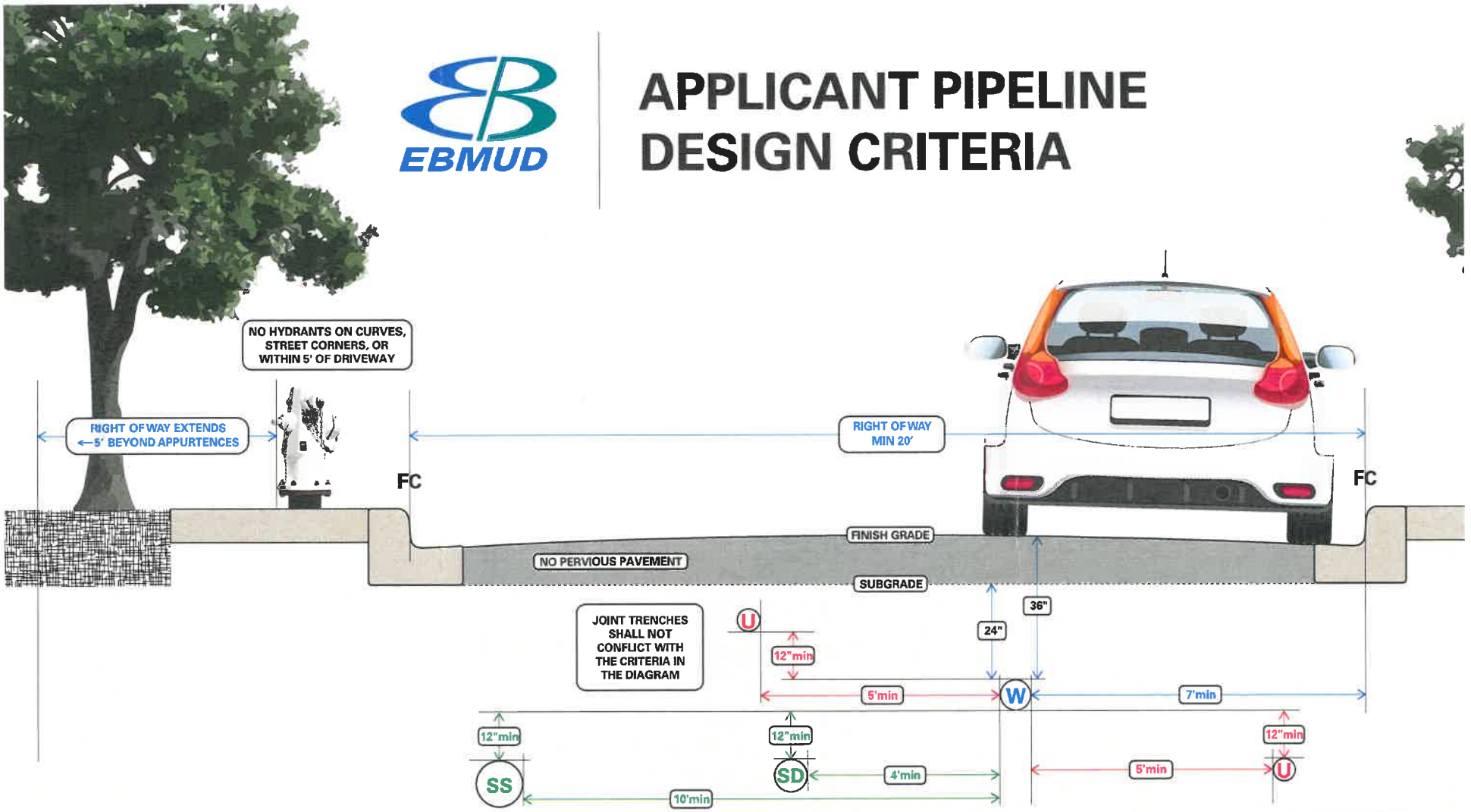
Design Criteria

- Water mains shall be seven (7) feet from face of curb.
- Water mains shall maintain a minimum one (1) foot vertical and five (5) foot horizontal clearance from other utilities.
- Gas mains shall meet the one (1) foot vertical separation requirement by installing the gas main below the water main only.
- Water mains shall maintain a minimum ten (10) foot horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any sewer main. Title 22 CCR
- Water mains shall maintain a minimum four (4) feet horizontal clearance (O.D. to O.D.) and be located a minimum one (1) foot above any storm drain. Title 22 CCR
- Water mains shall have a 36-inch cover to final grade and 24-inch cover to pavement subgrade.
- Joint trenches that are in conflict with the criteria above may delay the project. Submit to EBMUD final joint trench plans (no intent plans) which include the size of the joint trench and the utilities located inside.
- Water mains shall not be installed under pervious pavement.
- Water mains installed under decorative pavement, pavers, or stamped concrete will require an additional paving agreement.
- Hydrants shall not be located on curved sections of street, street corners, or within five feet of a driveway.
- Right of ways for 6-inch and 8-inch water mains shall be a minimum of 20 feet wide and extend five (5) feet past the water main centerline.
- Right of ways for 12-inch to 24-inch water mains shall be a minimum of 20 feet wide and extend eight (8) feet past the water main centerline.

Please contact the New Business Office representative assigned to your project if there are any questions regarding the requirements listed above. Meeting this criteria will enable the most efficient design possible.

EBMUD

APPLICANT PIPELINE DESIGN CRITERIA



W = WATER
24" cover to subgrade
36" cover to final grade
7' inset from face of curb

U = UTILITY
min 12" vertical clearance
min 5' horizontal clearance

SS = SANITARY SEWER
min 12" below water
min 10' horizontal clearance

SD = STORM DRAIN
min 12" below water
min 4' horizontal clearance

FC= FACE OF CURB

Docusign Envelope ID: B6E1F34D-9B09-492C-ABF0-06EF3B49927F

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

RECEIVED ***on 12/21/2024*** ***CDSD23-09646***
By Contra Costa County
Department of Conservation and Development

December 23, 2024

Adrian Veliz, Senior Planner
Contra Costa County Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Adrian.Veliz@dcd.cccounty.us

Subject: Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan, Initial Study/Mitigated Negative Declaration, SCH No. 2024110934, Contra Costa County

Dear Mr. Veliz:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) from Contra Costa County for the Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's Lake and Streambed Alteration (LSA) regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Benoit McVeigh

Objective: The objective of the Project is to develop 7.9 acres of a 23.9-acre property into a residential subdivision consisting of 13 single-family homes with attached accessory dwelling units incorporated into 11 of the residences. The remaining 16.0 acres will remain as open space. Primary Project activities include on-site grading; construction of residences; installation of stormwater bioretention basins and an on-site storm drain system which will discharge to an existing storm drain system; construction of a new access road; and widening of two existing roadways.

Location: The Project site is located in the Town of Moraga, CA in Contra Costa County, immediately east of the Tharp Avenue and Camino Pablo intersection. The Project coordinates are Latitude [37.813056], Longitude [-122.115556].

Timeframe: The applicant expects Project construction to span a total of 32 months, including 14 months for grading, infrastructure installation, and building pads, and 18 months for homes construction.

REGULATORY AUTHORITY

California Endangered Species Act

5.a

A CESA Incidental Take Permit (ITP) must be obtained from CDFW if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. Under CESA, "take" means "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." (Fish & G. Code, § 86.) CDFW's issuance of an ITP is subject to CEQA and to facilitate permit issuance, any project modifications and mitigation measures must be incorporated into the CEQA document analysis, discussion, and mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA permit.

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5.b CESA-listed species identified that may occur within the Project area include, but are not limited to, Alameda whipsnake (*Masticophis lateralis euryxanthus*).

Candidate species for listing under CESA are afforded the same legal protections as CESA-listed species while under review (Fish and Game Code § 2608). Candidate species which may occur within the Project area include western bumble bee (*Bombus occidentalis*) and burrowing owl (*Athene cunicularia*).

Plants identified as rare or endangered by the California Fish and Game Commission identified that may occur within the Project area include, but are not limited to, the following species ranked as 1B.2 by the California Native Plant Society: bent-flowered fiddleneck (*Amsinkia lunaris*), Mt. Diablo fairy-lantern (*Calochortus pulchellus*), and Diablo helianthella (*Helianthella castanea*).

5.c CEQA requires a mandatory finding of significance if a project is likely to substantially impact threatened or endangered species. (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064 & 15065.) In addition, pursuant to CEQA, the Lead Agency cannot approve a project unless all impacts to the environment are avoided or mitigated to less-than-significant levels, or the Lead Agency makes and supports Findings of Overriding Consideration (FOC) for impacts that remain significant despite the implementation of all feasible mitigation. FOC under CEQA, however, do not eliminate the Project proponent's obligation to comply with the Fish and Game Code.

Fully Protected Species

5.d Fully protected species, such as golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*), may not be taken or possessed at any time and no licenses or permits may be issued for their take except as follows:

- Take is for necessary scientific research;
- Efforts to recover a fully protected, endangered, or threatened species;
- Live capture and relocation of a bird species for the protection of livestock; or
- They are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan (Fish & G. Code, §§ 3511, 4700, 5050, & 5515).

Specified types of infrastructure projects may be eligible for an ITP for unavoidable impacts to fully protected species if certain conditions are met (Fish & G. Code §2081.15). Project proponents should consult with CDFW early in the Project planning process.

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Raptors and Other Nesting Birds

5.e CDFW has authority over actions that may result in the disturbance or destruction of active bird nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include section 3503 (regarding unlawful take, possession, or needless destruction of the nests or eggs of any bird), section 3503.5 (regarding the take, possession, or destruction of any birds-of-prey or their nests or eggs), and section 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act (MBTA).

Lake and Streambed Alteration Agreement

5.f CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for Project activities affecting river, lakes or streams and associated riparian habitat. Notification is required for any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank **(including associated riparian or wetland resources)**; or deposit or dispose of material where it may pass into a river, lake, or stream. **Work within ephemeral streams, drainage ditches, washes, watercourses with a subsurface flow, and floodplains is generally subject to notification requirements.** In addition, infrastructure installed beneath such aquatic features, such as through horizontal directional drilling, is also generally subject to notification requirements. Therefore, any impact to the mainstems, tributaries, or floodplains or associated riparian habitat caused by the proposed Project will likely require an LSA Notification. CDFW may not execute a final LSA Agreement until it has considered the IS/MND and complied with its responsibilities as a responsible agency under CEQA.

COMMENTS AND RECOMMENDATIONS

5.g CDFW offers the comments and recommendations below to assist Contra Costa County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends, CDFW concludes that a Mitigated Negative Declaration is appropriate for the Project.

I. Mitigation Measure or Alternative and Related Impact Shortcoming

COMMENT 1: Wildfire Abatement Requirements and Associated Impacts

5.h **Issue:** The IS/MND does not account for local wildfire abatement and defensible space requirements in its analysis of potential Project impacts upon biological

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5.h resources. The Project site is located in the Town of Moraga, and the IS/MND identifies the subject property as occurring in a Very High Fire Hazard Severity Zone in a State Responsibility Area (page 90). In the Public Services section on page 75, the IS/MND indicates that fire protection within the Project vicinity will be provided by the Moraga-Orinda Fire District (MOFD). MOFD requires all property owners to maintain a defensible space from wildfire as part of their Exterior Wildfire Hazard Abatement Requirements. Without an evaluation of Project impacts in the context of defensible space from wildfires, the Project will have reasonably foreseeable undisclosed and unanalyzed potentially significant impacts to the environment.

5.i The IS/MND identifies two ephemeral drainages and two potential seasonal wetlands within the subject property. The IS/MND does not specify the distance between these features and the development area, though one of the ephemeral drainages is mapped near the northern boundary of the development on the Site Plan (Figure PD-1). In addition to the two ephemeral drainages and two seasonal wetlands, King Canyon Creek is located 0.07 miles east of the southern portion of the property. Parcels planned for residential development are located on the southern end of the property.

5.j As of March 2024, MOFD Exterior Wildfire Hazard Abatement Requirements include removing all dead or dying trees, removing or cutting of grasses and weeds to a height of 3 inches or less, creating a vertical spacing of 6 feet between branches and foliage or ground, and removing all non-irrigated brush within the area 30-100 feet from any structure or attached deck (Zone 2). On page 39, the IS/MND concludes that there will be less-than-significant impacts upon state or federally protected wetlands because construction work will not occur within 50 feet of such features. Depending upon the distance from each planned residence to seasonal wetlands, ephemeral drainages, or from King Canyon Creek and associated riparian resources, compliance with wildfire abatement requirements may result in modification or removal of these habitats. Such impacts must be evaluated as part of the Lead Agency's CEQA review.

5.k **Recommendation:** CEQA Guidelines require the Lead Agency to consider direct physical changes in the environment which may be caused by the Project and reasonably foreseeable indirect physical changes during its evaluation (CEQA Guidelines § 15064, subd. (d)). Given Project objectives and location, it is reasonably foreseeable that defensible space requirements will result in physical changes to the environment over the life of the Project. These impacts were not assessed in the IS/MND, and without this consideration, it cannot be concluded that Project impacts to riparian habitat and/or wetlands will be less-than-significant. CDFW recommends that the IS/MND be revised and recirculated to disclose the distance between defensible space boundaries and riparian habitat or ephemeral drainages and evaluate all potential Project-related impacts to these habitats,

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5.k including those resulting from wildfire abatement and defensible space maintenance. If Project activities have the potential to significantly adversely impact riparian habitat or ephemeral drainages, CDFW recommends a defensible space setback from these features be incorporated into Project design plans to reduce impacts to less-than-significant levels in the revised and recirculated IS/MND.

COMMENT 2: Mitigation for Impacts to Special-Status Species

Alameda Whipsnake; Section 4, Page 34

5.l **Issue:** Mitigation measure Biological Resources 3 is insufficient to reduce Project impacts to Alameda whipsnake to less-than-significant levels. Biological Resources 3 states that mitigation will be proposed and an ITP will be obtained if Alameda whipsnake are detected during a preconstruction survey. There are currently no systemic protocol-level surveys that have been adopted by CDFW or developed by an independent science panel to demonstrate the presence or absence of Alameda whipsnake within a Project site, and a lack of detection during preconstruction surveys is insufficient evidence to conclude Alameda whipsnake are absent from the habitats within the Project site.

The IS/MND concludes that Alameda whipsnake have potential to utilize the Project site in a dispersal capacity. Alameda whipsnake are fast-moving daytime hunters (U.S. Fish and Wildlife Service [USFWS], 2011) and are therefore most likely to be active during the time of day when construction activities will occur. Alameda whipsnake is listed as threatened under the CESA, and as such, any "take" is prohibited without an ITP. Project activities such as clearing or grading during construction may result in direct take of Alameda whipsnake through inadvertent crushing of snakes moving through the Project site or entrapment of snakes in construction materials. Development of the Project site will result in permanent loss of habitat for Alameda whipsnake and may contribute to habitat loss and fragmentation, resulting in indirect take, over the life of the Project.

Recommendation 1: Due to the potential for Alameda whipsnake to occur within the Project site and the potential for the Project to result in take of Alameda whipsnake pursuant to Fish and Game Code section 86, CDFW recommends that an ITP be obtained for the Project.

Recommendation 2: To ensure significant impacts are mitigated to a level of less-than-significant, CDFW recommends the feasible mitigation measure described below be incorporated as an enforceable condition into the final CEQA document for the Project:

Alameda Whipsnake Mitigation. CDFW recommends that known Alameda whipsnake habitat types, including annual grassland, oak savanna, oak-bay

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5.l

woodland, mixed evergreen forest, riparian, and areas with rock outcrop features, should be mapped on the Project site and Project impacts such as permanent destruction or fragmentation of habitat, including through the ongoing maintenance of a defensible space from wildfire, and ongoing impacts from roadways be identified and evaluated in a revised and recirculated IS/MND. CDFW recommends that the IS/MND require enforceable mitigation for these impacts to Alameda whipsnake and their habitats to a less-than-significant level by requiring compensatory mitigation in the form of conserved lands for permanent impacts resulting from housing development and roadways, as well as for temporary impacts. Conserved lands should be protected in perpetuity under a legal instrument such as a conservation easement, be required to be managed in perpetuity through an endowment with an appointed land manager and be required to have a land trust named on the legal instrument as a beneficiary. CDFW recommends that priority for conserved lands be given to on-site locations for this Project. The IS/MND should also be revised to address cumulative impacts to the Alameda whipsnake from fragmentation of habitat, permanent loss of habitat and impacts from vehicle traffic on roadways.

Recommendation 3: CDFW also recommends the following avoidance and minimization measures be included in a revised IS/MND:

Open Trenches: Any open trenches, pits, or holes with a depth larger than one-foot shall be covered at the conclusion of work each day with a hard, non-heat conductive material (i.e. plywood). No netting, canvas, or material capable of trapping or ensnaring wildlife shall be used to cover open trenches. If use of a hard cover is not feasible, multiple wildlife escape ramps shall be installed, constructed of wood or installed as an earthen slope in each open trench, hole, or pit that is capable of allowing large (i.e. deer) and small (i.e. snakes) from escaping on their own accord. Prior to the initiation of construction each day and prior to the covering of the trench at the conclusion of work each day, a Qualified Biologist or on-site personnel shall inspect the open trench, pit, or hole for wildlife. If wildlife is discovered, it shall be allowed to leave on its own accord.

Open Pipes Restriction: All pipes, culverts, or similar structures that are stored at the construction vertically or horizontally on-site for one or more overnight periods will be securely capped on both ends prior to storage and thoroughly inspected for wildlife prior to implementation at the Project site by a Qualified Biologist or Biological Monitor.

Fence and Signpost Restriction: Any fencing posts or signs installed temporarily or permanently throughout the course of the Project shall have the top three post holes covered or filled with screws or bolts to prevent the entrapment of wildlife, specifically birds of prey. The Qualified Biologist or Biological Monitor shall be

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5.l responsible for ensuring compliance with this measure throughout the course of the Project and shall inspect each post.

5.m **Western Bumble Bee; Section 4, Page 36**

Issue: Mitigation measure Biological Resources 4 is insufficient to reduce Project impacts to western bumble bee to less-than-significant levels. Biological Resources 4 states that mitigation will be proposed and an ITP will be obtained if western bumble bee are identified during a single preconstruction survey conducted no more than 48 hours prior to vegetation removal or ground disturbance. A single preconstruction survey conducted at a time of year which is dependent upon Project activity rather than periods of bumble bee activity would be inadequate to conclude presence or absence of the species.

Western bumble bee are a candidate species for listing under CESA, and as such, are afforded the same protections as CESA-listed species (Fish and Game Code § 2608). Project activities such as vegetation removal, clearing, grubbing, and grading work on-site may result in direct mortality through crushing or filling of active bee colonies and hibernating bee cavities. Project development may result in indirect take through loss of suitable breeding and foraging habitats, and loss of native vegetation that may support essential foraging habitat.

Recommendation 4: CDFW recommends the following changes to mitigation measure Biological Resources 4. Please note that further guidance on habitat assessments and presence surveys can be found within *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (https://wildlife.ca.gov/Conservation/CESA). Recommended changes are in **bold** and language recommended for removal is identified by ~~strikethrough~~.

> *Biological Resources 4:* Prior to commencement of ~~ground disturbance or vegetation removal from the project site,~~ **ground disturbing activities, a qualified wildlife biologist shall perform a habitat assessment of the Project site and surrounding landscape to identify and map suitable nesting, foraging, and overwintering habitat. If suitable habitat is identified,** a qualified wildlife biologist shall perform ~~a~~ **focused** preconstruction survey**s** of the project site for western bumble bee to determine the presence ~~or absence~~ of this species. ~~The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance.~~ **To maximize probability of detection, a minimum of three focused surveys should be conducted during the colony active period (i.e., April through September) and when floral resources are in peak bloom.** If any western bumble bee are identified **or if surveys are not conducted and presence is presumed,** the biologist shall develop appropriate mitigation to protect the species and compensate for

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5.m potential habitat loss. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

Recommendation 5: CDFW also recommends the following avoidance and minimization measure be included in a revised IS/MND:

Construction Monitoring for Western Bumble Bee: If suitable nesting, foraging, or overwintering habitat is identified within the Project site during the habitat assessment, a biological monitor with experience conducting surveys for special-status bumble bee species shall be present onsite during vegetation or ground-disturbing activities that take place during any of the "Queen and Gyne Flight Period and Colony Active Period" (February – October).

COMMENT 3: Nesting Bird Impacts Avoidance

Nesting Birds; Section 4, Page 40

5.n **Issue:** Mitigation measure Biological Resources 5 would not adequately reduce impacts to nesting birds to a less-than-significant level, as the proposed survey dates and radii would not adequately detect all nesting birds which may be impacted by Project activities. Following surveys, sufficient protective buffers and monitoring would also need to be implemented to fully avoid impacts to nesting birds.

The IS/MND identifies multiple bird species with potential to occur within the Project area, including white-tailed kite and golden eagle. Though suitable nesting habitat is absent from the Project site, the IS/MND identifies large trees adjacent to the Project site which may provide suitable nesting habitat. Construction activities, including grading, ground disturbance, operation of heavy machinery, and the movement of workers, may generate noise or visual disturbances which may in turn result in nest abandonment, reduced reproductive success, or loss or reduced health or vigor of eggs or young.

Take of nesting birds, birds in the orders Falconiformes or Strigiformes, and migratory nongame bird as designated in the federal MBTA is a violation of Fish and Game Code (§ 3503, 3503.5, 3513). Consistent with CEQA Guidelines, Section 15380, the status of the white-tailed kite and golden eagle as Fully Protected species (Fish & G. Code § 3511) qualifies them as endangered, rare, or threatened species under CEQA.

Recommendations: CDFW recommends the following changes to Biological Resources 5 in order to mitigate impacts to less-than-significant levels.

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Recommended changes are in **bold** and language recommended for removal is identified by ~~strikethrough~~.

5.n

Biological Resources 5: If project grading or construction is scheduled to take place between **February 1 – September 15,** a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within ~~200 feet of the construction zone for passerines and within 500 feet for raptors~~ **250 feet for non-raptors and 1,000 feet for raptors**. The survey shall be performed no more than 14 days prior to the commencement of construction activities, **and a second focused survey shall be conducted within 48 hours prior to construction activities** that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. **If a lapse of Project-related activities of seven days or longer occurs, another focused survey will be conducted before Project activities can be reinitiated.** Copies of the preconstruction survey(s) shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife.

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. ~~If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction activities for passerine birds, and a minimum of 200 feet for raptors~~. **A protective buffer shall be established by a qualified biologist** distance shall be determined by a competent biologist based on the site conditions—such as whether the nest is in a line of sight of the construction—and the sensitivity of the birds nesting. **Typical protective buffers are as follows: 1) 1,000 feet for large raptors such as buteos, 2) 500 feet for smaller raptors such as accipiters, and 3) 250 feet for passerines. No Project personnel or equipment shall be allowed to enter the protective buffer until the Qualified Biologist determines that the young have fully fledged and will no longer be adversely affected by the Project.**

A Qualified Biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The

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5.n 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.

II. Editorial Comments and/or Suggestions

5.o The IS/MND indicates that there will be no impact to riparian habitat or other sensitive natural communities identified by CDFW. However, two ephemeral drainages are identified on the subject property and potential impacts to these drainages are analyzed in conjunction with analysis of impacts to two potential seasonal wetlands identified within the property. Please be advised that ephemeral drainages can support sensitive natural communities and should be treated as one if botanical surveys have not been performed to identify their absence. Please also be advised that LSA Notification may be required for Project-related impacts to these features.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNDDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

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CONCLUSION

5.p CDFW recommends that the IS/MND be revised to evaluate the potentially significant impacts above, identify any previously undisclosed impacts, and identify enforceable mitigation measures to reduce identified significant impacts to a level of less-than-significant with mitigation. CDFW appreciates the opportunity to comment on the IS/MND to assist Contra Costa County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Torrey Soland, Environmental Scientist, at (707) 266-2878 or Torrey.Soland@wildlife.ca.gov; or Sara Kern, Senior Environmental Scientist (Supervisory), at (916) 531-4465 or Sara.Kern@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Erin Chappell
B77E9A6211EF486...

Erin Chappell
Regional Manager
Bay Delta Region

ec: Office of Planning and Research, State Clearinghouse (SCH No. 2024110934)

REFERENCES

Moraga Orinda Fire Protection District. (n.d.) *Exterior Wildfire Hazard Abatement Requirements.* https://www.mofd.org/our-district/fuels-mitigation-fire-prevention/abatement-requirements-english.

USFWS. (2011, September). Alameda Whipsnake (Masticophis lateralis eurxanthus) 5-Year Review: Summary and Evaluation.

RECEIVED on 01/15/2025 CDSD23-09646
By Contra Costa County
Department of Conservation and Development

TOWN OF MORAGA

PLANNING DEPARTMENT

January 15, 2025

Adrian Veliz, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road, Martinez, CA 94553

Sent via email to: Adrian.Veliz@dcd.cccounty.us

Re: TOWN OF MORAGA COMMENTS ON THE CAMINO PABLO SINGLE-FAMILY RESIDENTIAL SUBDIVISION, REZONE, GENERAL PLAN AMENDMENT AND DEVELOPMENT PLAN MITIGATED NEGATIVE DECLARATION

6.a

This letter provides the Town's comments on the Camino Pablo single-family residential subdivision, rezone, general plan amendment and development plan ("project") mitigated negative declaration (MND) dated November 26, 2024. On December 4, 2024, the Town of Moraga received correspondence that the project MND had been circulated for public comment. On December 13, 2024, the Town received additional correspondence with a revised MND, which included an extended comment period to January 15, 2025.

A similar version of this project had been previously submitted to the Town of Moraga in April of 2015. It included applications for a general plan amendment, pre-zoning (zoning code amendment), vesting tentative subdivision map, conceptual development and general development plan and grading permit. These were identified as "Phase 1" approvals. The project would have also been required to obtain a Local Agency Formation Commission (LAFCO) annexation approval, before coming back to the Town for approval of the precise development plan, final subdivision map and design review. However, on March 21, 2021, the Moraga Planning Commission denied the Phase 1 approvals. This decision was appealed by the applicant to the Moraga Town Council, where on August 25, 2021, they heard and denied the appeal and the project. The findings for denial are in the attached Town Council Resolution No. 46-2021.

The project site is located within the Town of Moraga sphere of influence. The Town has designated the northern portion of the site, approximately 16 acres, as Open Space and the southern portion of the site, approximately 7.9 acres, as one dwelling unit per acre. The proposed density of the project submitted to the County is 1.95 residential units per acre, which exceeds the one dwelling unit per acre density designated by the Town for the portion of the property proposed for residential development.

6.b Moraga General Plan Policy G-4.6 states: *"Consider annexation of areas within Moraga's sphere of influence where urban services such as sewer and water will be provided."* As the project proceeds under the County, prior to public hearings, Town staff requests consultation with County staff to discuss potential for and logistics of annexation of the project, and potentially other properties within the sphere of influence. All services for this project will likely be provided by, or require access through the Town, as detailed in the comments of this letter.

Town staff has reviewed the MND and has the following comments:

6.c 1. Aesthetics: While the Town understands that this development is being processed under County regulations, the Town would like to highlight the following Town regulations.
   a. The Town of Moraga General Plan designates Camino Pablo as a scenic corridor (Policy CD-3.1). Within the Town, development within 500 feet of a scenic corridor is subject to the development guidelines within Moraga Municipal Code (MMC) Chapter 8.132 – Scenic Corridors.
   b. Development within the Town is subject to conformance with the Town of Moraga Design Guidelines. Chapters relevant to this project are 3 (Applicable to All Development), 4 (Protect Ridgeline and Hillside Areas), 5 (Complement Existing Landscaping) 6 (Enhance Town's Scenic Corridors), 7 (Minimize the Impacts of Development), and 8 (Thoughtfully Design Single-Family Residential Neighborhoods)

6.d 2. Noise: The Town's grading ordinance prohibits grading activities, per MMC §14.04.033.C *"On weekends and town of Moraga holidays and outside the hours of eight a.m. to five p.m. Monday through Friday except where required to abate an emergency situation as specified in Section 14.04.032(C) of this chapter."* As noise impacts will have an impact on the Town, this mitigation measure is requested to apply to grading and construction activities on the site.

3. Public Services:
   6.e a. Police Protection: The MND states that "Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sherrif's Office." While this is technically correct, in practice, if there were an incident within the project that required police services, the Moraga Police Department in most scenarios would be the first to respond, which will have an impact on the Moraga Police Department. The MND did not address the potential impacts to the Town finances or mitigations of these impacts.
   b. Parks: The MND states that project "has ample access to existing parks, including Rancho Laguna Park" which is owned and maintained by the Town of Moraga. The MND did not address the potential impacts to the Town finances or mitigations of these impacts.

4. Transportation:
   6.f a. Any changes to Camino Pablo shall be reviewed and permitted by the Town.
   b. The developer will be required to obtain an encroachment permit from the Town of Moraga for work within the Town owned right-of-way.
   c. The developer will be required to obtain a hauling permit from the Town of Moraga if their grading generates more than 500 CY.
   d. At this time, the Town does not support changing the roadway designation of Camino Pablo from "arterial" to "collector" as proposed, as it conflicts with the Town's General Plan and other documents. Further evaluation and study(s) would be required to do so. **Instead**
      i. As identified by the **Camino Pablo Subdivision Transportation Analysis;** Implement speed reduction measures on Camino Pablo south

of Sanders Ranch Road to the southern terminus to reduce the 85th percentile travel speed to 25 miles per hour to the satisfaction of the Town

ii. Or study the impacts to parking removal in this area to provide a Class II bike facility.

e. Consider installing all-way stop-control at the intersection of Tharp Drive and Camino Pablo with crosswalks across all legs of the intersection.

6.g

5. Emergency Evacuation:
   a. The Town of Moraga has an emergency operations plan and evacuation zones that would apply to the projects future residents, which can be found at the following link: https://www.moraga.ca.us/255/Emergency-Operations-Plan.

Please contact me if you have any questions via email at bhorn@moraga.ca.us, or by phone at (925) 88-7044.

Sincerely,



Brian Horn
Principal Planner

CC: Scott Mitnick, Town Manager

Attachment:

- Town Council Resolution No. 46-2021

CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan County File CDSD23-09646, CDRZ23-03270, CDGP21-00004, & CDDP23-03012
2.	**Lead Agency Name and Address:**	Contra Costa County Department of Conservation and Development 30 Muir Rd. Martinez, CA 94553
3.	**Contact Person and Phone Number:**	Adrian Veliz, Senior Planner (925) 655-2879 adrian.veliz@dcd.cccounty.us
4.	**Project Location:**	0 Camino Pablo (immediately east of Tharp Avenue intersection), Moraga, CA 94556 APN: 258-290-029
5.	**Project Sponsor's Name and Address:**	Dk Engineering – Benoit McVeigh 1931 San Miguel Drive Walnut Creek, CA 94596
6.	**General Plan Designation:**	Agricultural Lands (AL)
7.	**Zoning:**	General Agricultural District (A-2)

8. Description of Project:

The Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan project includes Major Subdivision application CDSD23-09646. Rezone application CDRZ23-03270, General Plan Amendment application CDGP21-00004, and Development Plan application CDDP23-03012, to allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. The remaining northern 16.0 acres of the site would remain as agricultural open space.

The project site is a legal lot in the AL Agricultural Lands, General Plan land use designation. The applicant has submitted a Major Subdivision application to create an 18-lot subdivision as shown below, including 13 residential lots (Parcels 1 through 13), open space Parcel A, landscape Parcels B and C, and street Parcels D and E. Parcels 1 through 13 and Parcels B through E encompass the proposed residential development on the southern portion of the site. Parcel A is the northern 16,0 acres of the site that would remain as open space.

To allow the Major Subdivision to proceed the applicant requests a General Plan Amendment to redesignate the southern 7.9 acres as SL Single-Family Residential–Low Density to allow multiple single-family residences on this portion of the site. The applicant also requests that the County Rezone the southern 7.9-acre portion of the project site from the A-2 General Agricultural District to a P-1 Planned Unit District and has submitted a Development Plan application for the

P-1 District to allow development of 13 one- and two-story detached single-family residences on individual lots. The lots would range in size from 15,368 square feet to 27,827 square feet, with an average lot size of approximately 19,969 square feet. Attached ADUs would be included in 11 of the homes, while Parcels 7 and 8 would not include an ADU. The 7.9-acre southern portion would have a net development area of 6.65 acres (without street Parcels D and E) with a resultant net density of 1.95 residential units per acre, which would be within the 1.0 and 2.9 single-family units per net acre density range for the SL General Plan land use designation.

Parcel	Land Use	Size (Sq. Ft.)	(Acres)
1	Residential	21,352.00	0.49
2	Residential	20,234.00	0.46
3	Residential	18,516.00	0.43
4	Residential	18,276.00	0.42
5	Residential	17,064.00	0.39
6	Residential	19,247.00	0.44
7	Residential	22,039.00	0.51
8	Residential	16,448.00	0.38
9	Residential	27,827.00	0.64
10	Residential	27,090.00	0.62
11	Residential	19,281.00	0.44
12	Residential	15,368.00	0.35
13	Residential	16,861.00	0.39
A	Open Space	697,036.00	16.00
B	Landscaping	6,948.00	0.16
C	Landscaping	22,916.00	0.53
D	Street	44,431.00	1.02
E	Right-of-Way	10,454.00	0.24
Total		1,041,388.00	23.91

The applicant expects project construction to begin in June 2025 for a total of 32 months, including 14 months for grading, infrastructure installation, and building pads, and 18 months for homes construction.

The 13 residential lots would have access onto Camino Pablo via a new access road terminating in a cul-de-sac. The cul-de-sac would have a sidewalk on the north/east side. The opposite side of the cul-de-sac would be lined with several stormwater bioretention and filtration planter strips. The cul-de-sac would form the fourth leg of the Camino Pablo / Tharp Drive intersection. Tharp Dive is a two-lane residential collector street that intersects with Camino Pablo and a number of local residential streets. Camino Pablo is a two-lane arterial street that travels northwest from the Camino Pablo / Tharp Drive intersection to connects to Canyon Road – Moraga Road, which is a two – to four-lane County-designated arterial road.

The project would utilize existing sewer main and water line infrastructure located within the Camino Pablo right-of-way maintained by the Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District respectively. The project would be required to Local Agency Formation Commission (LAFCO) annexation into the CCCSD and EBMUD districts before service may be provided.

The residential lots would comprise 5.95 acres of the 7.9-acre gross development area, with the remaining acreage dedicated to the street right-of-way (1.26 acres) and common area landscaping (0.69 acres). The residential lots would have minimum 20-foot front yard setbacks, 15-foot rear yard setbacks, 10-foot side yard setbacks, and a minimum 25 feet aggregate side yard setback. The common area landscaping would provide visual buffers that would separate the homes from Camino Pablo. Parcel D would be the cul-de-sac, which would be dedicated to Contra Costa County. Parcel E consists of a 0.24-acre area adjacent to Camino Pablo, which would be dedicated to the Town of Moraga.

The location of the proposed homes on the southern portion of the site would preserve the higher elevations of the site and thereby, would preserve the visually prominent hillside in the northern and eastern portions of the site and adjoining agricultural open space land to the east. The residential development would retain the natural features of the land to the extent feasible and most of the homes would be developed on split pads, thereby stepping the homes up or down the hillside, depending on their orientation. The homes have been horizontally massed to minimize view obstruction. The homes would be custom homes, each having a unique design but all homes would be in a "Transitional" style of architecture that blends traditional forms, materials, and colors with modern exterior and interior elements. The residences would be designed to be energy efficient and constructed to meet the stringent fire resistance requirements for development in a Wildland/Urban Interface Zone.

Most of the homes would have two stories, while the homes on the southernmost lots (Parcels 7 and 8) would be one story. The homes would range in size from 3,463 square feet to 4,474 square feet, not including garages or porches. The ADUs would all one-bedroom units with separate kitchen/living/dining areas, ranging in size from 920 square feet to 1,117 square feet.

The onsite hillside contours that characterize the local topography would be retained. Project grading would extend onto the adjoining property to the east and would slightly lower this hillside crest running along and just outside the east side of the project parcel from the approximately 705 feet to 702 feet. To stabilize the site, slide conditions that affect the southern portion of the site would be repaired. Although grading would entail cuts and fills totaling 59,600 cubic yards of soil, grading would be balanced on site, requiring no import or export of fill.

A 4-foothigh retaining wall would extend along the rear of the easternmost lots (Parcels 1 through 5). Additional retaining walls would be placed on some of the individual lots in order to accommodate the homes and yards. Retaining walls would also be placed on the west side of the project site. Exposed retaining walls would be landscaped with a variety of ornamental trees, shrubs, and grasses that are intended to obscure the walls upon maturity.

The project includes a connection to an existing storm drain system that currently collects runoff from the site and directs stormwater flow to Moraga Creek. The stormwater runoff from the site would be treated by bioretention basins and discharged into the proposed onsite storm drain system prior to entering the existing storm drain system. Parcel A would continue to discharge into an existing v-ditch, located adjacent to Camino Pablo that ties into the existing storm drain system.

As part of the project, Camino Pablo would be widened from Tharp Drive south to the southern end of the project site frontage. The existing right-of-way, which varies between roughly 46 feet and 59 feet would be expanded to a 68-foot right-of-way. The existing 28-foot-wide roadway would be expanded to 36 feet, and would include a curb and gutter on both sides. The existing curb and gutter on the west side of Camino Pablo would remain, while the existing 8-foot-wide sidewalk extending along the project site frontage would be replaced with a new, slightly

relocated 8-foot-wide sidewalk. The property owner intends to dedicate the additional right-of-way to the Town of Moraga.

9. Surrounding Land Uses and Setting:

The 23.9-acre project site is located on the east side of Camino Pablo and Sanders Ranch Road on agricultural land adjacent to suburban residential development to the south, west, and north. The Town of Moraga is west and north of Camino Pablo and Sanders Ranch Road. Immediately south of the project site is the Sky View Court subdivision in unincorporated Contra Costa County consisting of 15 single-family residences. Rancho Laguna Park, a Town of Moraga park, is south of Sky View Court. Land further south and to the east is agricultural land in the A-2 General Agricultural District.

The project site is an undeveloped west-facing hillside that has been used for cattle grazing. There are no structures on the site. The site is characterized by undulating hillsides and knolls. Elevations range from about 554 feet on the southwestern edge of the site to about 742 feet on the eastern boundary. Existing slopes on the site are steep, in excess of 45-percent gradient in some locations. A ridge runs along the east side of the project site and separates the site from an adjoining cattle ranch.

10. Other public agencies whose approval may be required (e.g., permits, financing, approval, or participation agreement:

Department of Conservation and Development, Building Inspection Division
Public Works Department
Moraga Orinda Fire District
Contra Costa Local Agency Formation Commission
Town of Moraga
Central Contra Costa Sanitary District
East Bay Municipal Utility District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on February 6, 2024 to the Confederated Villages of Lisjan Nation and the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria and/or the Villages of Lisjan Nation to either request or decline consultation in writing for this project. To date, no response has been received from either the Confederated Villages of Lisjan Nation or the Wilton Rancheria.

Previously, the Wilton Rancheria had requested consultation in response to a Notice of Opportunity for a different project that led to a meeting between staff and a representative of the Wilton Rancheria. At that meeting, a tentative agreement was reached between staff and the Wilton Rancheria that the Native American tribe will be notified of any discovery of cultural resources or human remains on a project site. Subsequently, the Native American Heritage Commission (NAHC) requested that pursuant to State law, the NAHC shall be notified of any discovery of human remains rather than the Native American tribe. Standard Contra Costa County Department of Conservation and Development, Community Development Division (CDD) Conditions of Approval – see Conditions of Approval Cultural Resources 1 and Cultural Resources 2 in Environmental Checklist Section 5 (Cultural Resources) – provide for notice to the California Native American tribes of any discovery of cultural resources and notice to the NAHC of any discovery of human remains on the site. Any future construction activity on the project site would be subject to CDD Conditions of Approval Cultural Resources 1 and Cultural Resources 2.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Services Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Environmental Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Adrian Veliz
Senior Planner
Contra Costa County
Department of Conservation & Development

Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. *AESTHETICS –* *Except as provided in Public Resources Code Section 21099,* **would *the project*:**				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant Impact**: Figure 9-1 (Scenic Ridges & Waterways) of the General Plan Open Space Element identifies the major scenic resources in the County including scenic ridgeways east and southeast of the project site. Beginning at the project site and extending north and east, a series of large hillsides rises up from the Moraga valley floor, reaching elevations of over 1,000 feet in the site vicinity. These nearby hillsides block most views of the distant scenic ridgeways from available views west of Camino Pablo although views of the ridgeways to the southwest and limited views of distant ridgeways are available at the gap in the hillside in the vicinity of the intersection of Camino Pablo and Tharp Drive. Based on the applicant's photo-simulations of the project, when viewing the project from the intersection of Camino Pablo and Tharp Drive, project development would obscure the limited views of the ridgeways at the hillside gap; however, unobscured views of the ridgeways to the southwest would remain. Since the more significant views of the distant ridgelines would remain, the project would have less than significant impacts on a scenic vista.

b) **No Impact**: Figure 5-4 (Scenic Routes Map) of the General Plan Transportation and Circulation Element identifies State-designated scenic highways and scenic routes in Contra Costa County. As indicated on Figure 5-4, there are no scenic highways or scenic routes in the vicinity of the project site. Additionally, there are no existing buildings, trees, or rock outcroppings on the project site. Therefore, the project would have no impact on such scenic resources in the County.

c) **Less Than Significant Impact**: As described in Environmental Checklist Section 1.a above, a series of large hillsides on the project site and extending beyond the site to the north and east

rises up from the Moraga valley floor, reaching elevations of over 1,000 feet in the site vicinity Due to these heights, there are expansive views of the upper hillsides.

The project would alter existing views of the hillsides starting east of the intersection of Camino Pablo and Tharp Drive and extending southward to the existing site to Sky View Court. Offsite views of this southern portion of the project site, which comprises roughly 7.9 acres of the 23.9-acre site, currently consist of embankments covered by weedy grasses and areas of disturbed soil. The project would develop the lower elevations of the hillsides at this southern portion of the project site with residences on 13 lots with articulated massing that follow the contours of the onsite terrain contours. where the site elevation is lower, which serves to limit the visual impact of the development. Views of the hillsides above the residential development would remain. For example, roughly 40 feet of undeveloped hillside would rise directly behind the future residence on Lot 6, and about 75 feet of hillside would rise behind the residences on Lots 4 and 5. The residential lots and the two landscape parcels would be landscaped with ornamental trees and other landscaping consistent and compatible with that in the adjoining residential neighborhoods. The northern portion of the project site, which comprises 16 acres of the 23.9-acre site, would remain as open space, including the upper hillsides that are most visible from offsite locations.

The proposed development, including the new residences and associated landscaping on the southern portion of the project site, would be similar to and consistent with existing development in Moraga west of Camino Pablo, and with the Sky View Court subdivision to the south. Accordingly, the project's impact on the overall aesthetic quality of the project vicinity is less than significant.

d) **Less Than Significant Impact**: After construction, the 13 new single-family residences will introduce more light and glare in the area which may change the existing character of the area. Daytime views would be similar to views of existing residences on the west side of Camino Pablo and in the Sky View Court subdivision. Lighting of the homes, including yard and exterior house lights, and street lights on the new cul-de-sac may affect nighttime views; however, the lighting would be similar to that of existing residential neighborhoods in Moraga west of Camino Pablo and in the Sky View Court subdivision. Accordingly, the impact on nighttime views would be less than significant.

Sources of Information:

- Contra Costa County 2005-2020 General Plan.
- https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed June 7, 2024.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

2. *AGRICULTURAL AND FOREST RESOURCES – Would the project:*				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
a) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	☐	☒	☐	☐

SUMMARY:

a) **No Impact**: According to the *Contra Costa County Important Farmland 2020* map, published by the California Department of Conservation, the project site and its immediate surroundings consist of "Grazing Land". Given the lack of prime farmland, unique farmland, or farmland of statewide importance in the project vicinity, there is no potential for the project to result in impacts converting such lands to non-agricultural use. Therefore, the project would have no impact on such farmland.

b) **Less Than Significant Impact**: The project site is not under an existing Williamson Act contract. The site is in the A-2 General Agricultural District within the AL Agricultural Lands General Plan land use designation. Although single-family residential development is permitted on land in the A-2 District, the project proposes residential development on the 7.9-acre southern portion of the site at a density exceeding that permitted in the district. Thus, the proposed residential development is in conflict with the regulations of the A-2 District. Accordingly, the project includes Rezoning application to change the zoning of the 7.9-acre portion from the A-2 District to a Planned Unit (P-1) District and a General Plan Amendment (GPA) to redesignate the 7.9-acre portion from the current AL General Plan land use designation to the SL Single-Family Residential – Low Density designation. Final approval of the proposed project will be contingent upon Board of Supervisors approval of the proposed GPA and adoption of the Rezoning ordinance for the 7.9-acre southern portion of the site. The potential conflict with the A-2 District for the

residential component of the project would be addressed by the GPA and Rezoning actions by the County Board of Supervisors, and the project would have a less than significant impact due to a conflict with agricultural zoning.

c) **No Impact**: The project site is in the A-2 General Agricultural District. The immediate vicinity consists of lands having identical agricultural zoning, or within a single-family residential zoning district. The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526. Therefore, the project would have no impact on forest land or timber land.

d) **No Impact**: As discussed above, there are no forest lands on or near the project site.

e) **Less Than Significant With Mitigation**: The proposed project is the subdivision of the southern 7.9-acre portion of the 23.9-acre project site, and the subsequent construction of 13 single-family residences and 11 attached ADUs. Thus, the 7.9 acre portion would be converted from agricultural use to a non-agricultural use with the GPA and Rezoning applications. Contra Costa County adheres to a 65/35 Land Preservation Standard, which is a fundamental component of Measure C and Measure L, approved by Contra Costa County voters in 1990 and 2006 respectively. As described in the General Plan Land Use Element, the Land Preservation Standard limits urban development Countywide to no more than 35% of the land in the County, with the other 65% of all land in the County to be preserved for agriculture, open space, wetlands, parks, and other non-urban uses. This includes land in both incorporated cities/towns, as well as unincorporated areas of the County. Thus, Contra Costa County and other jurisdictions within the County must work cooperatively to limit the conversion of such lands, thereby ensuring that a minimum total of 60,000 acres of lands within the Urban Limit Line (ULL) remain under non-urban land use designations.

The General Plan Land Use Element emphasizes the interrelationship between the Urban Limit Line (ULL), the 65/35 Land Preservation Standard, and land use designations identified in the General Plan. According to General Plan Table 3-3, the initial ULL encompassed approximately 45.5 percent of the total County land area by acreage.

As of 2023, approximately 28% of the total countywide land area has been designated for urban uses. Thus, the proposed GPA to convert the 7.9-acre southern portion of the site from agricultural use to residential development poses no immediate threat to the County's compliance with the 65/35 Standard. However, approval of the project may induce further development pressure on nearby agricultural lands also located within the ULL, including the remaining 16 acres of the project site as well as the +16-acre remnants of the Carr Ranch property immediately east of the project site. The northern 16-acre portion of the project site offers direct contiguity with the 604-acre Carr Ranch protected watershed, that was recently acquired by the John Muir Land Trust and deeded to the East Bay Municipal Utility District for watershed management.

TABLE 3-3
CONTRA COSTA COUNTY
ESTIMATES OF URBAN LIMIT LINE
IN RELATION TO 65/35 LAND PRESERVATION STANDARD

	Acres[1]	
Total County Land Area (100 percent)		481,430
Minimum Non-urban Land (65 percent)		312,930
Maximum Potential Urban Land (35 percent)		168,500
Total Land Area Inside Urban Limit Line (ULL; 45.5 percent)		219,000
- Dedicated to Open Space Inside ULL	(43,150)	
- Dedicated to Agricultural Use Inside ULL	(26,720)	
General Plan Urban Uses Inside ULL (30 percent)		144,020
Maximum Potential Urban Conversion Acreage[2] (5 percent)		23,980

[1] Acreages are rounded to the nearest 10 acres.

[2] If GPAs were approved, this is the maximum amount of non-urban land inside the initial Urban Limit Line that could be converted to urban use.

As demonstrated in Table 3-3 above, in order to maintain compliance with the 65/35 Standard, substantial acreage within the ULL will be required to remain in non-urban use. Properties inside the ULL are governed by their General Plan land use designations. The fact that a property is located within the ULL does not guarantee or imply that it may be developed. Given the need to maintain substantial acreage of lands for non-urban use, the General Plan amendment component of the proposed project raises concerns from a public policy standpoint as it pertains to growth management and the long-term preservation of open space within the County. Therefore, **the redesignation of agricultural lands located within the ULL to allow for urban development is considered a potentially significant adverse environmental impact affecting the County's ability to maintain the 65/35 Land Preservation Standard**. Consequently, the applicant is required to implement the following mitigation measure.

Agricultural Resources 1: A deed restriction shall be established over the 16-acre open space Parcel A of the Vesting Tentative Map, requiring its preservation in perpetuity as open space. This will substantially limit the extent to which future conversion of agricultural lands could occur in the vicinity by providing permanent protection of open space land that comprises roughly 65% of the project site.

Implementation of this mitigation measure would reduce the impact on the conversion of agricultural land to non-agricultural use to a less than significant level.

Sources of Information

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

- California Department of Conservation, Division of Land Resource Protection, 2024. *Contra Costa County Important Farmland 2020.*
- Contra Costa County General Plan, 2005-2020.
- Contra Costa County Ordinance Code, Title 8. Zoning Ordinance.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

3. ***AIR QUALITY** – Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant with Mitigation**: The project site is within the San Francisco Bay Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Bay Area 2017 Clean Air Plan* (CAP). The CAP serves as the regional Air Quality Plan for the Air Basin for attaining National Ambient Air Quality Standards (NAAQS) established by the United States Environmental Protection Agency (EPA). The EPA has established NAAQS for six of the most common air pollutants—carbon monoxide, lead, ground level ozone, particulate matter, nitrogen dioxide, and sulfur dioxide—known as "criteria pollutants". The Air Basin is designated as nonattainment for State standards for 1-hour and 8-hour ozone, 24-hour respirable particulate matter 10 micrometers or less in diameter (PM_{10}), annual PM_{10}, and annual particulate matter 2.5 micrometers or less in diameter ($PM_{2.5}$).

The primary goals of the CAP are to protect public health and protect the climate. The CAP identifies a wide range of control measures intended to decrease both criteria pollutants and greenhouse gas (GHG) emissions. The BAAQMD does not provide a numerical threshold of significance for project-level consistency analysis with the CAP. A measure for determining whether the proposed project supports the primary goals of the CAP is if the project would not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the air quality plans. This measure is determined by comparing project emissions to the significance thresholds identified by the BAAQMD for construction- and

operation-related pollutants. These significance thresholds are discussed in Environmental Checklist Section 3.b below.

As discussed in Environmental Checklist Section 3.b, **if emissions control measures are not implemented, fugitive dust could be significant during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement mitigation measures Air Quality 1.**

Implementation of the Air Quality 1 would reduce the impact of fugitive dust during project construction to a less than significant level.

b) **Less Than Significant with Mitigation**: This cumulative analysis focuses on whether the proposed project would result in cumulatively considerable emissions. The determination of cumulative air quality impacts for construction and operational emissions is based on whether the project would result in regional emissions that exceed the BAAQMD regional thresholds of significance for construction and operations on a project level. The thresholds of significance represent the allowable amount of emissions each project can generate without generating a cumulatively considerable contribution to regional air quality impacts. Therefore, a project that would not exceed the BAAQMD thresholds of significance on the project level also would not be considered to result in a cumulatively considerable contribution to these regional air quality impacts.

The BAAQMD 2023 CEQA Guidelines include screening criteria for purposes of identifying development projects for potentially significant air quality impacts. If a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts relating to criteria air pollutants and precursors, absent exclusionary conditions. The BAAQMD screening criteria for the proposed use (single-family residential) are presented in the table below:

Land Use Type	Operational Criteria Pollutant Screening Size	Construction-Related Screening Size
Single-Family Residential	421 dwelling units	254 dwelling units

As shown in the table above, the project represents a marginal percentage of the screening threshold. While nature and scale of the project are such that significant air quality impacts are generally not expected based on the BAAQMD screening criteria, the project involves extensive grading (±59,600 cubic yards (CY)), which warrants further air quality analysis. Based on quantified modeling of the project performed by RCH Group (*Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report,* July 19, 2024), the estimated resulting from the construction and operational phases of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under the CAP, as detailed further below.

Criteria air quality pollutants analyzed in the report include carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NO_x), particulate matter equal to or less than 10 micrometers in diameter (coarse particulates or PM_{10}), and particulate matter equal to or less than 2.5 micrometers in diameter (fine particulates or $PM_{2.5}$). Volatile organic compounds (VOCs) were also analyzed. Diesel particulate matter (DPM) is also a concern with regard to health risk.

Construction Emissions

The construction phase of the project is anticipated to take approximately 32 months, during which construction equipment in use on site would produce exhaust, potentially increasing criteria pollutant concentrations in the surrounding area. The RCH Air Quality Report includes modeling of the project to evaluate intermittent (short-term) construction emissions that occur from activities, such as site-grading, paving, and building construction using CalEEMod, Version 2022.1. The estimated short-term construction emissions attributable to the project are presented in the table below in comparison to the BAAQMD's significance thresholds for construction exhaust emissions.

TABLE AQ-1: Estimated Daily Construction Emissions (lbs/day)					
Emission Source	ROG	NOX	PM10	PM2.5	CO
Unmitigated Project	2.59	12.9	0.5	0.45	15.0
Mitigated Project	1.62	3.66	0.08	0.08	15.8
Significance Thresholds	54	54	82	54	--

As shown in Table AQ-1 above, the estimated project emissions would fall well below applicable significance thresholds for all criteria air pollutants. Therefore, the construction phase of the project would result in less than significant impacts resulting in a net increase for any criteria air pollutants. Table AQ-1 also includes estimated construction emissions for the project after implementing mitigation measures discussed below.

With respect to the estimated project emissions of fugitive dust (PM_{10} and $PM_{2.5}$) shown in Table AQ-1, the BAAQMD does not recommend a numerical threshold for fugitive dust particulate matter emissions. Instead, the BAAQMD bases the determination of significance for fugitive dust on considering the control measures to be implemented. If all appropriate emissions control measures are implemented for a project as recommended by the BAAQMD, then fugitive dust emissions during construction are not considered significant. However, **if emissions control measures are not implemented, fugitive dust could be significant during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measures.

Air Quality 1: The following dust control measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction:

- All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.
- All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All truck equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to sites located 100 feet of further from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch or gravel.
- The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The County and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation of the Air Quality 1 mitigation measures would reduce the impact of fugitive dust during project construction to a less than significant level.

Operational Emissions

The RCH Air Quality Report includes an estimate for operational emissions expected from the future habitation of the single-family residential development project. The estimates are based on CalEEMod and include emissions associated with motor vehicle use, space and water heating, and landscape maintenance emissions. The CalEEMod estimates for daily and annual operational emissions are shown in Tables AQ-2 and AQ-3, for which the project is below all applicable

significance thresholds. Therefore, the operational phase of the project will have less than significant impact resulting in an increase in concentration for any criteria air pollutant.

TABLE AQ-2: Estimated Daily Operational Emissions (lbs/day)					
Condition	ROG	NOX	PM10	PM2.5	CO
Project (Summer)	2.29	0.52	1.42	0.37	6.64
Project (Winter)	2.19	0.6	1.42	0.37	5.36
Project (Maximum)	2.29	0.6	1.42	0.37	6.64
Significance Thresholds	54	54	82	54	--

TABLE AQ-3: Estimated Annual Operational Emissions (tons)					
	ROG	NOX	PM10	PM2.5	CO
Total Proposed Project	0.40	0.10	0.25	0.07	0.99
Significance Thresholds	10	10	15	10	--

c) **Less Than Significant with Mitigation**: The BAAQMD defines a sensitive receptor as the following: "Facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples include schools, hospitals, and residential areas." As specified by the BAAQMD, health risk and hazard impacts should be analyzed for sensitive receptors within a 1,000-foot radius of the project site.

Future habitation of single-family dwellings is not typically associated with the generation of criteria pollutants in any significant quantity. However, if approved, the construction phase of the project would involve extensive site grading activities, necessitating the use of heavy diesel-powered equipment. BAAQMD CEQA Guidelines state that 85% of the inhalation cancer risk from toxic air contaminants (TACs) is from diesel engine emissions. The RCH Air Quality Report includes a Health Risk Assessment (HRA) to evaluate the project's potential to produce emissions adversely affecting the health of nearby sensitive receptors. The HRA analyzes the incremental cancer risk to sensitive receptors in the project vicinity using emission rates (in lbs per hour) derived from the CalEEMod emissions model in order to provide a worst-case estimate of the increased exposure resulting from the project. The modeling data is used to characterize risk associated with the project in terms of the lifetime probability of developing cancer from exposure to exhaust emissions expressed as the chance in one million of getting cancer (i.e. number of cases among one million people exposed). According to modeling estimates, the operational phase of the project would not result in significant impacts to nearby sensitive receptors.

For the construction phase of the project, it is expected that the maximum health impacts from the project would occur immediately south of the project, along Skyview Court, would result in a cancer risk of 20 per million for a residential child receptor (absent mitigation), where the

threshold of significance is 10 per million. The project would not exceed any other thresholds of significance. **As discussed in Environmental Checklist Section 3.b, absent mitigation, could present elevated risk to child receptors. Therefore, the applicant is required to implement mitigation measure Air Quality 1 to reduce such impacts to less than significant levels**. Implementation of the Air Quality 1 mitigation measures would reduce the health risk to child receptors due to fugitive dust during project construction and fugitive dust by 50 to 90 percent. In addition implementation of BAAQMD construction Best Management Practices could further reduce exhaust emissions by 5 percent. Thus, in addition to Air Quality 1, the applicant is required to implement the following mitigation measures.

Air Quality 2: The following emissions measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction:

- Idling times shall be minimized either by shutting equipment off when not in use of reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low-VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.
- All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.

Implementation of the Air Quality 1 and Air Quality 2 mitigation measures would reduce the impact during project construction on sensitive receptors to a less than significant level.

d) **Less Than Significant Impact:** As stated in the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard. The ability to detect odors varies considerably among the populations and is subjective. The BAAQMD does not have a recommended odor threshold for construction activities. However, the BAAQMD recommends

operational screening criteria that are based on the distance between receptors and types of sources known to generate odors. For projects within the screening distances, the BAAQMD has the following threshold for project operations: An odor source with five or more confirmed complaints per year averaged over 3 years is considered to have a significant impact on receptors within the screening distance shown in Table AQ-4 below.

Two circumstances have the potential to cause odor impacts:

1. A source of odors is proposed to be located near existing or planned sensitive receptors, or

2. A sensitive receptor land use is proposed near an existing or planned source of odor.

Projects that would site an odor source or a receptor farther than the applicable screening distance, shown in Table AQ-4 below, would not likely result in a significant odor impact.

TABLE AQ-4: Odor Screening Distances

Land Use/Type of Operation	**Project Screening Distance**
Wastewater Treatment Plant	2 miles
Wastewater Pumping Facilities	1 mile
Sanitary Landfill	2 miles
Transfer Station	1 mile
Composting Facility	1 mile
Petroleum Refinery	2 miles
Asphalt Batch Plant	2 miles
Chemical Manufacturing	2 miles
Fiberglass Manufacturing	1 mile
Painting/Coating Operations	1 mile
Rendering Plant	2 miles
Coffee Roaster	1 mile
Food Processing Facility	1 mile
Confined Animal Facility/Feed Lot/Dairy	1 mile
Green Waste and Recycling Operations	1 mile
Metal Smelting Plans	2 miles

Source: Bay Area Air Quality Management District., 2012. *CEQA Guidelines*.

Project Construction

Diesel exhaust and ROGs would be emitted during construction of the project, which may be objectionable to some persons; however, emissions would disperse rapidly from the project site and would be short-term and intermittent in duration and frequency. Therefore, project

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

construction would not generate objectionable odors affecting a substantial number of people. As such, construction odor impacts would be less than significant.

Project Operation

Land uses typically associated with odors include wastewater treatment facilities, waste disposal facilities, agricultural operations, or other operations listed in Table AQ-4. The proposed residential project is not within the odor screening distances for a sewage treatment plant, refinery, or other odor producing sources. Therefore, odor impacts associated with the location of the proposed project would be less than significant.

Sources of Information

- *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report*, by RCH Group, July 19, 2024
- *Spare the Air, Cool the Climate, Final 2017 Clean Air Plan,* Bay Area Air Quality Management District, April 19, 2017.
- *CEQA Air Quality Guidelines,* Bay Area Air Quality Management District Updated April 20, 2022.

4. *BIOLOGICAL RESOURCES – Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☒	☐	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SUMMARY:

a) **Less Than Significant with Mitigation**: The project site was surveyed by various biological resources consulting firms in 2015, 2016, 2019, 2023, and 2024. In November 2023, Olberding Environmental, Inc. completed a biological resources assessment (BRA) for the proposed project including a field reconnaissance survey. In June 2024, Monk & Associates Environmental Consultants completed a peer review of the November 2023 Olberding BRA. In conducting its peer review, Monk completed a general field survey of the project site. The following discussion is based on the biological evaluations completed by Olberding and Monk.

Existing Habitat

The project site is dominated by non-native annual grassland vegetation, with a few small pockets of wetland areas, including two ephemeral drainages and two potential seasonal wetlands, as shown on Figure BIO-1. The first ephemeral drainage trends downward east to west and is located approximately 0.08 mile northeast of the Camino Pablo/Sanders Ranch Road intersection. The first potential seasonal wetland is located just south of this ephemeral drainage. The second ephemeral drainage also trends downward east to west and is located approximately 0.02 mile east of Camino Pablo near Millfield Place. The second potential seasonal wetland is located at the base of the second drainage along the Camino Pablo frontage. The wetland areas are discussed in more detail in Environmental Checklist Section 4-c.

As characterized by Olberding, the non-native annual grasses and forbs on the project site are primarily composed of wild oats (*Avena fatua*), Mediterranean linseed (*Bellardia trixago*), bull thistle (*Cirsium vulgare*), filaree (*Erodium spp.*), creeping wildrye (*Elymus triticoides*), Italian rye grass (*Festuca perennis*), and lupine (*Lupinus sp.*). As disclosed in the Olberding BRA, there is one area on the site where bedrock has been exposed after heavy rain caused the topsoil to move downhill. Due to the size and limited amount of exposed bedrock, this area is not considered to be a separate habitat.

Medium- to large-sized stands of native creeping wildrye are scattered throughout the grassland, and other native species found within this habitat include lupines. Although there are no suitable nesting trees within the site, there are several large trees and shrubs, including coast live oak (*Quercus agrifolia*), deodar cedar (*Cedrus deodara*), coyote brush (*Baccharis pilularis*), and

Himalayan blackberry (*Rubus armeniacus*), located offsite along the southern border of the property that overhang onto the site.

The non-native annual grassland habitat, which comprises most of the 23.9-acre project site, is almost entirely void of shrubs, with the exception of one Chinese firethorn (*Pyracantha crenatoserrata*). The grassland vegetation throughout the property was fairly short at the time of the Olberding field survey in November 2023, likely due to long-term grazing associated with the project site's use as cattle rangeland. Dominant grass and forb species observed in the grassland on the site during the June 2024 Monk field survey are non-native species including soft chess (*Bromus hordeaceus*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), Italian rye grass (*Festuca perennis*), bristly ox-tongue (*Helminthotheca echioides*), slender wild oat (*Avena barbata*), and thistles (*Cirsium vulgare* and *Carduus pycnocephalus* ssp. *pycnocephalus*). Native species also occur in this plant community; however, their total percent cover is much lower than the non-native species. Native species found in non-native annual grasslands within the project site include beardless wildrye (*Elymus triticoides*) and bicolored lupine (*Lupinus bicolor*). The dominant plant species Monk observed onsite within each habitat type are consistent with those listed in the Olberding BRA.

Due to the low height of existing onsite vegetation and the lack of trees and shrubs, there is no nesting habitat for most birds, including raptors; however, the annual grassland habitat provides limited foraging opportunities for avian species. Avian species observed during the November 2023 Olberding field survey include California scrub jay (*Aphelocoma californica),* turkey vulture (*Cathartes aura*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), house finch (*Haemorhous mexicanus),* dark-eyed junco (*Junco hyemalis),* acorn woodpecker (*Melanerpes formicivorus),* yellow-rumped warbler (*Setophaga coronata)*, great blue heron (*Ardea Herodias*), and white-crowned sparrow (*Zonotrichia leucophrys*).

The red-tailed hawk (*Buteo jamaicensis*) was the only raptor species observed during the survey; however, the grassland habit could be utilized for foraging by other raptor species. Olberding identified eight bird species to have a moderate to high potential to utilize the site for foraging. The red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), and white-tailed kite (*Elanus leucurus*) have a high potential to occur in a foraging capacity. Cooper's hawk (*Accipiter cooperii*), golden eagle (*Aquila chrysaetos*), American peregrine falcon (*Falco peregrinus anatum*), and loggerhead shrike (*Lanius ludovicianus*) have a moderate potential to forage on the site.

Non-raptor species were also observed foraging throughout the grassland habitat during the survey including one great blue heron, two common ravens, and approximately 15 white crowned sparrows. Due to the lack of ground squirrel burrows on the site and no known occurrences of burrowing owl *(Athene cunicularia*) within a 5-mile radius of the site, this species is assumed unlikely to occur.

Although there are no suitable nesting trees on the project site, there are several large offsite trees adjacent to the southern border of the site that could be utilized as nesting sites, including deodar cedar, coast live oak, and several ornamental trees. Additionally, the coyote brush and Himalayan blackberry located offsite along the southern boundary offer potential nesting habitat for small passerine species.

Olberding found two ephemeral drainages on the site. They trend from east to west across the property through heavily eroded gullies with incised channels. Both drainages empty into a network of concrete V-ditches located on the western site boundary that flow into an offsite storm drain system. The southernmost drainage flows westward from the center of the site and contains a single arroyo willow tree (*Salix lasiolepis*). The northern drainage also flows westward from the center of the site until it is interrupted by a concrete V-ditch. A potential seasonal wetland is located just south of this drainage that appears to be fed by a leaking pipe/seep. A second potential seasonal wetland is found at the base of the southern ephemeral drainage. Both potential wetlands contained saturated soils at the time of the Olberding field survey, which occurred following a rain storm. One of the potential wetland features contained small pools of water created by cattle hoof shear. contained saturated soils at the time of the survey. One of the potential wetland features contained small pools of water created by cattle hoof shear.

The vegetation within these features was consistent with the surrounding grasslands, but several hydrophytic species such as toad rush (*Juncus bufonicus*) and curly dock (*Rumex crispus*) were also observed. Although no project-related disturbance is proposed in close proximity to these features, were such disturbance to occur, a jurisdictional delineation by the U. S. Army Corps of Engineers would be required. Based on the proposed grading plan, grading would not be expected to come within less than 50 feet of the southern potential seasonal wetland.

Special Status Species

Special-status species are plants and animals that are legally protected under the California and Federal Endangered Species Acts (CESA and FESA, respectively) or other regulations, and species that are considered rare by the scientific community (for example, the California Native Plant Society (CNPS)). Special-status plant species include species listed as Rare, Threatened, or Endangered by the U.S. Fish and Wildlife Service (USFWS) or by the California Department of Fish and Wildlife (CDFW). Federal Proposed and Candidate species are also considered special-status species. Special-status species also include species listed on List 1A, List 1B, or List 2 of the CNPS Inventory of Rare and Endangered Plants of California. All species in the above categories fall under State regulatory authority under the provisions of CEQA, and may also fall under federal regulatory authority. Plant species included on List 3 (Plants About Which We Need More Information—A Review List) or List 4 (Plants of Limited Distribution—A Watch List) of the CNPS Inventory are also considered special-status species, but these species are considered to

be of lower sensitivity and generally do not fall under specific State or federal regulatory authority, and impacts on List 3 and List 4 species are not generally treated as significant effects requiring mitigation.

If a proposed project may jeopardize a listed species, Section 7 of the federal Endangered Species Act (ESA) requires consideration of those species through formal consultations with the USFWS. Federal Proposed species are species for which a proposed listing as Threatened or Endangered under the ESA has been published in the Federal Register. If a proposed Property may jeopardize proposed species, Section 7 of the ESA affords consideration of those species through informal conferences with USFWS.

Olberding reviewed CDFW's California Natural Diversity Database (CNDDB) to identify recorded occurrences of special-status animal and plant species within 5 miles of the project site. Special-status species reports were accessed by searching the CNDDB database for the Las Trampas Ridge, Walnut Creek, Clayton, Diablo, Dublin, Hayward, San Leandro, Oakland East, and Briones Valley USGS 7.5-minute quadrangles which surround the project site. The CNDDB search results are mapped on Figures BIO-2 and BIO-3 for plant and wildlife species, respectively.

Special Status Plants: The special-status plant species identified by the CNDDB as potentially occurring on the project site are known to grow only within specific habitat types. The specific habitats or "micro-climate" necessary for many of the plant species to occur are not found within the boundaries of the project site. The habitats necessary for the CNDDB reported plant species consist of valley and foothill grassland, cismontane woodlands, chaparral, playas, chenopod scrub, adobe clay soils, alkaline soils, serpentine soils, sandy soils, gravelly soils, coastal prairie, coastal scrub, coastal dunes, coastal bluff scrub, coastal salt marsh, vernal pools, seeps, meadows and sinks, marshes or swamps, riparian woodlands, on slopes near drainages, closed cone coniferous forest, north coast coniferous forest, redwood forest, lower montane coniferous forest, and broad-leafed upland forest.

Although the CNDDB search identified many special-status plant species that occur in the region, only three species have the potential to occur on the project site, based on available habitat; the bent-flowered fiddleneck (*Amsinckia lunaris*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), and diablo helianthella (*Helianthella castanea*). None of these species were identified on the site during the November 2023 Olberding field survey. Additionally, Monk did not observe any of these species during their June 2024 survey, which occurred during the blooming period (all three species bloom from April to June). Further, the disturbed nature of the onsite non-native annual grassland habitat due to heavy grazing likely discourages propagation of these species (or any rare plants). Based on the fact that these species have not been observed on site, suggests that these species have a low potential to occur on the project site. The three special status plant species are discussed below.

- **Bent-flowered fiddleneck** is an annual of the family *Boraginaceae*. The inflorescence is spikelike and coiled at the tip with multiple small orange flowers. It is distributed throughout the inner north coast ranges of California, in the west Central Valley, and the San Francisco Bay Area at elevations ranging from 10 to 1,640 feet. Habitat consists of coastal bluff scrub, cismontane woodlands, and valley and foothill grasslands. The blooming period is between March and June. The closest known occurrence of this species was recorded in 2010 approximately 1 mile west of the project, near the Upper San Leandro Reservoir. Moderately suitable habitat for bent-flowered fiddleneck exists within the open grassland habitat of the project site.

- **Mount Diablo fairy-lantern** is a spring-blooming perennial bulbiferous herb that is in flower between April and June. This species exhibits light yellow globe-shaped flowers that turn down as if nodding. The plant grows to approximately 18 inches tall and has between one to several flowers on the stem, with long, narrow, pointed leaves. This species is found among chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland, and is found at elevations ranging from 100 to 2,755 feet. The closest recorded occurrence is more than 2.5 miles southeast of the project site, near San Leandro Reservoir. There is a moderate potential for this species to occur within the annual grassland habitat on the project site.

- **Diablo helianthella** is a perennial herb that exhibits yellow sunflowers that bloom between March and June at elevations of 195 to 4,265 feet. The plant grows up to 2 feet in height, with simple broad leaves that are attached at the base of the stem. The Diablo helianthella usually grows in rocky soils among broad-leafed upland forest, chaparral, cismontane woodland, coastal Diablo helianthella within a 5-mile radius of the project site, with the closest occurring about 2 miles south of the site, east of Upper San Leandro Reservoir. There is a moderate potential for this species to occur in the annual grassland habitat on the project site, as well as within the small outcrop of rocks exposed after extensive rain events caused the soil to erode. scrub, riparian woodland, and valley and foothill grasslands. The CNDDB listed 21 occurrences of Diablo helianthella within a 5-mile radius of the project site, with the closest occurring about 2 miles south of the site, east of Upper San Leandro Reservoir. There is a moderate potential for this species to occur in the annual grassland habitat on the project site, as well as within the small outcrop of rocks exposed after extensive rain events caused the soil to erode.

Although no special-status plant species were observed on the site during the Olberding field survey in November 2023 or the Monk survey in June 2024, as noted above, the project site provides potentially suitable habitat for bent-flowered fiddleneck, Mt. Diablo fairy lantern, and Diablo helianthella. Despite the low potential for the occurrence of these special status plant species on site, the presence cannot be definitively ruled out. **If any of the special status plant species are present, construction activities could result in the loss of the special-status**

species, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement the following mitigation measures:

> **Biological Resources 1:** Prior to issuance of a grading permit, special-status plant surveys shall be conducted for the bent-flowered fiddleneck (*Amsinckia lunaris*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), and Diablo helianthella (*Helianthella castanea*). The plant surveys shall be conducted during the March through June blooming period in which the species are most identifiable. These surveys shall be conducted in compliance with all survey guidelines published by the California Department of Fish and Wildlife (CDFW, 2018), U.S. Fish and Wildlife Service (USFWS, 2011), and California Native Plant Society (CNPS. 2001). If the survey finds any of the listed special-status plant species on the project site, the applicant shall consult with the USFWS and/or CDFW, as appropriate, to develop an approved mitigation plan to ensure that potential impacts to the identified species are less than significant. The applicant shall fully implement the mitigation plan prior to initiation of any project construction activity.

Implementation of these mitigation measures would reduce construction period impacts on special-status plant species to a less than significant level.

Special Status Wildlife: The special-status wildlife species—including birds, amphibians, reptiles, insects, fish, and mammals—identified by the CNDDB as potentially occurring on the project site are associated with one or more of the three habitat types occurring on the site: non-native annual grassland, potential seasonal wetland, and ephemeral drainage.

Birds: Olberding identified the following special-status bird species that have a potential for occurring on the project site.

- **Golden Eagle** is a raptor protected by the Migratory Bird Treaty Act as well as the 1940 Bald and Golden Eagle Protection Act. Under the Bald and Golden Eagle Protection Act, it is a violation to "...take, possess, sell, purchase, or barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, golden eagle, alive or dead, or any part, nest, or egg thereof..." Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, and disturb.

  Golden eagles have dark brown plumage overall, with some white at the base of the tail, and golden-to-blonde feathers on the nape of the neck. The bill and talons are black and the cere (soft membrane that covers the nostrils) and feet are yellow. Immature birds have a broad, white tail band with a black edge and large white patches on the undersides of the wings at the base of the primary feathers. Adult males weigh 9 pounds, while adult

females weigh 12.5 pounds. Masters of soaring, golden eagles can reach speeds up to 200 miles per hour (mph) with their 6.5- to 7.5-foot wingspans.

The golden eagle is typically found in grasslands, intermittent forested habitat, woodland brushlands, arid deserts, and canyonlands. They are often found in open country in the vicinity of hills, cliffs, and bluffs. Golden Eagles nest in high densities in open and semi-open habitat, but also may nest at lower densities in coniferous habitat when open space is available, (e. g. fire breaks, clear-cuts, burned areas, pasture-land, etc.). Golden Eagles avoid nesting near urban habitat and do not generally nest in densely forested habitat. The nearest CNDDB record of this species is more than 4.5 miles northwest of the project site, in Robert Sibley Volcanic Regional Preserve. There are no large trees on the project site to support nesting; however, the vast grassland offers suitable foraging habitat for this species, which has a moderate potential to occur on the site in a foraging capacity only.

- **White-Tailed Kite** is fully protected by CDFW. It is a falcon shaped raptor with a long white tail and black patches on the shoulders that are highly visible while the bird is flying or perching. White-tailed kites forage in annual grasslands, farmlands, orchards, chaparral, and at the edges of marshes and meadows. They are found nesting in trees and shrubs such as willows, California sycamore, and coast live oak often near marshes, lakes, rivers, or ponds. This raptor often hovers while inspecting the ground below for prey. The white-tailed kite eats small mammals as well as some birds, lizards, and insects. Annual grasslands are considered good foraging habitat for white-tailed kites, which will forage in human-impacted areas. Although there are no CNDDB records of the bird in the project vicinity and no large trees on the site that could provide suitable nesting habitat, due to the good foraging opportunities provided by the site, there is high potential for the white-tailed kite to forage on the site.

- **Cooper's Hawk** Is a State-protected medium- to large-size raptor, with an average wingspan of 28 to 34 inches. They are distinctive for the black and white horizontal banding on the elongated tail and blue-gray head, back, and upper wings. Additional markings include rusty red horizontal barring on a white breast, a large square head, and long yellow legs and feet. The nearest CNDDB-listed occurrence was approximately 4 miles southwest of the project site, along Urban Chimes Creek in Oakland. Olberding states that while Cooper's hawks generally nest in riparian trees, the small arroyo willow on the project site is not large enough to support a raptor nest and there are no other large trees present within the site that could offer suitable nesting habitat. However, the Cooper's hawk has high potential to forage within the grassland habitat on the site.

- **American Peregrine Falcon** has been delisted by the USFWS but is fully protected by CDFW. The American peregrine falcon is a wide-bodied raptor with a dark, nearly black head resembling a hood. It has a steel blue back and tail, pale to white breast and

underwings, and small black horizontal bars on belly, legs, underwings, and undertail. The peregrine falcon sports black mustache markings and yellow base of bill, eye rings, legs, and feet. This species forages on the wing, catching prey in the air or on the ground.

Peregrine falcons do not build their own nests; they lay their eggs in scrapes, or small depressions, which they make in the soil or gravel of a cliff ledge. Sometimes, they use abandoned stick nests that had been built in trees by other species. Recently, peregrine falcons utilize nests on ledges of tall buildings and bridges within urban environments. The breeding season in California generally starts around late-February and early-March and concludes between May and June. They are typically found in open terrain including farmland, marshes, and even urban environments. The CNDDB listed one occurrence of American peregrine falcon approximately one-half mile west of the project site, nesting in an urban structure. Olberding states there are no large trees present within the site that could offer suitable nesting habitat for this species, but foraging opportunities occur throughout the grassland habitat on the site, and the American peregrine falcon has moderate potential to occur on the site in a foraging capacity only.

- **Loggerhead Shrike** is a California Species of Special Concern. The loggerhead shrike is a black and white perching bird with a black face mask that extends over the bill. It is a common resident and winter visitor in lowlands and foothills throughout California, and prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches. The loggerhead shrike builds nests on stable branches in densely foliaged shrubs or trees, usually well-concealed. In California, this species lays eggs from March into May, and the fledglings become independent in July or August. Highest density occurs in open canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, pinyon-juniper, juniper, desert riparian, and Joshua tree habitats. The species occurs only rarely in heavily urbanized areas, but is often found in open cropland and on lands grazed by cattle that are fenced with barb wire. This species hunts large insects, small rodents, and even small birds. Loggerhead shrikes are known for their habit of impaling their food on thorns or barb wire for future consumption. The range and habitat for the loggerhead shrike has steadily shrunk due to human development within grasslands. There are no CNDDB records of the loggerhead shrike occurring within a 5-mile radius of the project site. While there are no thickets or shrubs within the site that could offer potentially suitable nesting habitat, foraging opportunities occur across the site within the grassland, and the loggerhead shrike has moderate potential to occur on the site in a foraging capacity.

- **Burrowing Owl** is a California Species of Special Concern that is a ground-dwelling member of the owl family. Burrowing owls are small brown to tan colored birds with bold spots and barring. Burrowing owls generally require open annual grassland habitats with low vegetative cover in which to nest, but can be found on abandoned lots, roads, airports,

and other urban areas. Burrowing owls generally use California ground squirrel holes for their nesting burrow, but are also known to use other mammal burrows, pipes, or other debris for nesting purposes. They often nest in loose colonies about 100 yards apart. The breeding season for burrowing owls occurs from March through August. They lay three to twelve eggs from mid-May to early June. The female incubates the clutch for about 28 days, while the male provides her with food. The owlets begin appearing at the burrow's entrance two weeks after hatching and leave the nest to hunt for insects on their own after about 45 days. The owlets can fly well at six weeks old. There are no CNDDB records of the burrowing owl within 5 miles of the project site. During the November 2023 Olberding field survey, the vegetation height was low throughout the site, which burrowing owl characteristically prefer. Although small rodent burrows were observed on the southern portion of the project site, they are not large enough to be used by Burrowing Owls. Thus, considering that there are no suitable burrows or surrogate burrows within or adjacent to the site that could provide nesting or refuge habitat for burrowing owl, and that there were no ground squirrels or small mammals present during the survey that could provide these burrows, Olberding concluded that the burrowing owl has low potential to occur on the project site and is unlikely to be present.

In addition to the raptor species listed above, other raptor species including the red-tailed hawk, red-shouldered hawk, and American kestrel, are protected under the Migratory Bird Treaty Act and have a high potential to occur on the site in a foraging capacity. These are common species that are not tracked by the CNDDB.

Although many of the special-status bird species described above have a moderate to high potential for occurring on the project site, only the southern 7.9-acre portion of the 23.9-acre project site would be developed. Moreover, the site is adjacent to open space cattle-grazing and watershed lands to the east and approximately 0.4 mile from the 604-acre Carr Ranch protected watershed, 4 miles from the 260-acre Mulholland Ridge Open Space Preserve, and 5.8 miles from the 1,830-acre Redwood Regional Park. Thus, although the project would reduce available foraging areas on the site, substantial foraging areas would remain in the immediate vicinity and the surrounding area. Accordingly, the project would have less than significant impacts on foraging special-status bird species.

Amphibians: Olberding identified the following special-status amphibian species that have a potential for occurring on the project site.

- **California Tiger Salamander** (CTS) (*Ambystoma californiense*) is listed as Threatened by both the USFWS and CDFW, and the Sonoma County and Santa Barbara County populations are federally Endangered. This species is endemic to the San Joaquin-Sacramento River valleys, bordering foothills, and coastal valleys of Central California. They inhabit primarily annual grasslands and open woodlands of the foothills and valleys.

Adult CTS inhabit rolling grassland and oak savannah. Adults spend most of the year in subterranean retreats such as rodent burrows, but may be found on the surface during dispersal to and from breeding sites. CTS require the following habitat conditions: (1) standing bodies of fresh water, like ponds, vernal pools, and other ephemeral or permanent water bodies for breeding; (2) these bodies of water must hold water for a minimum of 12 weeks to support larvae development; and (3) access to upland habitat which contains small mammal burrows, typically from ground squirrels (*Spermophilus beecheyi)* or pocket gophers (*Thommomys bottae)*, to utilize as shelter and protection from predators and desiccation during nonbreeding periods. The preferred breeding sites are vernal pools and other temporary ponds. However, CTS may use permanent manmade ponds as breeding habitat. CTS adults begin migrating to ponds after the first heavy rains of fall and can be found in or around the breeding ponds during and after winter rainstorm events. In extremely dry years, CTS may not reproduce. CTS also require temporary ponding in vernal pools or man-made ponds as well as rodent burrows during their non-breeding stage.

After mating, females lay several small clusters of eggs, which contain from one to over 100 eggs. The eggs are deposited on both emergent and submerged vegetation, as well as submerged detritus. A minimum of ten weeks is required to complete larval development through metamorphosis, at which time the larvae will normally weigh about 10 grams. Larvae remaining in pools for a longer time period can grow to much larger sizes. Upon metamorphosis, juvenile CTS migrate in large masses at night from the drying breeding sites to refuge sites. Prior to this migration, the juveniles spend anywhere from a few hours to a few days near the pond margin. Adult CTS are largely opportunistic feeders, preying upon arthropod and annelid species that occur in burrow systems, as well as aquatic invertebrates found within seasonal pools. The larvae feed on aquatic invertebrates and insects, showing a distinct preference for larvae of the Pacific tree frog.

Olberding states that there are no seasonal pond, wetland, or channel features on the project site that hold water long enough to provide suitable habitat to support CTS aquatic breeding and non-breeding habitat; the seasonal wetlands and drainages on the property are ephemeral and only hold a few inches of standing water within small ruts created by cattle hoof shear. Therefore, suitable aquatic breeding and non-breeding habitat is absent from the site. There are no CNDDB listings of California tiger-salamander within 5 miles of the site. Although there are two stock ponds within dispersal distance (1.5 miles) for CTS, the lack of suitable upland refugia would deter CTS from utilizing the project site in an upland capacity, as it exposes them to predators and desiccation. Based on site conditions and the lack of nearby occurrences, CTS does not have the potential to occur on the project site.

- **California Red-Legged Frog** (CRLF) (*Rana draytonii*) is a federally Threatened species and a California Species of Special Concern. On April 13, 2006, USFWS designated 450,288 acres of critical habitat for the CRLF under the ESA. A new ruling by the USFWS on March 17, 2010, revised the designation of critical habitat for CRLF (75 FR 12815 12959), designating a total of approximately 1,636,609 acres of critical habitat in 27 California counties; this rule became effective on April 16, 2010.

  The CRLF is a rather large frog, measuring 1-. to 5 inches in length. They are reddish-brown to gray in color, with dorsolateral folds and many poorly defined dark specks and blotches. The underside of the CRLF is washed with red on the lower abdomen and hind legs. The CRLF has a dark mask bordered by a light stripe on the jaw, smooth eardrums, and not fully webbed toes. The male has enlarged forearms and swollen thumbs. Its vocals consist of a series of weak throaty notes, rather harsh, and lasting 2 to 3 seconds. Breeding occurs from December to March with egg masses laid in permanent bodies of water.

  The CRLF predominately inhabits permanent fresh water sources such as streams, lakes, marshes, natural and manmade ponds, and drainages in valley bottoms and foothills. It also uses uplands near aquatic habitat for foraging, shelter, and dispersal to neighboring aquatic habitat up to 1.7 miles. This species is currently widespread in the nine-county San Francisco Bay area and is abundant along the Pacific Coast north of Ventura County up to Mendocino County. Isolated populations exist in the Sierra Nevada range and in Los Angeles, Ventura, and San Diego Counties.

  CNDDB listed seven occurrences of the CRLF occurring within 5 miles of the project site. A majority of these occurrences are located between 4 and 5 miles north and/or east of the site, with the closest occurring approximately 2.2 miles northeast of the site in a pond surrounded by annual grassland. This occurrence was accidentally found during a newt (*Triturus* sp.) survey in 2022. The lack of nearby CNDDB occurrences may be due to the remote nature of the area surrounding the project site or the inability to survey potential habitats on private lands, and does not necessarily reflect the absence of this species in the general area.

  CRLF require: (1) standing bodies of fresh water for aquatic breeding habitat; (2) non-breeding freshwater and wetted riparian habitat that provide shelter, forage, predator avoidance, and aquatic dispersal; (3) upland habitat such as grassland or woodland adjacent to or surrounding breeding and non-breeding aquatic and riparian habitat—up to a distance of 1 mile—that contain structural features and small mammal burrows that provide shelter and protection; and (4) accessible upland or riparian dispersal habitat within designated habitat units and between occupied locations within a minimum of 1 mile of each other. There are no seasonal pond, wetland, or riparian features within the project site that hold water long enough to provide suitable habitat to support CRLF

aquatic breeding and non-breeding habitat; the seasonal wetlands and drainages on the site are ephemeral and only hold a few inches of standing water within small ruts created by cattle hoof shear. Therefore, suitable aquatic breeding and non-breeding habitat is absent from the project site.

However, the property does contain grassland habitat that could provide suitable dispersal habitat. Moraga Creek (a.k.a. Rimer Creek) is located approximately 0.05-mile west of the northern portion of the site, across Sander's Ranch Road, and King Canyon Creek is approximately 0.07-mile east of the southern portion of the site. Additionally, there are two stock ponds within the vicinity of the property, just off Knoll Drive; the first is approximately 0.38 miles east of the site, and the second is approximately 0.5 miles east.

Suitable grassland habitat includes at least a few observed small mammal burrows that may provide suitable upland refugia habitat on site. However, there are several barriers to movement of this species surrounding the project site on all sides, greatly reducing the chance that this species would disperse onto the project site. Adjacent to the west of the project site are Camino Pablo and Sanders Ranch Road, well used paved roads that prevent overland movement of this species. The project site is bordered on the west, north, and south sides by high-density residential development that also prevent overland movement onto the project site by CRLF. There is a storm drain just west of the project site that receives runoff from the concrete V-ditches that run along the west end of the property and collect stormwater after large storms from the west end of the southern ephemeral drainage. This storm drain is most likely connected underground to Moraga Creek and could conceivably provide access to the project site for CRLF dispersing from the west. However, Olberding believes it is highly unlikely that a CRLF would travel through this storm drain system, up through the storm drain, through the unvegetated concrete V-ditches and onto the project site which lacks any suitable aquatic habitat for this species and contains only a few small mammal burrows at its southern end.

The area to the east of the project site is to open space cattle-grazing and watershed lands and the two stock ponds that may provide suitable aquatic habitat for CRLF. However, directly to the east of the project site, between the project site, King Canyon Creek, and the nearby stock ponds, is a steep hill roughly 700 feet high in elevation, a cattle corral at the base of that hill, and another even steeper hill roughly 800 feet high in elevation further to the east. King Canyon Creek and the nearest stock pond are at the eastern base of that 800 feet high hill. Therefore, CRLF dispersing to the project site from the east would need to travel up two steep hills, over two ridges between 700 and 800 feet high to the project site that contains no suitable aquatic habitat to attract them. Based on the foregoing, both Olberding and Monk have concluded that there is a very low to moderate potential for CRLF to occur onsite, in a dispersal capacity only. Nevertheless, because the CRLF may use the site as a dispersal corridor between the creeks and ponds that surround the

property, **project construction activities could disturb the CRLF, interfere with their migration, and/or result in the death of individual frogs, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measures:

> **Biological Resources 2:** Prior to commencement of construction activities, a qualified wildlife biologist shall survey the project site for California red-legged frog (CRLF) to verify the absence or presence of the species. One day and one night survey shall be conducted during the non-breeding season. At least one survey must be completed between January 1 and August 15. Day surveys shall be conducted between 1 hour after sunrise and 1 hour before sunset. Night surveys are used to identify and locate adult and metamorphosed frogs and shall be conducted no earlier than 1 hour after sunset. Surveys shall be performed in accordance with applicable U.S. Fish and Wildlife Service (USFWS) protocol. Because the potential for CRLF to occur on the project site is limited to a dispersal capacity only, surveys performed during the breeding season to identify eggs and larvae are not required.
>
> Once site clearing or grading commences, all ruts, holes, and burrows shall be inspected for CRLF by a qualified biologist prior to and during excavation or removal in order to look for and avoid amphibians that may be present on the project property. If any CRLF are found during initial site disturbance, a qualified biologist possessing a valid federal Endangered Species Act (ESA) Section 10(a)(1)(A) permit or USFWS-approved under an active biological opinion, shall be contracted to trap and to move amphibians to nearby suitable habitat outside the fenced project site.

Implementation of these mitigation measures would reduce construction period impacts on the California red-legged frog to a less than significant level.

- **Foothill Yellow-Legged Frog** (FHYF) (*Rana boylii*) is a federal Species of Special Concern and a California Species of Special Concern. These frogs are not smooth in appearance as most frogs are, but have bumpier skin similar to a toad's skin, though they have no warts. Like all frogs, FHYF are good jumpers and are found at the edge of water bodies. These frogs rely heavily on camouflage for their survival. Dorsal colors of this frog range from brown, gray, to rust red with the bottom parts of their legs being yellow. The can be found along rocky creeks in the foothills of the Cascade Mountains from south of the Willamette Valley to central California. They also occupy sunny creeks throughout southwestern Oregon. The FHYF is typically found in partially shaded, shallow streams with cobble-sized rocky substrates needed for egg-laying.

  The CNDDB listed five occurrences of the FHYF within a 5-mile radius of the project site, with the closest occurrence located approximately 2 miles northwest of the site in the

vicinity of the community of Canyon, near Pinehurst Road and San Leandro Creek. Specimen frogs were collected from Redwood Peak in 1909, and one was collected at the community of Canyon in 1947, however it now appears that this species is extirpated from this area, and the most recent sighting is over 20 years old (February 1997). The project site lacks suitable habitat for FHYF as it does not contain shallow, rock-lined streams that provide egg laying substrate and foraging opportunities. Furthermore, the drainages found within the site are not hydrologically connected to creeks or streams with these features, making dispersal onto the site unlikely. Given these site conditions and the lack of recent and nearby CNDDB occurrences, Olberding states that the FHYF is presumed absent from the project site.

Reptiles: Olberding determined during the field survey that the cover from the grassland habitat and cattle hoof shear on the project site offer suitable habitat for various reptile species. During the survey, Olberding observed numerous western fence lizards (*Sceloporus occidentalis*) throughout the site. Other reptile species including Pacific gopher snake (*Pituophis catenifer catenifer*) and California king snake (*Lampropeltis californiae*) may occur on the site. Since part of the project site is within USFWS-designated critical habitat for the Alameda whipsnake (*Masticophis lateralis euryxanthus*), this species may also be present.

- **Alameda Whipsnake** (AWS) is both a State and federal Threatened species. The AWS is known to occur in Contra Costa and Alameda counties, and has been associated with western San Joaquin and northern Santa Clara counties. The known distribution for the AWS includes Sobrante Ridge, Oakland Hills, Mount Diablo, the Black Hills, and Wauhab Ridge.

  The AWS is one of two subspecies of the California whipsnake. It is distinguished from the chaparral whipsnake (*M. l. lateralis*) by the broad orange striping on its sides. Adults reach approximately 3 to 5 feet in length and show a sooty black to dark brown back, cream colored undersides, and pinkish tail. The AWS is typically found in chaparral, northern coastal sage scrub, and coastal sage habitats; however, annual grasslands, oak woodlands, and oak savannah serve as habitat during the breeding season. Egg-laying occurs near scrub habitat on ungrazed grasslands with scattered shrub cover.

  Male and female whipsnakes are active from April to November finding mates. During the breeding season from late March through mid-June, male whipsnakes exhibit more movement throughout their home range, while female whipsnakes remain sedentary from March until egg laying. Females lay a clutch of 6 to 11 eggs, usually in loose soil or under logs or rocks.

  The CNDDB listed 26 occurrences of the AWS within the vicinity of the project property, with the closest located approximately 2 miles south of the site, just north of the Kaiser

Creek arm of the Upper San Leandro Reservoir. Primary habitat for the AWS is abundant just east of the project site, within the Las Trampas Ridge open space. Las Trampas Ridge is home to one of five main populations of the AWS identified within its historical range.

The core AWS habitat consists of open-canopied shrub communities, including coastal scrub and chaparral, often with rock outcroppings on south-, southeast-, east-, and southwest-facing slopes. Rock outcrops are an important element of its habitat, providing protection from predators and habitat for prey species such as western fence lizard. However, the project site lacks chaparral, sage brush, or rock outcrops.

Secondary habitat consists of grasslands and open woodlands, and suitable annual grassland habitat is present on the project site. These habitats provide dispersal, foraging, and occasionally nesting opportunities, particularly when they are linked to chaparral/scrub. Additionally, rock crevices, talus and small mammal burrows that provide shelter, protection, egg-laying sites, and foraging opportunities are particularly important for the AWS. These habitats provide cover for whipsnakes during dispersal, cover from predators, and a variety of microhabitats where whipsnakes can move to regulate their body temperature. Thus, although there is no core habitat for the whipsnake on the project site, the eastern half of the site is designated by the USFWS as Critical Habitat (Unit 2) for this species.

The height of the vegetation in the secondary habitat on the site is low due to the prolonged, intense grazing that occurs on the site. Therefore, this vegetation does not provide suitable protection and coverage from aerial predators nor does it provide shade for temperature regulation. Alameda whipsnakes occurring within fringes of the Las Trampas Ridge open space may pass through the secondary habitat found within the site, but they are not likely to breed or forage on the site due to the aforementioned reasons, and there is a moderate potential for Alameda whipsnake to utilize the site for dispersal only. As a result, if individual AWS are present on the site during site clearing or grading activities, construction activities could injure or kill the snakes, which would be a ***significant, adverse impact*** to this Threatened species. **Project construction activities could injure or kill individual whipsnakes, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measures to ensure that impacts to this species would be less than significant:

Biological Resources 3a: Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey the project site for Alameda whipsnake to determine the presence or absence of this species. The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance. If any whipsnakes are

identified, the biologist shall develop appropriate mitigation to protect the species and compensate for lost Alameda whipsnake habitat. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

Biological Resources 3b: Prior to the implementation of Mitigation Measure Biological Resources-3a, the project applicant shall install appropriate exclusion fencing around the entire area of project disturbance, with a suitable buffer to be determined by a qualified wildlife biologist, to prevent any snakes or other wildlife from encroaching onto the site. The foot of the exclusion fencing shall be buried sufficiently deep to prevent wildlife from crawling or tunneling under the fence and the upper portion of the fence shall be curved outward, such that any snakes or other wildlife attempting to scale the fence will fall off the fence once they become inverted, preventing their incursion onto the site. The fencing shall be installed to the satisfaction of the wildlife biologist.

Biological Resources 3c: The project sponsor shall require the construction contractor to implement the following protective measures during project construction:

Open Trenches: Any open trenches, pits, or holes with a depth larger than one- foot shall be covered at the conclusion of work each day with a hard, non-heat-conductive material (i.e., plywood). No netting, canvas, or material capable of trapping or ensnaring wildlife shall be used to cover open trenches. If use of a hard cover is not feasible, multiple wildlife escape ramps shall be installed, constructed of wood or installed as an earthen slope in each open trench, hole, or pit that is capable of allowing large (i.e., deer) and small (i.e., snakes and frogs) from escaping on their own accord. Prior to the initiation of construction each day and prior to the covering of the trench at the conclusion of work each day, a qualified biologist or on-site personnel shall inspect the open trench, pit, or hole for wildlife. If wildlife is discovered, it shall be allowed to leave on its own accord.

Open Pipes Restriction: All pipes, culverts, or similar structures that are stored vertically or horizontally at the construction site for one or more overnight periods shall be securely capped on both ends prior to storage and thoroughly inspected by a qualified biologist or on-site personnel for wildlife prior to utilization in construction of the project.

Fence and Signpost Restriction: Any fencing posts or signs installed temporarily or permanently throughout the course of the Project shall have the top three post holes covered or filled with screws or bolts to prevent the entrapment of wildlife, specifically birds of prey. The Qualified Biologist or on-site personnel shall be responsible for

ensuring compliance with this measure throughout the course of the Project and shall inspect each post.

Biological Resources 3d: Onsite Worker Education Program. A qualified biologist shall administer a pre-construction training program for all employees, contractors, and personnel working at the project site prior to performing any project activities, to be hosted at the project site. The presentation shall include, at minimum, a discussion of sudden oak death prevention, critical root zone protection, the biology of the habitats and species identified in this IS.MND and those with potential to be present at the project site, which shall include a walkthrough. The Qualified Biologist shall also include, as part of the education program, information about the distribution and habitat needs of any species that may be potentially present, legal protections for those species, penalties for violations, and project-specific protective measures identified in the biological mitigation measures required by this IS/MND. Interpretation shall be provided for non-English speaking employees, contractors, or personnel otherwise working on the project site, prior to their performing any work at the project site.

Implementation of these mitigation measures would reduce construction period impacts on the Alameda whipsnake to a less than significant level.

Mammals: Olberding observed signs (i.e., droppings and prints) of several common mammals throughout the project site during the field survey that appeared to be from coyote (*Canis latrans)* and racoon (*Procyon lotor)*. With respect to special-status mammals, CNDDB indicate the potential for special-status bats (Order – *Chiroptera*) and the American badger (*Taxidea taxus*) to be present in the area.

- **Bats** are the only mammals capable of "true" flight. They are nocturnal feeders and locate their prey, which consists of small- to medium-sized insects by echolocation. Bats consume vast amounts of insects making them very effective pest control agents. They may eat as much as their weight in insects per day. Maternity roosts comprised of only females, may be found in buildings or mine shafts with temperatures up to 40 degrees Celsius (104 degrees Fahrenheit) and a high percentage of humidity to ensure rapid growth in the pups. Female bats give birth to only one or two pups annually and roost in small or large numbers. Males may live singly or in small groups, but scientists are still unsure of the whereabouts of most males in summer.

  Special-status bats with the potential to occur on the project site include the pallid bat (*Antrozous pallidus*) and the hoary bat (*Lasiurus cinereus*). CNDDB listed five occurrences of the pallid bat and one occurrence of the hoary bat within a 5-mile radius of the property, with the closest occurrence approximately 0.36 miles northwest of the site. There are no structures on the site that could provide suitable roosting habitat for

pallid bat, and there are no trees that offer dense foliar cover suitable for roosting hoary bats. However, the grassland habitat, ephemeral drainages, and seasonal wetlands provide an array of insects allowing for abundant foraging opportunities. Given the above information, multiple species of bats have a moderate potential to occur on the project site in a foraging capacity only.

As previously discussed, only the southern 7.9-acre portion of the 23.9-acre project site would be developed, and the site is adjacent to open space cattle-grazing and watershed lands to the east and large permanently preserved open spaces areas (604-acre Carr Ranch protected watershed, 260-acre Mulholland Ridge Open Space Preserve, 1,830-acre Redwood Regional Park). Thus, although the project would reduce available foraging areas on the site, substantial foraging areas would remain in the immediate vicinity and the surrounding area. Accordingly, the project would have less than significant impacts on foraging special-status bat species.

- **American Badger** is a California Species of Special Concern. This large member of the weasel family has a flat body with short legs ideally suited to digging burrows. They are typically found in open plains, prairies, forests and grasslands, or other areas with friable soils and low foliar cover. In California they primarily inhabit a combination of grasslands, agricultural lands, and other open space. The badger feeds on ground squirrels, mice, and gophers. It is also a significant predator of snakes, including rattlesnakes. Burrows created by badgers range from about 4 feet to 10 feet in depth and 4 feet to 6 feet in width. They typically enlarge abandoned gopher or ground squirrel burrows. Female American badgers may create two to four burrows within a small area, connected by tunnels, in order to better conceal her cubs. Displaced soil from badger dens characteristically appears in front of the burrow entrance, giving the appearance of a mound-like roof. Badgers mate between July and August, but do not give birth until March.

  The CNDDB listed one occurrence of American badger within 5 miles of the project site, found approximately 4.5 miles northwest of the site in Rattlesnake Canyon near Orinda; however, this occurrence is historical, from 1925. The grassland habitat found within the project site is suitable for badger considering the low vegetation height and friable soils. However, no small mammals such as ground squirrels or gophers were observed during the Olberding field survey, and therefore the property may lack an appropriate prey base to support badgers. For these reasons, Olberding concludes that the American badger has a low potential to utilize the project site, and is not likely to occur.

Insects: Monk noted that there is one insect species of concern that has a potential for occurring on the project site.

- **Western Bumblebee** (*Bombus occidentalis)* is currently a candidate for California state listing as an endangered species. The Western bumblebee feeds upon nectar and pollen from a variety of plant species but is most adapted to native plant species. It nests in abandoned rodent burrows and bird nests. The flight period in California is from early February to late November, peaking in late June and late September. The flight period for workers and males is from early April to early November. Little is known about sites where queens overwinter, but it is likely in underground areas protected from temperature extremes and flooding during winter rains.

  There is one CNDDB record (Occurrence #286) of this species observed within the last 50 years within 5 miles of the project site. This occurrence documents seven males and one female collected on September 11, 1994, from an unknown location in Henry Chabot Regional Park, on the southwest side of Upper San Leandro Reservoir. There are suitable rodent burrows within the southern portion of the project site and upon cursory review, Monk stated that there is at least some potential for this species to occur. However, it is important to note that the project site is located outside the species' current known range (CDFW GIS Dataset). Although Western bumblebee is unlikely to occur on the project site, in consideration of a known historic occurrence within 3 miles, this species cannot be entirely discounted without preconstruction surveys to rule out its presence. Accordingly, **project construction activities could destroy burrows in use by the Western bumblebee or kill individual bumblebees, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measures:

  Biological Resources 4: Implementation of the below mitigation measure would reduce construction period impacts on the Western bumblebee to a less than significant level.

  Prior to commencement of ground-disturbing activities, a qualified wildlife biologist shall perform a habitat assessment of the project site and surrounding landscape to identify and map suitable nesting, foraging, and overwintering habitat for the Western bumble bee. If suitable habitat is identified, a qualified wildlife biologist shall perform focused preconstruction surveys of the project site for Western bumblebee to determine the presence of this species. To maximize probability of detection, a minimum of three focused surveys shall be conducted during the colony active period (i.e., April through September) and when floral resources are in peak bloom. If any Western bumblebee are identified, or if surveys are not conducted and presence is presumed, the biologist shall develop appropriate mitigation to protect the species and compensate for potential habitat loss. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of

those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

If suitable nesting, foraging, or overwintering habitat is identified within the project site during the habitat assessment, a biological monitor with experience conducting surveys for special-status bumble bee species shall be present onsite during vegetation removal and/or ground-disturbing activities that take place during any of the "Queen and Gyne Flight Period and Colony Active Period" (February through October).

b) **No Impact**: The Olberding BRA disclosed that there is no riparian habitat or other sensitive natural community present on or in proximity to the project site. Therefore, there is no potential for such habitats to be adversely affected by the project.

c) **Less Than Significant Impact**: The federal government, acting through the U.S. Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA), has jurisdiction over all "waters of the United States" as authorized by Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act of 1899 (33 CFR Parts 320-330). Section 404 of the CWA regulates the placement of fill in Waters of the U.S., which may include wetlands, lakes, ponds, drainages, creeks, streams, and other traditionally navigable water bodies, depending on whether any such aquatic feature meets current jurisdictional standards.

Actions affecting small areas of jurisdictional waters of the United States may qualify for a Nationwide Permit (NWP) from the Corps, provided conditions of the permit are met, such as avoiding impacts to threatened or endangered species or to important cultural sites. Properties that affect larger areas or which do not meet the conditions of an NWP require an Individual Permit. The process for obtaining an Individual Permit requires a detailed alternatives analysis and development of a comprehensive mitigation/monitoring plan.

Under federal regulation, wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (33 CFR Part 328.3(c)(16)). Wetlands generally include swamps, marshes, bogs, and similar areas. In addition, portions of the riparian habitat along a river or stream may be a wetland where the riparian vegetation is at or below the ordinary high water mark and thus also meets the wetland hydrology and hydric wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (33 CFR Part 328.3(c)(16)). Wetlands generally include swamps, marshes, bogs, and similar areas. In addition, portions of the riparian habitat along a river or stream may be a wetland where the riparian vegetation is at or below the ordinary high-water mark and thus also meets the wetland hydrology and hydric soil criteria.

Wetlands and other waters subject to regulation under CWA Section 404 also require a Section 401 water quality certification by the Regional Water Quality Control Board (RWQCB). In the Bay Area, such certification is issued by the San Francisco Bay RWQCB. The RWQCB may identify additional mitigation requirements beyond those imposed by the Corps. Additionally, California Fish and Game Code Sections 1600-1607 require the CDFW to be notified of any activity that could affect the bank or bed of any stream that has value to fish and wildlife. Upon notification, the CDFW has the discretion to execute a Streambed Alteration Agreement. The CDFW defines a stream as follows:

> *"... a body of water that flows at least periodically...through a bed or channel having banks and supporting fish and other aquatic life. This includes watercourses having a subsurface flow that supports or has supported riparian vegetation."*

In practice, CDFW authority is extended to any "blue line" stream shown on a USGS topographic map, as well as unmapped channels with a definable bank and bed. Wetlands, as defined by the Corps, need not be present for CDFW to exert authority.

Results of the Olberding field survey indicate that the project site contains wetlands/waters that may be considered jurisdictional by the Army Corps of Engineers, RWQCB, and/or CDFW. The two ephemeral drainages and two potential seasonal wetlands on the project site showed positive indicators of wetland soils, hydrology, and vegetation. As shown on Figure BIO-1, one potential seasonal wetland is just south of the northernmost ephemeral drainage and is characterized by a mix of hydrophytic (i.e., water-loving) plants, such as curly dock, Italian rye grass, and clover (*Trifolium* sp.), and upland species such as wild oats and bull thistle. Olberding observed that this wetland was seep-like and contained numerous small pools of water within cattle hoof shear. The second potential seasonal wetland is located at the base of the second drainage along the Camino Pablo frontage. The vegetation within this wetland was consistent with the surrounding grasslands, but several hydrophytic species such as curly dock and toad rush were observed. The project site also contains two drainage features, both of which are ephemeral. Dominant vegetation within both drainages was consistent with the composition of the annual grassland, and consisted primarily of Italian rye grass, Mediterranean barley, wild oat, and creeping wildrye. Other species observed include ribwort plantain (*Plantago lanceolata*), milk thistle (*Silybum marianum*), filaree, and curly dock. The southernmost drainage also had a single Arroyo willow growing within the channel.

If any work occurs within 50 feet of the potential seasonal wetland or ephemeral drainage features on site, then a U.S. Army Corps of Engineers jurisdictional delineation would need to be conducted and include preparation of an aquatic resources map delineating all onsite waters/wetlands that may qualify as waters of the U.S./State subject to regulation by the Corps and RWQCB, respectively. The wetland delineation report and aquatic resources map would need

to be submitted to Corps for verification as only the Corps can determine the extent of their jurisdiction. If any work associated with the project would impact these potential wetlands or drainage features, permits from the Corps, the RWQCB and/or the CDFW would need to be acquired.

While any project-related construction activity in or adjacent to these features would require jurisdictional delineation and permitting by the Corps, which would be subject to mitigation requirements, the project as proposed would not intrude into any of these wetlands/waters or come in close proximity to them. Accordingly, the project impacts on wetlands or other waters of the U.S would be less than significant.

d) **Less Than Significant with Mitigation**: Wildlife corridors are generally described as pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and other natural or human induced factors such as urbanization. The fragmentation of natural habitat creates isolated "islands" of vegetation that may not provide sufficient area or resources to accommodate sustainable populations for a number of species, which can adversely affect both genetic and species diversity. Corridors often partially or largely eliminate the adverse effects of fragmentation by 1) allowing animals to move between remaining habitats to replenish depleted populations and increase the gene pool available; 2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fire or disease) will result in population or species extinction; and 3) serving as travel paths for individual animals moving throughout their home range in search of food, water, mates, and other needs, or for dispersing juveniles in search of new home ranges. The project site does not function as a wildlife movement corridor because it is bordered by established residential communities on the north, west, and south, which limit wildlife movement through the site. Therefore, the proposed project would not substantially interfere with the movement of resident or migratory wildlife.

With respect to wildlife nursery sites, although nesting birds are unlikely to occur on the project site, they could utilize large trees located adjacent to the site. Project construction activities could disturb or harm nesting birds protected under the federal Migratory Bird Treaty Act (50 CFR 10.13), the Bald and Golden Eagle Protection Act, and/or California Fish and Game Code Sections 3503, 3503.5, 3800, and 3513.Project construction disturbance could result in the loss of nesting habitat, disturbance to nesting birds, and possibly death of adults and/or young. Therefore, **there would be a potentially significant adverse environmental impact on nesting birds during project construction**. Consequently, the applicant is required to implement the following mitigation measures.

Biological Resources 5: If project grading or construction is scheduled to take place between February 1 and September 15, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird

species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 250 feet of the construction zone for non-raptors and 1,000 feet for raptors. The survey shall be performed no more than 14 days prior to the commencement of construction activities and a second focused survey shall be conducted within 48 hours prior to construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If a lapse of project-related activities of seven days or longer occurs, another focused survey shall be conducted before project activities can be initiated. Copies of the preconstruction survey(s) shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife.

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. A protective buffer shall be established, with the distance to be determined by a competent biologist based on the site conditions—such as whether the nest is in a line of sight of the construction—and the sensitivity of the birds nesting. Typical protective buffers are as follows: 1) 1,000 feet for large raptors such as buteos, 2) 500 feet for smaller raptors such as accipiters, and 3) 250 feet for passerines. No project personnel or equipment shall be allowed to enter the protective buffer until the qualified biologist determines that the young have fully fledged and will no longer be adversely affected by the project.

A qualified biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Implementation of these mitigation measures would reduce the impact on the nesting birds to a less than significant level.

e) **No Impact**: The Contra Costa County Tree Protection and Preservation Ordinance (Chapter 816-6 of the County Ordinance Code) provides for the protection of certain trees by regulating tree

removal while allowing for reasonable development of private property. The Ordinance applies to any developable vacant parcel, such as the project site. The Ordinance requires tree alteration or removal to be considered as part of the project application.

The project does not involve the removal of any trees, and the proposed construction activities are not within the drip line of the one existing arroyo willow tree on the project site. Thus, the project will not be subject to the Tree Protection and Preservation Ordinance. There are no additional ordinances or policies pertaining to biological resources applicable to the project.

f) **No Impact**: There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy (ECCCHC). The ECCCHC is a joint exercise of powers authority formed by the Cities of Brentwood, Clayton, Oakley, Pittsburg, and Contra Costa County to implement the HCP/NCCP. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in eastern Contra Costa County. The Camino Pablo area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

Sources of Information:

- Olberding Environmental, 2023. *Biological Resources Analysis Report for the Camino Pablo Property.*
- Olberding Environmental, 2019. *Biological Resources Analysis Report for the Camino Pablo Property*.
- Monk & Associates Environmental Consultants, 2024. *Peer Review of Olberding Biological Reports and IS/MND for the Camino Pablo Subdivision Project*.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*
- Contra Costa County Ordinance Code, Title 8. Zoning Ordinance.
- https://www.contracosta.ca.gov/depart/cd/water/HCP/, 2024. *East Contra Costa County Habitat Conservancy.*

5. *CULTURAL RESOURCES – Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

SUMMARY:

a) **No Impact**: There are no structures on the project site. Regarding past presence of a structure, in 2015, the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) at Sonoma State University reported that their base maps show no recorded buildings or structures within the proposed project area. Further, CHRIS conducted an archival search in 2015 of the State Office of Historic Preservation Historic Property Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, and identified no recorded buildings or structures on or in the vicinity of the proposed project site. A subsequent search of NWIC archives, performed in 2016 and updated in 2023, by Archeo-Tec, Inc. as part of a Phase I Cultural Resource Evaluation for the project also found no significant recorded historical resources within a 1-mile radius of the project site. Thus, there are no onsite historical resources pursuant to Section 15064.5 of the CEQA Guidelines. There is no structure that:

- Is listed in the California Register of Historic Places and has been determined to be eligible for listing by the State Historic Resources Commission.
- Is included in a local register of historic resources, and identified as significant in a historical resource survey that has been or will be included in the State Historic Resources Inventory; or
- Has been determined to be historically or culturally significant by a lead agency.

b) **Less Than Significant With Mitigation**: The 2015 CHRIS review of the project site concluded that there was a "high potential of identifying Native American archaeological resources" within the borders of the project site. In 2016, Archeo-Tec Inc. completed a Phase I cultural resource evaluation, including a full record search and a pedestrian survey. No potentially significant cultural resources were identified on the project site, or within a 1-mile radius. In 2023, Archeo-Tec completed an updated Phase I cultural resource assessment. Although no significant cultural resources were identified on the project site, the Phase I report indicates that the most culturally sensitive areas of the project site include 1) the gently sloping section planned as lots 12 and 13 and 2) the new cul-de-sac and lots that will be placed in the topographic saddle along the southern extent of the project site (lots 5-10). Other areas of the project site have a lower likelihood of human settlement or activity due to steep (greater than 10%) slopes.

As part of the 2016 investigation, Archeo-Tec contacted the Native American Heritage Commission (NAHC) to request a search of their Sacred Lands File to determine whether the project encroaches on any recorded areas of cultural importance. The search of the Sacred Lands File yielded negative results. Further outreach conducted by Archeo-Tec in 2016 to five tribal representatives identified by the NAHC as having knowledge of cultural resources in the area did not result in any information on potentially significant resources.

Based on the results of archival searches and the Native American consultation in 2016, **there is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on archaeological resources**. Consequently, the applicant is required to implement the following mitigation measures.

Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction.

a. A program of onsite education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.

b. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.

Implementation of these mitigation measures would reduce the impact on archeological resources during project construction to a less than significant level.

c) **Less Than Significant With Mitigation**: Based on the findings of the Phase I cultural resources evaluation, no human remains or cemeteries are known to exist within or near the project site; however, there is a possibility that human remains could be present on or near the project site and accidental discovery could occur. Consequently, **construction activities on the project site could result in a potentially significant adverse environmental impact due to disturbance of human remains**. Thus, the applicant is required to implement the following mitigation measure.

Cultural Resources 2: Should human remains be uncovered during grading, trenching, or other onsite excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementation of this mitigation measure would reduce the impact on human remains during project construction to a less than significant level.

Sources of Information:

- Contra Costa County 2005-2020 General Plan.
- Archeo-Tec, Inc., 2024. *Revised Cultural Resources Assessment for the Camino Pablo Subdivision Project*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

6. *ENERGY – Would the project:*				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☒	☐	☐

***SUMMARY**:*

a) **Less Than Significant With Mitigation**: The project would use energy during project construction and project operation.

Construction: The project would require an approximately 32 month-long construction period before habitation of the proposed single-family residences and attached ADUs. Energy usage during project construction would primarily entail usage of gasoline and diesel fuels for construction worker vehicle trips, delivery of equipment/materials, and the operation of earthmoving and paving equipment, generators, and other construction equipment. As discussed in Environmental Checklist Section 3.b, the Bay Area Air Quality Management District (BAAQMD), has requirements, amongst others, to limit engine idling times to a maximum of 5 minutes while not in use, properly tuning all equipment in accordance with manufacturer

specifications, and utilizing off-road diesel-powered equipment (25hp engine or larger) meeting Tier 3 or Tier 4 Emissions Standards. Avoiding prolonged idling of equipment that is not in use, and the use of off-road equipment having increased combustion efficiency both serve to minimize unnecessary consumption of fuel during project construction. **If the emissions control measures are not implemented, energy use during project construction could be significant particularly during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement mitigation measure Air Quality 2.**

Implementation of the Air Quality 2 mitigation measure would reduce the impact of energy use during project construction to a less than significant level.

Operation: The new single-family residences and attached ADUs would be designed in accordance with all applicable provisions of the California Energy Code, Title 24 efficiency standards, and CALGreen building energy efficiency standards including requirements to provide solar energy with new residential construction. Other building energy efficiency standards include requirements for energy efficient ceiling and rafter roof insulation, walls, floors, windows, doors, luminaires, heating and cooling systems, appliances, water heaters, and pool/spa systems. The project's compliance with such efficiency measures will ensure that the future habitation of the project does not result in wasteful, inefficient, or unnecessary consumption energy resources. Therefore, the operational phase of the project will have a less than significant impact on consumption of energy resources.

b) **Less Than Significant With Mitigation:**

Construction: As discussed in Environmental Checklist Section 3.a, the project site is within the San Francisco Bay Area Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the 2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate. The Clean Air Plan serves as the regional Air Quality Plan (AQP) for the Air Basin for attaining National Ambient Air Quality Standards (NAAQS). The primary goals of the AQP are to protect public health and protect the climate. The AQP identifies a wide range of control measures intended to decrease both criteria pollutants and greenhouse gas (GHG) emissions, including measures to reduce the impact of energy use.

As discussed in Environmental Checklist Section 6.a above, **if the emissions control measures are not implemented, energy use during project construction could be significant particularly during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact. Consequently, the applicant is required to implement mitigation measure Air Quality 2.**

Implementation of the Air Quality 2 mitigation measure would reduce the impact of energy use during project construction to a less than significant level.

Operation:

Electricity: In 2002, the State of California established the Renewable Portfolio Standard (RPS) requiring at least 20 percent of electricity produced in the State come from renewable sources by 2017. The State has subsequently increased to targeted goals of the RPS, most recently modified in 2018 by Senate Bill 100, which increased the RPS to the current standards requiring 60% renewable energy by the year 2030 and 100% by 2045.

The proposed project would be served with electricity provided by Pacific Gas and Electric Company (PG&E) or Marin Clean Energy (MCE). As MCE is an optional provider, PG&E is discussed below. In 2022, PG&E obtained 38 percent of its electricity from renewable energy sources, while the remaining electricity was sourced from nuclear (49 percent), large hydroelectric (8 percent), and natural gas (5 percent). PG&E also offers a Solar Choice 50 percent option that sources 67 percent of its power mix from eligible renewable energy sources, and a Solar Choice 100 percent option that sources 96 percent of its power mix from eligible renewable energy sources. Therefore, the proposed project's electricity provider meets the State's current RPS objective. The proposed project's electricity provider would also be required to meet the State's future objective of 60 percent of in-State electricity sales being generated from renewable energy sources by 2030. As such, the proposed project would not conflict with or obstruct the applicable plan for renewable energy or energy efficiency.

Climate Action Plan: The State of California has routinely adopted legislation to address climate change and clean energy production that has resulted in efforts to increase the efficiency of vehicles, buildings, and appliances and to provide energy from renewable sources. Locally, the Contra Costa County Board of Supervisors adopted the Contra Costa County Climate Action Plan in December 2015. As illustrated in the table below, the proposed project is consistent with applicable energy goals and measures for new residential development in the Climate Action Plan.

Applicable Goals	Measures	Consistency Analysis
Energy Efficiency and Conservation		
Increase energy efficiency in residential and commercial building stock and reduce community-wide electricity and natural gas use.	**EE-1:** Provide opportunities for residential buildings to become more energy efficient.	**Consistent.** The proposed project would comply with the California Building Code and the most recently adopted version of the Building Energy Efficiency Standards. This would improve energy efficiency in the proposed residential homes compared to existing conditions. In addition, the proposed project would include landscaping
	EE-4: Reduce urban heat islands through vegetation management and cool surfaces.	

Applicable Goals	Measures	Consistency Analysis
		and storm retention areas with native vegetation, which would reduce the urban heat island effect.
Renewable Energy		
Increase the production of renewable energy from small-scale and commercial-scale renewable energy installations.	**RE-1:** Promote installation of alternative energy facilities on homes and businesses	**Consistent.** The proposed project would install PV rooftop solar systems in accordance with the requirements contained in Title 24 of the California Building Code, which would increase renewable energy production compared to existing conditions.
Source: Contra Costa County. 2015. *Contra Costa County Climate Action Plan*.		

Sources of Information:

- Contra Costa County, 2015. Climate Action Plan.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. *GEOLOGY AND SOILS – Would the project:*				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

SUMMARY:

a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

i) **Less Than Significant Impact:** The evaluation of the project's potential geology and soils impacts is based in part on a site-specific geotechnical investigation prepared for the project by ENGEO, Inc. (*Preliminary Geotechnical Exploration 1211 Camino Pablo Property*– January 21, 2014) and a subsequent supplemental report by ENGEO (*Supplemental Geotechnical Exploration South Camino Pablo Annexation Project – Subdivision 9396*, October 26, 2015).

The 2014 ENGEO report determined that no earthquake faults are located on or near the project site. The nearest seismically active fault is the Hayward Fault, located approximately 4 miles southwest of the site, while the San Andreas Fault lies about 22 miles to the west. Although no known active faults cross the project site, ENGEO conducted exploratory

trenching on the site to provide site-specific subsurface data on a regional thrust fault mapped within the area proposed for residential development by R.C. Crane in 1988. A trench average 9 feet in depth and to total length was 176 feet was logged by ENGEO geologists and soil scientist Dr. Glen Borchardt, who concluded that the thick colluvial soil deposits encountered were indicative of deposition and soil development that has occurred over roughly the last 40,000 years. To be considered active, a fault must rupture the ground surface during Holocene time (i.e. the last $\pm$11,700 years). No shears, clay gouge, or other indications of faulting were observed in the trench. ENGEO concluded there is no evidence of active faulting on the project site and that there is a low potential for fault rupture at the project site. Thus, ENGEO did not recommend any setbacks from the mapped inactive fault, nor did they recommend any further evaluation of this fault. Based on the results of preliminary geotechnical investigations conducted for the site, the project has less than significant potential for impacts relating to fault rupture at the site.

In a letter dated June 29, 2023, ENGEO states that although the 2014 and 2015 reports were prepared for analysis of an earlier proposed project, the currently proposed grading and site development plans are "substantially in conformance with the geotechnical recommendations" presented therein.

ii) **Less Than Significant Impact**: Major earthquakes in the region have occurred on the Hayward, Calaveras, and San Andreas faults during the past 200 years, and numerous minor earthquakes occur along these faults every year. A major earthquake on any of the active faults in the region could result in very strong to violent ground shaking. The intensity of the earthquake ground motion would depend upon the characteristics of the generating fault, distance from the site to the epicenter and rupture zone, magnitude and duration of the quake, and site-specific geologic conditions.

In their October 26, 2015, supplemental geotechnical exploration, ENGEO estimated that the site could experience a peak horizontal ground acceleration of at least 0.632 g during seismic ground shaking. Engineers use the estimated peak horizontal ground acceleration to design buildings for larger ground motions than are expected to occur during a 50-year interval, resulting in safer buildings than if they were only designed for the ground motions that we expect to occur in the next 50 years. The risk of structural damage from ground shaking is regulated by the Building Code and the County Grading Ordinance. The Building Code requires use of seismic parameters which allow the structural engineer to design buildings to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Thus, the environmental impact from seismic ground shaking would be considered to be less than significant.

iii) **Less Than Significant Impact**: The project site is not within a Liquefaction Hazard Zone, as mapped by the California Geological Survey. According to the County General Plan Safety Element (Figure 10-5 – Estimated Liquefaction Potential), the project vicinity has "generally moderate to low" liquefaction potential. Additionally, the October 2015 ENGEO site-specific geotechnical investigation in the area of development found that the subsurface strata on site consist of stiff clays and bedrock, which are not susceptible to liquefaction. Future residential development on the project site will require subsurface investigation to provide site-specific engineering recommendations to ensure that building and foundations are designed with appropriate consideration of the site's soil characteristics. With sound foundation design and adherence to current Residential Building Code requirements, the project will have less than significant impacts related to liquefaction.

Ground lurching is another form of potential seismic ground failure. Lurching is a result of the rolling motion imparted to the ground surface during energy released by an earthquake and can cause ground cracks to form. The greatest potential for the formation of these cracks occurs at contacts between deep alluvium and bedrock, such as those at the margins of valley flood plains. Although the ENGEO geotechnical investigation concluded that there is low potential for ground lurching at the site, implementation of the required grading measures identified in the March 2015 ENGEO Preliminary Geotechnical Report and October 2015 ENGEO Supplemental Geotechnical Exploration report confirms that the risk of lurching would not be a significant hazard at the site.

iv) **Less Than Significant with Mitigation**: As shown on Figure GEO-1, the site has experienced numerous prior landslides, including some that have been recently active. They appear to occur as relatively shallow slumps and earth flows ranging from about 5 to 15 feet thick. To address the unstable slopes, ENGEO prepared a corrective grading plan, shown on Figure GEO-2, based on a slope stability analysis of the site under modeled seismic conditions. They calculated a "pseudo-static" seismic coefficient to be 40 percent of the geometric mean peak ground acceleration of 0.632 g. For ENGEO's slope stability analysis, a displacement analysis was performed. In their analysis, a threshold of 15cm for considering the amount of displacement to be significant. Their calculated displacement was found to be less than 15 cm.

While ENGEO's slope stability analysis was prepared in 2015 for a slightly different project configuration, ENGEO reviewed the current project plans and indicated that the proposed grading and site development are substantially in conformance with their previous geotechnical recommendations, including the corrective grading plan.

The corrective grading plan calls for over-excavation of all landslide debris and compressible colluvium. Specific standards and criteria are provided for the placement and

compaction of engineered fill. The plan also calls for excavation of keyways with subdrains at the base of backcut. The keyways are excavated into firm, competent bedrock. The back filling of the keyway excavation is to consist of compacted, moisture conditioned fill (see figure GEO-2 for a map showing location of the keyways).

Additional slope stability would come from limiting slopes with more than 8 feet in vertical height to a maximum inclination of 3:1 (horizontal: vertical), while 2:1 slope would be permitted on shorter slopes. The corrective grading plan also includes a 15-foot-wide debris bench extending along the uphill side of the development area to intercept water, sediment and arrest potential erosional soil slides or sloughing originating on the upper slopes above the proposed development area. A concrete V-ditch would extend along the outboard side of the debris bench that would discharge concentrated runoff into the storm drain system.

The geotechnical consultant for the project, ENGEO, concluded that with proper site preparation, the site is suitable for the proposed development. The Geotechnical Studies performed by ENGEO, including the corrective grading plan have been referred to Darwin Myers Associates for peer review. The Geologic peer review found that the corrective grading plan represented a conservative approach to addressing the known slope stability issues on site. However, **a strong seismic event could result in landslides that seriously damage the proposed project and put its occupants at risk, which would be a potentially significant impact.** Consequently, the applicant is required to implement the following mitigation measure.

Geology 1: At least 60 days prior to recording the final Subdivision Map, requesting issuance of construction permits or installation of utility improvements, the project proponent shall submit a design-level geotechnical report for the project, based on adequate subsurface exploration, laboratory testing and engineering analysis. The scope of the geotechnical investigation should address to fully evaluated the following potential geologic/ geotechnical and seismic hazards, including corrosion potential testing. The report shall also provide a) recommendations and specifications pertaining to foundation design, including any proposed foundation retaining walls, b) pavement design, c) evaluation of the drainage design, including the proposed bio-retention facilities and their effect on planned improvements. The report shall also address d) temporary shoring and support of excavations, e) updated California Building Code seismic parameters, and f) outline the recommended geotechnical monitoring, which shall include the monitoring of foundation related work as it pertains to geotechnical recommendations. Two monitoring reports shall be required: One following rough grading, which shall present all test data gathered as well as geologic mapping of exposures created during grading, and a map showing the location and estimated depth of subdrains and the location of all cleanouts, and the geotechnical engineer's opinion on the compliance of the as graded project with the recommendations in the design level

report. Lastly, a monitoring report shall be required prior to the final building inspection. It shall document monitoring of final grading, backfilling of utility, foundation preparation and subgrade preparation work for improvements, etc., and shall be submitted prior to requesting the final building inspection for each lot. (This monitoring report can be segmented so that one letter can document monitoring performed on all lots, or a grouping of lots or a series of monitoring reports for each lot).

Geology 2: The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

Geology 3: The geotechnical report required by Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, *(ii)* allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and *(iii)* provide the opportunity for field modifications of geotechnical recommendations (with BID approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A ***hard hold*** shall be placed on the "final" grading inspection, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities.

Similarly, a ***hard hold*** shall be placed on the final building inspection for each dwelling, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of final grading, drainage, and foundation-related work. The geotechnical monitoring shall include documentation of conformance of retaining wall, pier hole drilling/ foundation preparation work and installation of drainage improvements.

Geology 4: All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review by the Grading Inspector, and the review / approval of the Zoning Administrator.

Geology 5: Prior to filing of the Final Map, the project proponent shall join with an existing Geologic Hazard Abatement District (GHAD) or create a new independent GHAD formed pursuant to Public Resources Code Section 26500. The GHAD documents are subject to review and approval by the CDD. GHAD formation requires a Plan of Control and an Engineers Report. These documents must be prepared by licensed professionals (engineering geologists and geotechnical engineers) and are subject to technical review by the Department of Conservation & Development. The project proponent is responsible for funding the technical review.

A. If the GHAD is to own the open space parcels, it will assume responsibilities that relate to their position as a GHAD and also the duties as a responsible property owner. The GHAD is charged with responsibilities relate to the prevention, mitigation, abatement, or control of geologic hazards, which includes (a) maintenance of facilities that enhance geologic as well as hydrogeologic stability, such as drainage facilities and associated improvements. The drainage facilities to be maintained by the GHAD shall include retaining on open space parcels, BMP water quality treatment facilities, concrete lined drainage ditches and open space storm drainage facilities, and other peripherally related open space responsibilities (e.g. erosion control, mowing.

B. The Plan of Control shall include (a) background information on the project and the open space, (b) characterize the geologic and seismic setting of the site, (c) provide a detailed evaluation of potential geologic hazards, (d) provide criteria for GHAD responsibility, (e) address activation of assessments and outline the process for transferring responsibility to the GHAD, (f) describe general landslide mitigation, (g) establish priorities for GHAD expenditures, and (h) outline the monitoring and maintenance schedule, including, but not limited to, the provision for monitoring performance of GHAD maintained facilities in the aftermath of an earthquake that yields strong to violent earthquake shaking in the West County area. The engineers report shall provide the financial details needed to implement the Plan of Control.

Geology 6: A recorded deed disclosure shall provide notice to all the owners of the 13 residential lots of the existence of the Geologic Hazard Abatement District (GHAD) and its responsibilities, in addition to any easements and improvements granted to the GHAD. This notice may include provision for removal of landscaping or structures within the easements granted to the District without compensation. **At least 30 days prior to requesting a final building inspection for single-family residential development on any lot resultant from**

the proposed subdivision, the applicant shall provide CDD staff with documentary evidence that the deed disclosure has been recorded on that lot.

Implementation of these mitigation measures would reduce the impact of landslides to a less than significant level.

b) **Less Than Significant with Mitigation*:*** Any construction project that exposes surface soils creates a potential for erosion from wind and stormwater runoff. The potential for erosion increases on large, steep, or windy sites; it also increases significantly during rainstorms. Construction of the project would require extensive disturbance of the site soils, which would significantly increase the potential for erosion, particularly during wet and/or windy weather. The potential for soil erosion and loss of topsoil is greatest during the period of earthwork activities and between the time when earthwork is completed and new vegetation is established, or asphalt is laid. Thus, **soil erosion could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.** Consequently, the applicant is required to implement the following mitigation measure.

Geology 7: Prior to the issuance of a grading or building permit, whichever occurs first, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and an Erosion Control Plan for review and approval by the Department of Conservation and Development, Building Inspection Division (BID) and by the Department of Public Works. The SWPPP shall identify the "best management practices" that are most appropriate for the site, and the "Erosion Control Plan" shall provide the details of the erosion control measures to be applied on the site and maintained throughout the winter rainy season. In addition, the SWPP shall include dust control measures which are most appropriate for the project site. These measures may include, but would not be limited to, watering or seeding disturbed areas, covering stockpiles of dirt or aggregate, or other soil stabilization practices.

Implementation of this mitigation measure would reduce the impact of soil erosion during project construction to a less than significant level.

c) **Less Than Significant with Mitigation**: Corrective grading of potentially unstable soils including construction of drained keyways, removal of compressible colluvial soils and soft sediment, and rebuilding graded slopes with compacted engineered fill would minimize the potential for unstable slopes and other ground surfaces.

Lateral spreading involves lateral ground movements caused by seismic shaking. These lateral ground movements are often associated with a weakening or failure of an embankment or soil mass overlying a layer of liquefied or weak soils. The geotechnical evaluation by ENGEO determined that since the onsite soils are unlikely to be susceptible to liquefaction, the potential for lateral spreading at the site is considered negligible.

Subsidence, or the downward movement of soils, is related to the density and compressibility of the soils. The subsurface testing of the site by ENGEO encountered colluvium that is compressible. The compressible clays are expected to result in settlement as a result of compaction due to increased loads on the site surface. ENGEO estimated that about 2 to 3 inches of settlement of the native colluvium material could occur under the proposed 30 feet of fill. The rate of settlement will depend to a large extent on the rate that groundwater can drain through the colluvium, but the geotechnical consultant estimated that the majority of the settlement will be completed within one year, though it could be substantially complete within several months. The corrective grading measures recommended by ENGEO would mitigate compressible soil settlement. Nevertheless **subsidence of soils could damage building foundations and site pavements, resulting in a potentially significant adverse environmental impact. Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.**

d) **Less Than Significant with Mitigation**: Expansive soils have a high shrink-swell potential, and generally occur where soils have a high clay content. Expansive soils form weak support for buildings, and can amplify the effects of seismic shaking during an earthquake, posing a threat to structural stability of buildings. The preliminary geotechnical investigation for the project identifies expansive soils on the site, noting that the clayey soils and claystone units within the bedrock in the region have moderate to high plasticity and moderate to critically high expansion potential. With appropriate site preparation and building design, the hazards from expansive soils can be substantially reduced. Therefore, **the potential for expansive soils at the site could pose a risk to residents of the project, resulting in a potentially significant adverse environmental impact. Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.**

e) **No Impact**: The project site is within the service boundaries of the Central Contra Costa Sanitary District (CCCSD) and CCCSD staff comments indicate that capacity exists within the system to accommodate the project. Thus, the proposed project would not require the use of a septic or alternative wastewater disposal system.

f) **Less Than Significant with Mitigation**: Paleontological resources are the fossilized remains of vertebrate or invertebrate organisms from prehistoric environments found in geologic strata. They are valued for the information they yield about the history of the earth and its past ecological settings. They are most typically embedded in sedimentary rock foundations and may be encountered in surface rock outcroppings or in the subsurface during site grading. They can also occur in Pleistocene-era alluvial and fluvial strata. Geological investigations of the project site indicate that soils at the site consist of Pleistocene-era colluvium. Therefore, there is some potential for encountering paleontological resources on the site during project construction and the **accidental discovery could occur during grading and other earthwork on the site,**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

resulting in a potentially significant impact on unique paleontological resources and geologic features. Thus, the applicant is required to implement the mitigation measures of Cultural Resources 1.

Implementation of these mitigation measures would reduce the adverse environmental impact on the unique paleontological resources or geologic features to a less than significant level.

Sources of Information:

- ENGEO, Inc., *Preliminary Geologic Exploration, 1211 Camino Pablo Annexation Property, Moraga, California*, January 21, 2014.
- ENGEO, Inc., *Preliminary Geotechnical Report, South Camino Pablo Annexation Project, Subdivision 9396, Moraga, California*, March 25, 2015.
- ENGEO, Inc., *Camino Pablo – Subdivision 9646, Contra Costa County, California, General Plan Amendment Review*, June 29, 2023.
- ENGEO, Inc., *Supplemental Geotechnical Exploration, South Camino Pablo Annexation Project, Subdivision 9396, Moraga, California*, October 26, 2015.
- Association of Bay Area Governments, MTC/ABAG Hazard Viewer Map, Probabilistic Earthquake Shaking Hazard, accessed August 20, 2024 at: MTC/ABAG Hazard Viewer Map (arcgis.com)
- Edward H. Field and Members of the 2014 Working Group on California Earthquake Probabilities, U.S. Geological Survey, California Geological Survey, UCERF3: *A New Earthquake Forecast for California's Complex Fault System*, USGS Open File Report 2015-3009, 2015, Accessed August 20, 2024 at: fs2015-3009.pdf (usgs.gov)
- Darwin Myers Associates, *Geologic Peer Review / Admin Draft MND*, June 17, 2024

8. ***GREENHOUSE GAS EMISSIONS*** – ***Would the project:***				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant Impact**: Greenhouse gases are gases that trap heat in the atmosphere and contribute to global climate change. Greenhouse gases include gases such as carbon dioxide, methane, nitrous oxide, and various fluorocarbons commonly found in aerosol sprays. Typically, a single project in the County would not generate enough greenhouse gas (GHG) emissions to

substantially change the global average temperature; however, the accumulation of GHG emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

The installation of the cul-de-sac and drainage improvements, and the construction and operation of the single-family residences on the 13 residential parcels will generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. The 2022 BAAQMD CEQA Guidelines state that for a project to have a less-than-significant impact related to operational GHG emissions, it must include, at a minimum, no natural gas appliances or natural gas plumbing in the residences, and no wasteful, inefficient, or unnecessary energy use. As discussed in Environmental Checklist Section 6 above, the future single-family residences would be operated and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, the project would result in the generation of less than significant amounts of GHG emissions

b) **Less Than Significant Impact**: At a regional scale, the BAAQMD adopted the Bay Area 2017 Clean Air Plan that addresses GHG emissions as well as various criteria air pollutants. The BAAQMD Plan included a number of pollutant reduction strategies for the San Francisco Bay air basin.

Within Contra Costa County, the Contra Costa County Board of Supervisors adopted the Contra Costa County Climate Action Plan in December 2015. The construction and operation of the new single-family businesses would be subject to the measures promulgated by the *Climate Action Plan*, and Title 24 of the California Code of Regulations. Thus, the proposed project would be consistent with the goals, objectives, and policies of the adopted Climate Action Plan.

The proposed project, including the Major Subdivision to create 13 residential parcels, install a cul-de-sac and drainage improvements, and subsequent construct and operate 13 single -family homes and 11 attached ADUs, would generate some GHG emissions, but not at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions.

Sources of Information

- *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report*, by RCH Group, July 19, 2024
- *CEQA Air Quality Guidelines,* Bay Area Air Quality Management District Updated April 20, 2022.

9. HAZARDS AND HAZARDOUS MATERIALS – ***Would the project:***

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant Impact**: Subsequent to recordation of the Final Map, the cul-de-sac and drainage improvement would be installed, and 13 single-family residences would be constructed, 11 of which would include attached ADUs. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With compliance with existing regulations, the project would have a less than significant impact from construction.

Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. For example, household hazardous substances can be dropped off for free at the Central Contra Costa Sanitary District Household Hazardous Waste Collection Facility, located approximately 6.3 miles northwest of the project site at 4797 Imhoff Place in Martinez. Because any hazardous materials used for household operations would be in small quantities,

long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

b) **Less Than Significant Impact**: The proposed residential use of the project site would not involve handling, use, or storage of substances that are acutely hazardous. The site has historically been in agricultural use and as discussed in Environmental Checklist Section 5, there is no record of a structure on the project site. Thus, substantial concentrations of asbestos-containing materials, lead-based paint, or other hazardous materials would not be present on the site, and the risk of release of hazardous materials into the environment would be less than significant.

c) **No Impact**: There are no schools located within a quarter mile of the project site. The nearest school is Camino Pablo Elementary School, which is located at 1111 Camino Pablo, about 0.67 mile northwest of the project site. Additionally, the project does not involve the use of significant quantities of hazardous materials either during the construction or habitation of the residential project. Therefore, the project will have no impact in this respect.

d) **No Impact**: The project site is currently and has historically been in agricultural use. A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the site. Neither the project site nor any property in the vicinity are listed on the Hazardous Waste and Substances Site List (Cortese List), a planning document maintained by the California Department of Toxic Substances Control (DTSC). Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop an updated Cortese list at least annually. Thus, there would be no impact.

e) **No Impact**: There are no public airport or public use airport within 2 miles of the project site. The nearest public airport is Oakland International Airport, which is approximately 8.2 miles southwest of the project site. The project site is not within the airport influence area as delineated in the Airport Land Use Compatibility Plan for the Oakland International Airport. Thus, the proposed project is not considered to be located within an area where airport operations present a potential hazard.

f) **Less Than Significant Impact**: The proposed project is a residential subdivision on Camino Pablo with a cul-de-sac that would form the fourth leg of the Camino Pablo / Tharp Drive intersection. Tharp Dive is a two-lane residential collector street that intersects with Camino Pablo and a number of local residential streets. Camino Pablo is a two-lane arterial street that travels northwest from the Camino Pablo / Tharp Drive intersection to connect to Canyon Road – Moraga Road, which is a two – to four-lane County-designated arterial road.

One of the applicant's transportation consultants prepared a wildfire evacuation analysis (Hexagon Transportation Consultants, 2023. *Camino Pablo Residential Development VMT and*

Evacuation Study) that assesses the project's potential impact on evacuation times in response to a wildfire in the area. Hexagon reported that Camino Pablo along with Larch Avenue, a two-lane arterial street running parallel to and north of Camino Pablo, would be used in the event of an emergency requiring evacuation of neighborhoods in the project vicinity.

The applicant proposes to widen the Camino Pablo roadway from 28 feet to 36 feet at the frontage of the proposed subdivision. If the project is approved, the County Public Works Department will require the applicant to implement any improvements of Camino Pablo determined necessary to accommodate the residential subdivision. Therefore, the proposed project would have a less than significant impact on emergency response and emergency evacuation plans.

g) **Less Than Significant Impact**: The project site and immediate surroundings are classified as very high fire hazard severity zone in a state responsibility area. Consequently, construction on the site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). Furthermore, building plans for the residential subdivision must be submitted for review and approval by the Moraga Orinda Fire District. As a result, the fire-related risks of the proposed project would be less than significant.

Sources of Information:

- DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List) | Department of Toxic Substances Control (ca.gov), accessed June 10, 2024.
- Contra Costa County Emergency Operations Plan - November 29, 2022 (cocosheriff.org), accessed June 10, 2024.
- Hexagon Transportation Consultants, 2023. *Camino Pablo Residential Development VMT and Evacuation Study.*
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. *HYDROLOGY AND WATER QUALITY – Would the project:*				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant with Mitigation**: The proposed project must comply with applicable Contra Costa County C.3 requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In October 2009, the Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The County has the authority to enforce compliance with its Municipal Regional Permit authority in its adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes.

Project Construction

There is currently no development on the project site. Project construction activities could potentially affect water quality as a result of erosion of sediment. In addition, leaks from construction equipment; accidental spills of fuel, oil, or hazardous liquids used for equipment maintenance; and accidental spills of construction materials are all potential sources of pollutants that could degrade water quality during construction. If not properly addressed, construction impacts on water quality could be particularly severe because storm runoff from the site is ultimately discharged into San Francisco Bay via Moraga Creek and San Leandro Creek. Thus, **soil erosion and the leaks and spills due to construction equipment could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on water quality. Consequently, the applicant is required to implement Geology 7.**

Implementation of this mitigation measure would reduce the water quality impact during project construction to a less than significant level.

Project Operation

For residential development projects, the most common source of pollutants with a potential to degrade surface water quality is the automobile, which deposits oil and grease, fuel residues, heavy metals (e.g. lead, copper, cadmium, and zinc), tire particles, and other pollutants onto roadways and parking areas. These contaminants can be washed by stormwater runoff into surface waterways, degrading water quality. The development may introduce a variety of other pollutants that contribute to surface water pollution, including pesticides, herbicides, and fertilizers from landscaping; organic debris (e.g. grass, leaves); weathered paint; eroded metals from painted and unpainted surfaces; organic compounds (e.g., cleaners, solvents, adhesives, etc.); nutrients; bacteria and viruses; and sediments. Even building rooftops are a source of pollutants, because mercury and polychlorinated biphenyls (PCBs) are airborne pollutants that get deposited on roofs and other impervious surfaces. Thus, operation of the project following completion of construction would have the potential to adversely affect surface water quality. However, pursuant to the C.3 requirements, the project would be required to include stormwater management facilities.

The project sponsor has prepared a preliminary C.3 Stormwater Control Plan (SWCP) for the project. The SWCP has been reviewed by the County Department of Public Works and deemed to be acceptable. If the project is approved, Public Works will require the submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the filing of the Final Map. With implementation of the SWCP, the project would have a less than significant impact on water quality. The SWCP identifies four Drainage Management Areas across the site, with one divided into three subareas. Based on the proposed grading and development plans, a total of approximately 114,856 square feet of new impervious surfaces would be created by the project,

including rooftops, driveways, sidewalks, and the access street. There are existing impervious surfaces on the sidewalk, curb, and gutter along the Camino Pablo frontage; 11,194 square feet of these impervious surfaces would be replaced. Thus, a total of 103,662 square feet of net new impervious surfaces would be created on the site.

Stormwater would be collected from all impervious surfaces and treated onsite in four bio-treatment swales located along the cul-de-sac and/or in a landscaped bio-retention facility located adjacent to Camino Pablo. The water would be treated by the action of beneficial soil bacteria, chemical action, and by uptake into the root systems of plants. About half of the water discharging from the cul-de-sac would drain to the bioretention filters adjacent to the street and half would drain to the bioretention filter running alongside the Camino Pablo frontage adjacent to Lots 11 through 13. Stormwater from rooftops would either be collected from adjacent area drains and then directed into the treatment swales or would be discharged directly to low-impact development (LID) pervious areas and from there directed into the swales.

Treated stormwater would be collected from 6-inch solid-wall pipes underlying the swales and bio-retention facility and discharged into a new 18-inch storm drain running under Camino Pablo that would connect to a 36-inch storm drain under Tharp Drive. If the bioretention swales become oversaturated during extreme storm events, excess water will flow via the cul-de-sac into the existing Camino Pablo/Tharp Drive storm drainage system. Storm flow from this storm drain is discharged to the South Branch Moraga Creek, which drains into Upper San Leandro Reservoir

The County Department of Public Works will confirm that the SWCP complies with the required C.3 requirements prior to recordation of the Final Map. The County Department of Conservation and Development, Building Inspection Division will confirm that the SWCP complies with the required C.3 requirements prior to issuance of a grading permit, and inspections will verify construction of the stormwater controls in accordance with the approved plan. Compliance with the C.3 requirements will ensure that operation of the project will have a less-than-significant impact on water quality and local hydrology.

b) **Less Than Significant Impact**: The project site would receive water service from the East Bay Municipal Utility District (EBMUD). After subdivision, water service to the thirteen residential parcels would be provided by EBMUD. Since any future water service at the site will be provided by EBMUD, no groundwater wells will be required. The proposed project would therefore have no effect on groundwater supplies.

As described in Environmental Checklist Section 10.a above, the project would create a total of 103,662 square feet of net new impervious surfaces on the site. Stormwater from impervious surfaces would be treated onsite in four bio-treatment swales located along the cul-de-sac and/or in a landscaped bio-retention facility located adjacent to Camino Pablo. To the extent that groundwater is recharged at these facilities through percolation, the amount of runoff being

diverted from potential of groundwater recharge would be reduced. Further, landscaped areas around the future residences would be self-treating, allowing dispersion of storm water to vegetated areas. Accordingly, the proposed project would have a less than significant adverse environmental impact on groundwater recharge.

c) **Less Than Significant Impact**:

i) Construction of the cul-de-sac and single0family residences, and landscaping of yards would alter the existing drainage patterns on the project site, which currently consists of open hillsides covered with non-native grasses. The proposed grading plan has been developed to maintain the existing topography of the site as much as possible, while strengthening unstable slopes and accommodating the proposed homes on the lower reaches of the site. The site design and stormwater collection and treatment system would utilize existing general drainage patterns and rely entirely on natural gravity flow of rainwater. Although the introduction of new impervious surfaces has the potential to increase storm flow rates and volumes, and thereby cause erosion and sedimentation in downstream receiving waters, such impacts would be minimized through compliance with the C.3 requirements of the Contra Costa Clean Water Program, discussed in Environmental Checklist Section 10.a above. With compliance with the C.3 stormwater requirements, the impact of potential erosion due to the project would be less than significant.

ii) Although the project would alter the existing drainage pattern of the site it would not increase the volume or rate of surface runoff because stormwater would be detained and biologically treated on the site prior to discharge into the existing downstream stormwater drainage system. The existing 15-inch-diameter storm drainage pipe located in Camino Pablo along the project frontage would be upsized to an 18-inch-diameter pipe. From there, the project would tie into an existing 24-inch-diameter storm drainage pipe that runs through three residential properties adjacent to Tharp Drive before connecting to a 36-inch pipe in Tharp Drive that turns north under Deerfield Drive. This drainage pipe expands to a 42-inch pipe at Stonefield Place and jogs east, then continues north to discharge into Moraga Creek. There is an existing recorded drainage easement through the three Tharp Drive properties crossed by the storm drain.

A June 2023 hydrologic analysis of downstream conditions during a 10-year storm event was prepared by DK Engineering. The analysis concluded that all existing downstream storm drainage pipes have adequate capacity to accommodate runoff from the 10-year storm event with the addition of the project's storm runoff except for the existing 15-inch-diameter storm drainage pipe in Camino Pablo along the frontage of the project site. However, as

part of the project, this pipe would be replaced with an 18-inch pipe. The existing downstream 36-inch pipes have well above the County's minimum freeboard requirement of 1.25 feet. Thus, DK Engineering concluded that the downstream drainage system is adequate to receive runoff from the proposed project. Therefore, the potential for the project to increase the risk of on- or off-site flooding would be less-than-significant.

iii) The SWCP prepared for the project includes features to capture and provide on-site treatment of all stormwater runoff from the project's impervious surfaces, including rooftops. The facilities would also provide retention of peak flows such that post-project peak flows under normal storm conditions would be reduced in comparison with existing conditions. While storm runoff during the 10-year storm would increase in comparison with existing conditions, the DK Engineering hydrologic analysis determined that the existing storm drain system between the project site and the existing outfall at Moraga Creek can accommodate the 10-year peak runoff in the post-development condition, without the need for detention. Therefore, stormwater runoff from the proposed project would not exceed the capacity of the existing stormwater drainage system.

iv) The project site is located on National Flood Insurance Rate Map (FIRM) Panel # 06013C0428F. As shown on the FIRM Panel, land along the east side of Camino Pablo in the vicinity of the project site is classified as being in Zone X, which is not considered to be subject to flooding. Thus, the project site is not within a 100-year flood hazard area. Accordingly, the project would have a less than significant impact on flood flows.

d) **No Impact**: As discussed in Environmental Checklist Section 10.c.iv above, the project site is not within a 100-year flood hazard area. The project site is also not in an area that would be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. As mapped, the tsunami hazard in Contra Costa County is limited to the lowland areas immediately adjacent to these waterways. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. The nearest surface water body to the project site is the Upper San Leandro Reservoir, located about 1.1 mile south/west of the project site. According to dam failure inundation maps for the reservoir, the site would be unaffected in the event of dam failure.

e) **Less than Significant Impact:** As discussed in Environmental Checklist Section 10.a above, the SWCP prepared for the proposed project includes storm water controls as required by the Contra

Costa Clean Water Program. The project storm water controls include bio-treatment swales, a landscaped bio-retention facility, and LID pervious areas. The SWCP has been deemed preliminarily complete by the County Department of Public Works, who is requiring the submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the filing of the Final Map. With implementation of the SWCP, the project would have a less than significant impact on water quality. Thus, the proposed project would not conflict with a water quality control plan or groundwater management plan.

Sources of Information

- *Preliminary Stormwater Control Plan*, DK Consulting, June 2023
- *Camino Pablo Hydrologic & Hydraulic Analyses,* DK Engineering, June 2023
- *Urban Water Management Plan 2020 - Section 1.4: The Water Supply System*, East Bay Municipal Utility District, June 2021.
- https://msc.fema.gov/portal/, 2023. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0428F, effective 06/16/2009.*
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle.*
- California Department of Water Resources' Division of Safety of Dams, California Dam Breach Inundation Map Web Publisher [interactive map], Accessed August 20, 2024 at: https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2

11. *LAND USE AND PLANNING – Would the project:*				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

SUMMARY:

a) **No Impact**: The 23.9-acre project site is located in the A-2 General Agricultural District, which has a minimum required lot size of 5 acres. The area east of the site consists of agricultural parcels that range in size from approximately 4 acres to over 300 acres. The Sky View Court subdivision is to the south and is in the R-15 Single-Family Residential District and includes 15 single-family homes on lots that meet the minimum R-15 lot size of 15,000 square feet. Land to the west and

north are in the Town of Moraga and developed with single-family homes. The homes closest to the project site are developed at a density of 3 dwelling units per acre (1 dwelling unit per 14, 520 square feet). The proposed project would have residential parcels that range in size from 15,368 square feet to 27,827 square feet. Therefore, the proposed residential development in the Major Subdivision would be consistent with the surrounding residential subdivisions. Also, the proposed cul-de-sac would form the fourth leg of the Camino Pablo / Tharp Drive intersection and would provide direct access to Camino Pablo, the existing arterial street in this neighborhood. Thus, the proposed Major Subdivision would not divide an established community.

b) **No Impact:** The project site currently has a General Plan land use designation of AL Agricultural Lands. The proposed project includes a General Plan Amendment to redesignate the southern 7.9 acres as SL Single-Family Residential–Low Density to allow multiple single-family residences on this portion of the site. Also, this portion of the site is proposed to be rezoned from the A-2 General Agricultural District to a P-1 Planned Unit District with a Development Plan that would allow development of 13 one- and two-story detached single-family residences on individual lots. The SL General Plan land use designation allows residential development at a density of 1.0 to 2.9 dwelling units per net acre, which is consistent with the density proposed by the project. The P-1 District is intended for large-scale integrated development, allowing for flexible regulations that enable a cohesive yet varied design. Given the flexibility provided within a P-1 District, there is little potential for conflict with provisions of the County Ordinance Code in terms of development standards for the residential parcels in the proposed subdivision.

The General Plan Land Use Element includes policies relevant to the proposed project, including Growth Management Policies (#3-1 through #3-14) that provide general guidelines for new development of urban land uses in the County. These policies discourage the extension of urban services or urban land uses into agricultural areas outside of the Urban Limit Line (ULL). Within the ULL, these policies encourage infilling of already developed areas, particularly vacant or underutilized sites within urbanized areas. The project would result in the development of urbanized land use on agricultural lands. However, this is consistent with Growth Management Policies because the project site is located within the ULL, does not consist of prime agricultural lands, and does not involve the extension of growth inducing infrastructure outside of the ULL. The project would be entirely on a vacant lot located at the periphery of an urbanized residential area with adequate access to existing public roadway and utility infrastructure. Thus, the development of the project site does not conflict with the Growth Management Policies. Other policies in the Land Use Element that are specific to residential development (#3-21 through #3-29) generally pertain to affordability and compatibility with surrounding development. Policy #3-29 can be interpreted as intended to mitigate geologic hazards in general:

> **Policy #3-29**: New housing projects shall be located on stable and secure lands or shall be designed to mitigate adverse or potentially adverse conditions. Residential densities of conventional construction shall generally decrease as the natural slope increases.

The General Plan Safety Element of the General Plan includes additional policies (#10-22 through #10-32) relevant to Ground Failure and Landslide Hazards. These policies collectively discourage subdivision of rural lands outside of the ULL where soil stability hazards exist, require careful geotechnical scrutiny and peer review of engineering studies addressing potential landslide hazards.

As discussed in Environmental Checklist Section 7, Geology and Soils, the concentration of landslides on the project site and the steepness of the natural slope are evidence that the project site is unstable or marginally stable at present. Mitigation Measures **Geology 1** through **Geology 5** would mitigate existing slope stability issues via over-excavation of all landslides and colluvial deposits, installation of efficient surface and sub-surface drainage improvements, and foundations engineered appropriately for the underlying soil conditions. The project site will also be required to be included in a Geologic Hazard Abatement District (GHAD) having responsibility for slide repairs in open space areas that pose a threat to other improvements. The GHAD would also maintain drainage improvements and regularly remove combustible vegetation from open space areas. In a Peer Review analysis of the mitigation measures presented in Environmental Checklist Section 7 section of this report, Darwin Myers Associates concluded that the mitigations include prudent measures to address adverse or potentially adverse conditions. Thus, implementation of Mitigation Measures **Geology 1** through **Geology 5** ensure that the project is consistent with General Plan policies adopted for the purpose of avoiding or mitigating environmental effects relating to slope stability.

As discussed in Environmental Checklist Section 2, Agricultural and Forest Resources, the project would not adversely affect the County's ability to preserve at least 35% of land area in the County for open space purposes, consistent with the County's growth management policies. Additionally, the project site is not in an area of ecological significance (General Plan Conservation Element - Figure 8-1), is not proximate to any County-designated scenic routes or highways (General Plan Transportation Element – Figure 5-4), or scenic ridgeways (General Plan Open Space element – Figure 9-1). Thus, the project has little potential for conflict with General Plan policies intended to reduce/eliminate potential environmental impacts associated with development on ridgelines, along scenic routes, or within areas of exceptional habitat value. Thus, no conflicts with policies within the Open Space, Transportation, or Conservation elements are expected in connection with the project proposal.

Based on the preceding discussion of conformance with applicable land use policies and regulations, the proposed project would not conflict with any land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purposed of avoiding or mitigating an environmental effect.

Sources of Information:

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

- Contra Costa County General Plan, 2005-2020.
- Contra Costa County Code, Title 8, *Zoning Ordinance*.

12. *MINERAL RESOURCES – Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

SUMMARY:

a) **No Impact:** Mineral land classification studies produced by the State Geologist as specified by the Surface Mining and Reclamation Act (SMARA) of 1975 classify the site as Mineral Resource Zone MRZ-4 by the California Department of Conservation's Division of Mines and Geology (DMG). The MRZ-4 designation is assigned to areas where available information is inadequate for assignment to any other MRZ. However, it should be noted that the single-family residential area west of Camino Pablo is assigned an MRZ-1 designation, which applies to areas where sufficient data does exist for a determination by the DMG that no significant mineral deposits exist, or where it is judged that there is little likelihood for their presence on the site. Also, no known mineral resources have been identified in the project vicinity on Figure 8-4 (Mineral Resource Areas) of the Contra Costa County General Plan Conservation Element, which shows known mineral resource areas in the County. Based on these information sources, the project would not result in the loss of availability of any know mineral resources.

b) **No Impact:** The project site is not within an area of known mineral importance according to the General Plan Conservation Element, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information:

- Contra Costa County General Plan 2005-2020.
- California Department of Conservation, Division of Mines and Geology, 1996. *Generalized Mineral Land Classification Map of the South San Francisco Bay Production-Consumption Region (Plate 1 of 29)*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. *NOISE – Would the project result in:*				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

***SUMMARY**:*

a) **Less Than Significant With Mitigation:** Activities at the 13 single-family residences and 11 attached ADUs in the subdivision project are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 60 dB or less are normally acceptable and 70 dB or less are conditionally acceptable for single-family residential uses. The applicant's noise consultant completed a noise assessment for the project (Illingworth & Rodkin, Inc., 2024. *Camino Pablo Noise and Vibration Assessment*). Long-term noise measurements were conducted for the noise assessment between September 15-17, 2015, at the westernmost boundary of the project site, approximately 30 feet from the centerline of Camino Pablo and the measured daytime the Day/Night Noise level (DNL) was found to be 54dB. The types and levels of noise generated from habitation of the 13 single-family residences and 11 ADUs would be similar to noise levels from the existing residential developments in the area. The noise assessment found that traffic along Camino Pablo is presently the predominant source of noise affecting the site and predicts that additional traffic associated with the future habitation of project residences would increase the DNL to 55dB. Thus, there is no expectation that the project would result in a substantial noise increase in ambient noise levels in the project vicinity.

During project grading and construction, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. The applicant estimates that the construction phase of the project is estimated to span a period of 32 months, however, the noisiest phases of construction is expected to be completed within 14 months of the start of construction. Construction activities can generate considerable amounts of noise, especially during earth-moving activities when heavy equipment is used. According to the noise assessment, the expected hourly average noise levels generated by construction can be up to 88 dBA Leq measured at a distance of 50 feet from the center of a busy construction site. **Although the grading and construction activities would be temporary, the activities could have a potentially significant**

adverse environmental impact during project construction on nearby residences. Consequently, the applicant is required to implement the following noise mitigation measures.

Noise 1: The following standard County noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

b. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The Department of Conservation and Development, Community Development Division (CDD) phone number shall also be visible to ensure compliance with applicable regulations.

d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (sos.ca.gov)

e. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

Noise 2: The following noise reduction measures as recommended in the 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* shall be implemented during project construction and shall be included on all construction plans.

a. Construction of residences shall be stages such that residential units at the west and south boundaries of the site shall be constructed as early as possible to provide acoustical shielding for adjacent offsite residences. Constructing units along the western and southern boundaries of the site will provide approximately 10 dB of noise reduction during the remainder of project construction activities.

b. Temporary noise barriers shall be constructed, where feasible, to screen any stationary noise-generating equipment located within 200 feet of adjacent offsite residences. Temporary noise barrier fences will provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.

c. Construction staging areas shall be established at onsite locations that will create the greatest distance between the construction-related noise sources and adjacent offsite residences for the duration of project construction.

d. Material stockpiles as well as equipment parking areas shall be located as far as feasible from adjacent offsite residences.

Noise 3: The 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* recommended construction notification. Accordingly, the following additional noise mitigations shall be implemented.

a. At least one week prior to commencement of grading or any other construction activity, the applicant shall provide written notification to occupants of properties within 300 feet of the exterior boundary of the construction site that construction work will commence. The notice shall include the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

b. A copy of the notice shall be concurrently transmitted to the CDD. The notice shall be accompanied by a list of the names and addresses of the property owners noticed and a map identifying the notification area.

Implementation of these mitigation measures would reduce construction period noise impacts to a less than significant level.

b) **Less Than Significant:** The noise assessment prepared by Illingworth & Rodkin for the applicant states: "Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction-related groundborne vibration levels." Project construction does not include any components (e.g., pile driving) that would generate excessive ground-borne vibration levels during construction activities. Further, residential use of the project site would not generate significant ground borne vibration. Therefore, the project would not be expected to generate excessive ground-borne vibration levels during construction activities.

c) **No Impact**: There is no currently operating private airstrip in the vicinity of the project site. Thus, the proposed project would not expose people to airstrip-related noise. The nearest public airport is Oakland International Airport, which is approximately 8.2 miles southwest of the project site. The project site is not within the airport influence area as delineated in the Airport Land Use Compatibility Plan for the Oakland International Airport. Thus, the project site is not located in an area where there would be excessive airport-related noise.

Sources of Information:

- Contra Costa County General Plan 2005-2020.
- Illingworth and Rodkin, Inc., 2024. *Camino Pablo Noise and Vibration Assessment.*
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. *POPULATION AND HOUSING – Would the project:*				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUMMARY:

a) **Less Than Significant Impact**: The project would construct 13 single-family residences and 11 attached ADUs, which would directly increase the Moraga area population by an estimated 65 persons, based on the Census 2020 estimate of 2.70 people per household for the Town of Moraga. The Census 2020 estimate for the population of Moraga in 2023 is 16,547 persons, and therefore, the impact of adding 65 persons to the Moraga area would be approximately 0.39 percent. less than significant. Therefore, the impact of adding 65 persons to the Moraga area would be less than significant.

b) **No Impact**: The project site is currently in agricultural use, and there are no persons living on the project site. Therefore, the addition of 13 single-family residences and 11 attached ADUs will not displace any person or housing unit.

Sources of Information

- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- U.S. Census Bureau QuickFacts: Contra Costa County, California, accessed June 12, 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. *PUBLIC SERVICES – Would the project* *result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a) Fire Protection?	☐	☒	☐	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant With Mitigation**: Fire protection and emergency medical response services in the project vicinity are provided by the Moraga-Orinda Fire District (MOFD). Fire protection at the project site would be provided by MOFD Station #41, located at 1284 Moraga Way in Moraga, approximately 2.2 miles driving distance to the northwest. Station #41 is staffed with five rescue responders and is equipped with a Type 1 fire engine, one ambulance, and a Type 3 wildland engine. If necessary, additional fire protection support would be provided by Station #42 located at 555 Moraga Road, approximately 3.5 miles driving distance to the north.

Fire Protection Policy 7-62 of the General Plan Public Facilities/Services Element states that the County shall target a 3-minute maximum response time and/or 1.5 miles distance from the first responding station, and a minimum of 3 fire fighters. The MOFD has determined that the project site is outside both the response time and distance standards specified in the General Plan. The MOFD is not currently capable of providing staff for an additional fire station. The Public Facilities/Services Element also includes Fire Protection Policy 7-64 requiring a project to pay fair share contributions for new fire protection facilities and services, and Policy 7-65 requiring the identification of needed upgrades to fire facilities and equipment as part of a project's environmental review.

In addition, the project site is located in an adopted Very High Fire Hazard Severity Zone in a State Responsibility Area. Therefore, construction on the project site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). Notwithstanding these requirements, the MOFD has stated that the applicant is required to submit a Wildfire Protection Plan (WPA) for review and approval by the MOFD to address project wildfire risks.

Fire Marshall Jeff Isaacs of the MOFD has determined that a fair share contribution is not required of the project and that the only requirement is for the project to create a Fire Protection Plan that complies with CFC Chapter 49, Sections 4903 and 4903.2.1.2.

Without the creation and implementation of a Fire Protection Plan, the project could have a potentially significant adverse environmental impact on fire protection services in the area. Consequently, the applicant is required to implement the following fire protection mitigation measures.

Public Services 1: The applicant shall submit a Fire Protection Plan (FPP) for review and approval by the Moraga-Orinda Fire District (MOFD). The final fire protection plan shall include items listed in section 4903.2.1.1 and the following:

i. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
   a. The plan life-form
   b. The scientific and common name; and
   c. The expected height and width for mature growth
ii. Identification of irrigated and non-irrigated zones.
iii. Requirements for vegetation reduction around emergency access and evacuation routes.
iv. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
v. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
vi. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

Upon consultation with Moraga Orinda Fire Protection District officials, it has been determined that the implementation of the above mitigation measures would reduce potential project impacts on area fire protection services to a less than significant level.

b) **Less Than Significant Impact**: Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sheriff's Office. Public Protection Policy 7-57 of the General Plan Public Facilities/Services Element requires 155 square feet of station area per 1,000 persons within unincorporated Contra Costa County. The proposed project, resulting in thirteen new single-family residences, would result in a negligible increase in population within the County. Therefore, the project would not impact the County's ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. The project is subject to a per-parcel police services fees applicable to new residential development. Thus, the small scale of the project, combined with County's collection of applicable police services fees ensures that the proposed project will have less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

c) **Less Than Significant Impact**: Since the project would result in a negligible population increase in the Moraga area, it would have a less than significant impact on enrollment at existing local schools. The project would be served by two public school districts. The Moraga School District (MSD) serves elementary and intermediate school students, while high school education is provided by the Acalanes Union High School District (AUHSD). Elementary school students (grades K-5) from the proposed project would attend Camino Pablo Elementary School, located at 1111 Camino Pablo. Intermediate school students (grades 6-8) from the project would attend Joaquin Moraga Intermediate School, located at 1010 Camino Pablo Boulevard. Within the AUHSD, Campolindo High School, located at 300 Moraga Road, would serve high-school aged residents of the proposed project. All three schools serving the project site have capacity greater than current and projected enrollment and have excess capacity to accept the students generated by the project.

Thus, considering that the school districts serving the project have adequate capacity for any increase in student population associated with the project, and that school impact fees will be collected prior to the issuance of building permits for new dwellings resulting from the project, a less than significant impact on schools is expected.

d) **Less Than Significant Impact**: The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of three acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population increase in the Moraga area. Accordingly, the project would not result in a significant increase in the use of existing recreational public resources in the area. Since the project would only marginally increase population in the area by an estimated 37 person, and has ample access to existing parks, including Rancho Laguna Park $\pm$750 feet south of the project, the project will not expectedly necessitate the provision of new park facilities. Additionally, all new single-family residences in unincorporated Contra Costa County are subject to Park Dedication and Park Impact Fees, which are collected prior to the issuance of building permits for the new single-family dwellings. The small scale of the project, and the collection of requisite Park Impact and Park Dedication fees ensures that the project will not result in any significant adverse impacts on park facilities in the County.

e) **Less Than Significant Impact**: The project would not significantly affect existing public facilities (e.g. Hospital, Library, etc.) because it is not expected to substantially induce population growth in the area. Therefore, less than significant impact.

Sources of Information:

- Contra Costa County General Plan 2005-2020
- Contra Costa County GIS Data
- MOFD Correspondence

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. *RECREATION*				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant Impact**: As described in Environmental Checklist Section 15.d, the Town of Moraga maintains neighborhood parks and open space preserves, including Rancho Laguna Park, Moraga Commons, and the Mulholland Ridge Open Space Preserves. In addition to the park facilities maintained by Moraga, the East Bay Regional Park District maintains the 1,830-acre Redwood Regional Park located at 7867 Redwood Road, approximately 5.8 miles driving distance to the west, and the John Muir Land Trust in conjunction with the East Bay Municipal Utility District maintains Carr Ranch, a 604-acre protected watershed located approximately 0.4 mile east of Rancho Laguna Park. Due to the open space character of Mulholland Ridge Open Space Preserve, Redwood Regional Park, and Carr Ranch, project residents would be less likely to use these facilities, Overall, use of neighborhood parks, regional parks, and open space preserves would be less than significant.

b) **Less Than Significant Impact**: The proposed project is the subdivision of the southern 7.9-acre portion of the 23.9-acre project site, and the subsequent construction of 13 single-family residences and 11 attached ADUs. There are no plans to construct any substantial recreational facility; however, the residents of the homes may choose to construct small, personal recreational facilities, such as swimming pools and sports courts. Impacts from the construction of small, personal recreation facilities would be less than significant.

Sources of Information

- Contra Costa County GIS Data.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- Park Rentals & Trail Information | Moraga, CA. accessed June 17, 2024.
- Dr. Aurelia Reinhardt Redwood Regional Park | East Bay Parks (ebparks.org), accessed June 17, 2024.
- Carr Ranch - John Muir Land Trust (jmlt.org), accessed June 17, 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. *TRANSPORTATION – Would the project:*				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant Impact**: Upon completion of construction, the project would include 13 single-family residences and 11 attached ADUs located on a cul-de-sac that would form the fourth leg of the Camino Pablo / Tharp Drive intersection and would provide direct access to Camino Pablo, the existing arterial street in this neighborhood. This portion of Camino Pablo has a right-of-way that is 50 feet wide with an approximately 29-foot-wide paved roadway. The project would implement roadway widening and frontage improvements, including a proposed ±0.24-acre section along Camino Pablo (Parcel E on Proposed VTM), proposed to be dedicated to the Town of Moraga, that would result in a 38-foot-wide paved roadway within a 68-foot-wide right-of-way. An 8-foot paved sidewalk is also proposed along the property's Camino Pablo frontage. As proposed, Camino Pablo would meet the County's minimum width requirements for Private Collector Streets, as specified in Chapter 98-4 of the County Ordinance Code. However, the portion of the Camino Pablo fronting the project site is maintained by the Town of Moraga. The project has been forwarded to the Town with a request for comment, and County staff has received no comments indicating that the proposed Camino Pablo frontage improvements any conflict with any Town Ordinances or Policies pertaining to this specific roadway. Therefore, it is assumed that no such conflicts exist. The Transportation and Circulation Element of the County General Plan specifies that Collector Roads "are for internal traffic movement within a community, carrying traffic to arterials and between neighborhoods. They are low speed roadways that do not ordinarily carry a high proportion of through trips and are not, of necessity, continuous for great lengths." This description is consistent with the function of Camino Pablo in the immediate project vicinity; thus, the proposed right-of-way and roadway widths appear to be sized appropriately, and consistent with applicable County ordinances and policies.

The proposed project does not conflict with goals, policies, and implementation measures in the Transportation and Circulation Element. The intersection of the cul-de-sac with Camino Pablo would change existing Camino Pablo / Tharp Drive T-intersection to a four-way stop-controlled intersection. The cul-de-sac includes a 36-foot-wide paved private roadway within a 56-foot-wide access and utility easement. The entire length of the cul-de-sac includes curb/gutter and 5-foot-wide walkway improvements. No driveways or other direct access from the residential parcels

would be created on Camino Pablo, consistent with County guidelines for collector streets. At a width of 36 feet, the cul-de-sac exceeds the 16-foot minimum private roadway width design standards codified in Chapter 94-4 of the County Ordinance Code, and Policy 5-m, which required a width of 12 feet per travel lane.

The Contra Costa County Complete Streets Policy articulates the County's commitment to create and maintain complete streets that provide safe, comfortable and convenient travel along and across rights-of-way through a comprehensive integrated transportation network that serves all categories of users. Presently, the Camino Pablo lane of travel that is adjacent to the site lacks a shoulder along portions of the project frontage south of Tharp Drive. The project includes pavement widening that will increase the paved width of Camino Pablo by approximately 8 feet along this portion of the project frontage. The increased road width will allow for a shoulder and bike lane along the project frontage. An adjacent 8-foot-wide paved pedestrian pathway is also proposed adjacent to the paved roadway, to replace an existing pedestrian path that would be displaced by the roadway widening. The project is consistent with the Complete Streets plan because the proposed frontage improvements facilitate multi-modal transportation by providing improvements dedicated to facilitating these modes of travel alongside the vehicular roadway.

As discussed above, the project is consistent with County Ordinances regulating roadway design, and with transportation policies within the General Plan. The project does not otherwise conflict with policies or programs addressing the circulation system.

b) **Less Than Significant Impact**: The Contra Costa County Board of Supervisors adopted the *Contra Costa County Transportation Analysis Guidelines* in June 2020. The *Transportation Analysis Guidelines* include the following screening criteria. If a proposed project meets the screening criteria, the project would be expected to have a less than significant impact and would not require VMT (Vehicle Miles Traveled) analysis.

i. Projects that:

   a. Generate or attract fewer than 110 daily vehicle trips; or,

   b. Projects of 10,000 square feet or less of non-residential space or 20 residential units or less, or otherwise generating less than 836 VMT per day.

ii. Residential, retail, office projects, or mixed-use projects proposed within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor.

iii. Residential projects (home-based VMT) at 15% or below the baseline County-wide home-based average VMT per capita, or employment projects (employee VMT) at 15% or below the baseline Bay Area average commute VMT per employee in areas with low VMT that incorporate similar VMT reducing features (i.e., density, mix of uses, transit accessibility).

iv. Public facilities (e.g. emergency services, passive parks (low-intensity recreation, open space), libraries, community centers, public utilities) and government buildings.

As defined in Section 88-36.004(c) of the County Ordinance Code: *"Residential unit" means a single-family dwelling, but does not include an accessory dwelling unit or junior accessory dwelling unit.* With 13 single-family residences, the proposed project would be below the 20 residential units threshold, and therefore, a VMT analysis is not required. Accordingly, the proposed project would have a less than significant transportation impact and would be consistent with CEQA Guidelines Section 15064.3(b).

c) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 17.a above, the project cul-de-sac that would form the fourth leg of the Camino Pablo / Tharp Drive four-way stop-controlled intersection. The project proponent has submitted transportation analysis (*Camino Pablo Subdivision Transportation Analysis [Technical Memorandum] June 15, 2020*) by Fehr & Peers which included stopping sight distance evaluation, and corner sight distance evaluation. Stopping sight distance is defined as the distance required by a driver of a vehicle, traveling at a given speed, to bring the vehicle to a stop after an object on the road becomes visible and in advance of reaching the object. Corner sight distance is defined as the intersection line of sight maintained between the driver of a vehicle waiting at the crossroad and the driver of an approaching vehicle. although the existing speed limit is 25 mph on Camino Pablo at the intersection with Tharp Drive, the analysis was conducted using the observed 85th percentile travel speed of approximately 35 mph.

According to the Caltrans *Highway Design Manual*, a travel speed of 35 mph requires in a minimum stopping sight distance of 250 feet and a corner sight distance of 385 feet for turns from the proposed project roadway. Fehr & Peers determined that the actual sight distance north and south of the proposed cul-de-sac intersection is greater than 385 feet, satisfying the Caltrans criteria, as shown on Figure T-1. Once drivers exit the project site and the Stop bar at the intersection, they will be able to advance forward to obtain a clear line of sight to the south without encroaching onto Camino Pablo. Therefore, there would be a less-than-significant impact as to sight distance. However, to ensure that this sight distance for drivers is maintained in the future, Fehr & Peers recommended ongoing maintenance of the landscaping at the northeast and southeast corner of the future roadway connection with Camino Pablo, or eliminating plants or shrubs that could grow taller than 3 feet.

The Fehr & Peers transportation assessment included an evaluation of gradients (slopes) along the cul-de-sac. Based on the proposed grading plan, the cul-de-sac would follow the existing contour of the site with moderate adjustments. The cul-de-sac would intersect Camino Pablo on a down-sloping grade of approximately 5.6 percent. Within the site, the maximum roadway slope would be 15 percent.

California Fire Code, as enforced by the Moraga-Orinda Fire District, allows roadway grades of up to 20 percent, with a grooved concrete surface required for grades between 16 and 20 percent. Because the maximum grade proposed within the site is 15 percent, no additional roadway treatments would be required and impacts regarding gradients would be less than significant. However, the traffic consultant recommended installation of signage reminding drivers of vehicles parked on street to curb their wheels.

The project plans include a 5-foot-wide sidewalk on the east side of the cul-de-sac. The sidewalks would connect into the existing sidewalk along the Camino Pablo project frontage. Curb ramps would be constructed at the intersection of the cul-de-sac with Camino Pablo, and sidewalks would be constructed along the east side of Camino Pablo, with a landscape strip on the east side of the sidewalk. The project currently does not propose sidewalks or curb ramps to be installed on Tharp Drive.

Based on the preceding discussion, the project would result in less than significant impacts resulting in hazards associated with the design of the access roadway serving the project.

d) **Less Than Significant Impact**: Emergency access would be provided via the cul-de-sac and Camino Pablo. The California Fire Code requires a minimum 90-foot diameter cul-de-sac for roadways between 151 and 750 feet, which would apply to the proposed cul-de-sac. This requirement is satisfied by the project design, which would also permit on-street parking within the cul-de-sac bulb by residents and visitors. An auto-turn assessment conducted by Fehr & Peers confirmed that fire trucks would be able to turn around in the cul-de-sac. The cul-de-sac roadway length would also be within the limits established by the Fire Code. Thus, Fehr & Peers concluded that the project plan exhibits adequate site access and on-site circulation for motor vehicles, including fire trucks and other emergency vehicles. The project would not affect offsite access routes. Accordingly, there would be a less than significant impact on emergency access.

Sources of Information:

- *Camino Pablo Subdivision Transportation Analysis [Technical Memorandum]* June 15, 2020, Fehr & Peers
- *Highway Design Manual 7th Edition*, July 1, 2020, California Department of Transportation.
- *Transportation Analysis Guidelines,* June 23, 2020, Contra Costa County https://www.contracosta.ca.gov/DocumentCenter/View/70739/FINAL-CCC-Transportation-Analysis-Guidelines-v3-5-10-21?bidId=

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. *TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	☐	☒	☐	☐

SUMMARY:

a) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 5.a above, no historical resources are on the project site. In 2015, the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) at Sonoma State University reported that their base maps show no recorded buildings or structures within the proposed project area. Further, CHRIS conducted an archival search in 2015 of the State Office of Historic Preservation Historic Property Directory, which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, and identified no recorded buildings or structures on or in the vicinity of the proposed project site. A subsequent search of NWIC archives, performed in 2016 and updated in 2023, by Archeo-Tec, Inc. as part of a Phase I Cultural Resource Evaluation for the project also found no significant recorded historical resources within a 1-mile radius of the project site. Thus, the proposed project would have a less than significant impact on visible tribal cultural resources.

b) **Less Than Significant With Mitigation:** As discussed in Environmental Checklist Sections 5.b, and 5.c above, grading and other earthwork associated with project construction could encounter previously undiscovered archaeological resources and human remains. **Damage or destruction of archaeological resources and disturbance of human remains during project construction would be potentially significant adverse environmental impacts. Implementation of Cultural Resources 1 and Cultural Resources 2 would reduce the impacts to less than significant levels.**

Regarding paleontological resources, as discussed in Environmental Checklist Section 7.f, there is a possibility that buried fossils and other paleontological resources or hidden geologic features could be present and encountered during grading and other earthwork. **Damage or destruction of paleontological resources during project construction would be a potentially significant impact. Implementation of Cultural Resources 1 would reduce this impact to a less than significant level.**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Sources of Information:

- Contra Costa County 2005-2020 General Plan.
- Archeo-Tec, Inc., 2024. *Revised Cultural Resources Assessment for the Camino Pablo Subdivision Project*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

19. *UTILITIES AND SERVICE SYSTEMS – Would the project:*				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUMMARY:

a) **Less Than Significant Impact**: The 13 single-family residences and 11 attached ADUs will need to be connected to various utilities and service systems, including water service, sanitary sewer service, stormwater drainage facilities, and electric power, natural gas, and telecommunications facilities.

Water Service: The project site is currently not served by a municipal water system. The East Bay Municipal Utility District (EBMUD) provides a municipal source of potable water to other properties in the project vicinity, including the single-family residences west of Camino Pablo and the Sky View Court subdivision to the south of the project site. The applicant intends to tie into the EBMUD water service system. This will require approval by EBMUD and the Contra

Costa Local Agency Formation Commission (LAFCO). According to EBMUD's *2022 Annual Water Quality Report*, water delivered to the Town of Moraga is treated at the Walnut Creek Water Treatment Plan (WTP) and may be treated as needed at the Lafayette WTP. In a Water Supply Engineering Daily Report for June 6, 2024, EBMUD reports that the Walnut Creek WTP is operating at ±65% capacity, while the Lafayette WTP is operating at approximately 55% of capacity. A review of the Water Supply Engineering Daily Report for November 8, 2023, found these two WTP's to be operating at less than one-third of their capacity. As such, EBMUD reporting on the production and demand of potable water supply for this area shows that more than adequate capacity exists to serve the subdivision without the construction of new water facilities. In the event the project site is not annexed into EBMUD, the 13 single-family residences and 11 attached ADUs would be served by well water, with no effect on any municipal water system. The wells would be subject to review, regulation, and permitting by the Environmental Health Division of the County Health Services Department. Therefore, the project would have a less than significant impact on any municipal water system.

Sanitary Sewer Service: The project site is currently not served by a municipal sewer system. The applicant intends to tie into the Central Contra Costa Sanitary District (CCCSD) sewer system. This will require approval by CCCSD and LAFCO. In an email dated April 25, 2023, CCCSD advised that wastewater from the project site can flow by gravity into its sewer system via an existing 8-inch diameter sewer main located within the Camino Pablo right-of-way. The project will be required to extend an 8-inch-diameter sewer main up the project roadway to serve each new lot. Based on a limited analysis completed by CCCSD, the project would not generate enough new wastewater flow to "trigger" further analysis of the wastewater system capacity. Therefore, the existing main sewer would be adequate for the additional wastewater that would be generated by the project, and the construction of new sewer facilities would not be required. In the event the project site is not annexed into EBMUD, the 13 single-family residences and 11 attached ADUs would be served by septic systems, with no effect on any municipal sewer system. The septic systems would be subject to review, regulation, and permitting by the Environmental Health Division of the County Health Services Department. Therefore, the project would have a less than significant impact on any municipal sewer system.

Stormwater Drainage: Existing stormwater drainage facilities along Camino Pablo serve adjoining properties, including the project site. These facilities are maintained by the Town of Moraga and consist of concrete v-ditches running alongside and parallel to Camino Pablo and Sanders Ranch Road. Stormwater runoff from the project site would be collected in the v-ditches and conveyed to Moraga Creek via a 24-inch storm drain in Camino Pablo that connects to a 30-inch pipe beneath Tharp Drive. Division 914 of the County Ordinance Code requires that all stormwaters originating on or traversing the project site be collected onsite, and conveyed within an adequate storm drain system to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drain system which conveys the storm water to an adequate natural watercourse. The applicant's engineering consultant prepared a hydrology

analysis (DK Engineering, 2023. *Camino Pablo Hydrologic & Hydraulic Analyses*). Based on the analysis, DK Engineering concluded that the existing offsite storm drainage facilities would be adequate to accommodate stormwater runoff from the project. DK Engineering also prepared a preliminary Stormwater Control Plan (DK Engineering, 2023. *Preliminary Stormwater Control Plan for Camino Pablo*) for the applicant. The SWCP includes storm water controls as required by the Contra Costa Clean Water Program. The project storm water controls include dispersion to onsite bioretention areas. Both the applicant's hydrology analysis and preliminary Stormwater Control Plan (SWCP) are subject to review and approval by the Engineering Services Division of the County Department of Public Works. Public Works will require submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the Final Map for the subdivision. With implementation of the SWCP, the project would have a less than significant impact on existing stormwater drainage facilities.

Electricity, Natural Gas, and Telecommunications: The Camino Pablo vicinity is served by various electricity, gas, telephone, and broadband cable/internet service providers. These service providers would require minor modification to meet design and construction code requirements to extend service to the to serve the 13 new single-family residences and 11 attached ADUs. There would be no requirements for new or expanded facilities to provide services, and therefore, the project would have less than significant impact relating to electricity, natural gas, and telecommunications services.

b) **Less Than Significant Impact:** As discussed in Environmental Checklist Section 19.a above, the applicant intends to tie into the EBMUD water service system. EBMUD had a baseline average per-capita water consumption of 161 gallons per day (gpd) over the five-year period from 2003 to 2007. Based on the EBMUD 161-gpd baseline per-capita water consumption reported in its most recent Urban Water Management Plan, the proposed project would generate demand for about 10,948 gpd of domestic water. With a projected total District-wide consumption in 2025 of approximately 186 million gpd, the project's incremental water demand would represent about 0.0059 percent of daily demand in the district.

An Agency Comment Request packet that included the application documents was sent to EBMUD on April 25, 2023. EBMUD submitted a memo on May 15, 2023, in which the District stated that annexation was required to serve the project; however, the District did not state any concerns relating to the capacity of the existing system to accommodate the project. The proposed project does not meet the water demand threshold established by Senate Bill 610 (2001) that requires preparation of a Water Supply Assessment (WSA). Among other thresholds, a project is required to prepare a WSA if it would: 1) be a business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space, or 2) would demand an amount of water equal to, or greater than, the amount needed to serve a 500-dwelling unit project.

EBMUD has invested extensively in preparations for water supply shortages, including developing a portfolio of alternative water supplies to address shortages. Standby storage is maintained in EBMUD's terminal reservoirs (Briones, Upper San Leandro, San Pablo, Chabot, and Lafayette), where the District maintains a 180-day emergency reserve in the event of failure of one or more of the Mokelumne Aqueducts that convey water from the Mokelumne River watershed to the District's reservoirs. The reservoirs have a combined total storage capacity of 151,965 acre-feet (AF). EBMUD's total operational storage is 697,480 AF when the upstream storage of its Pardee and Camanche reservoirs is included.

When alternative supplies are insufficient during extreme and catastrophic water shortages, EBMUD may implement temporary measures such as trucking recycled water from approved uses, drawing from reserve supplies (standby storage in the terminal reservoirs), and obtaining emergency transfers or exchanges. Potential sources of emergency supplies could include the Contra Costa Water District (CCWD), San Francisco Public Utilities Commission (SFPUC), Dublin San Ramon Services District (DSRSD), and the City of Hayward. EBMUD has limited short-term water sharing agreements with each of these agencies and maintains interties and pump stations for implementing water transfers.

During droughts, EBMUD implements numerous demand reduction measures, including the imposition of surcharge and excessive use penalties. It can also implement water use restrictions to further reduce demand. Its ongoing water conservation program requires all new customers to comply with water efficiency standards and requirements. During multi-year droughts when demand could exceed supply by up to 10 percent, EBMUD would rely on local and offsite groundwater storage to make up the shortfall. If there were insufficient local groundwater storage or the district was unable to recover its full contractual amount from the Semitropic Groundwater Banking Program, the District would look to secure additional supplies through a California Department of Water Resources (DWR) drought water bank or similar water purchase/transfer program.

If the project site is annexed into EBMUD, it is the responsibility of the applicant to apply to EBMUD for new water service, and to implement all conservation measures required by the District as a condition of providing water service. All future improvements, including the extension of water mains into the subdivision and the installation of water meters for individual lots are subject to EBMUD review and approval.

Based on the relatively minor scale of the proposed development, excess capacity that exists in the existing EBMUD distribution system, the numerous contingencies the District has put in place for the management of long-term drought conditions, and the District-required water conservation measures, the project is reasonably ensured an adequate supply of potable water, both now and for the foreseeable future, upon completion of all applicable requirements for the establishment

of new water service. Accordingly, the project would have a less than significant impact on water supplies.

c) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 19.a above, if the proposed project is annexed into the CCCSD, the applicant will coordinate with CCCSD for new wastewater connections to serve the 13 new single-family residences and 11 attached ADUs. The wastewater generated by the proposed project would incrementally increase wastewater flows in the CCCSD system. Based on CCCSD comments in an April 25, 2023 email, the existing CCCSD system infrastructure has adequate capacity to accommodate additional wastewater generated by the property. If the project is not annexed into the CCCSD, the project would rely on new septic systems to serve the onsite residences. The septic systems would be required to meet the regulations of the Environmental Health Division of the County Health Services Department. Therefore, the project would have a less than significant impact on wastewater treatment facilities.

d) **Less Than Significant Impact**: The proposed project would generate construction solid waste and post-construction residential solid waste. Construction of the 13 single-family residences and 11 attached ADUs on the project site would generate construction solid waste. Construction waste would be hauled to the Acme Landfill, located at 890 Waterbird Way in Martinez. . The Acme Landfill is estimated to be at 35 percent of capacity. Future construction on the subdivision parcels would incrementally add to the construction waste headed to the landfill. Further, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. Thus, although the construction of single-family residences and attached ADUs on the subdivision parcels would incrementally increase construction waste in Contra Costa County, the administration of the CalGreen program ensures that the impact of the project-related increase would be less than significant.

With respect to residential waste, the receiving landfill for operational waste is Keller Canyon, located at 901 Bailey Road in Bay Point. Keller Canyon is estimated to be at 15 percent of capacity. Residential waste from the 13 single-family residences and 11 attached ADUs on the project site would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related residential waste is considered to be less than significant. As is the case with construction debris, a portion of the residential waste is would be recycled and would thereby reduce the residential waste headed to the landfill. Therefore, the impact of the project-related increase in residential waste would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

c) **Less Than Significant Impact**: The project includes residential land uses that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Project development is subject to compliance with CALGreen, including requirements that currently require at least 65 percent of construction and demolition debris (by weight) generated on a construction project be recycled, reused, or otherwise diverted from landfill disposal. In addition, residential waste generated by the project would be collected, processed, and disposed of in the same manner as other solid waste collected by Republic Services, and would be subject to the same requirements regarding recycling and solid waste disposal that apply to other local residential customers. Since solid waste collection and disposal services consistent with applicable regulations presently exist in the project area, and because the project waste would enter the existing compliant disposal stream, the project would not violate any federal state or local regulations pertaining to solid waste, and therefore project-related impacts would be less than significant.

Sources of Information:

- East Bay Municipal Utility District (EBMUD), 2023. *2022 Annual Water Quality Report*.
- East Bay Municipal Utility District Water Supply Engineering Daily Report (ebmud.com), accessed November 10, 2023 and June 7, 2024.
- DK Engineering, 2023. *Camino Pablo Hydrologic & Hydraulic Analyses.*
- DK Engineering, 2023. *Preliminary Stormwater Control Plan for Camino Pablo.*
- EBMUD, 2023. *Review of Agency Planning Application, CDSD23-09646*.
- Central Contra Costa Sanitary District, 2023. *CDDP23-03012 - South Camino Pablo Annexation and Subdivision*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

20. *WILDFIRE –* *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,* ***would the project:***				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☒	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☒	☐	☐

SUMMARY:

a) **Less Than Significant Impact**: As discussed in Environmental Checklist Section 15.a, the project site is located in an adopted Very High Fire Hazard Severity Zone in a State Responsibility Area. As discussed in Environmental Checklist Section 9.f, the applicant proposes to widen Camino Pablo, which is the two-lane arterial street that connects to Canyon Road – Moraga Road, the two- to four-lane County-designated arterial road, from 28 feet to 36 feet at the project frontage. If the project is approved, the County Department of Public Works will require the applicant to implement any improvements of Camino Pablo determined necessary to accommodate the residential subdivision.

The 2023 Hexagon Transportation Consultants *Camino Pablo Residential Development VMT and Evacuation Study* that was prepared for the applicant assesses the project's potential impact on evacuation times in response to a wildfire in the area. In the event of an evacuation, all residents on the project site and surrounding neighborhoods would access Canyon Road. The wildfire evacuation analysis assumes that residents within the evacuation area would use Camino Pablo and Larch Avenue, a two-lane arterial street that runs parallel to and north of Camino Pablo. Both Camino Pablo and Larch Avenue connect to Canyon Road and provide egress from the residential neighborhoods east of Canyon Road. Due to the limited egress routes from the residential neighborhoods, the evacuation scenario would be the same regardless of the evacuation event.

For a conservative evacuation analysis, Hexagon further assumed that:

- 100 percent of the traffic within the evacuation area would evacuate, meaning that no one would self-evacuate prior to the evacuation order, and no one would resist the evacuation order.

- At the household level, the number of evacuation trips would equal to the lesser of the number of drivers, and number of vehicles. For example, a household with two drivers and three vehicles would generate two evacuation trips, and a household with four drivers and one vehicle would generate one evacuation trip.

- 80 percent of households would generate two evacuation trips, and 20 percent of households would generate one evacuation trip, which represents an evacuation trip generation rate of approximately 1.8 trips per household.

Hexagon estimates that there are approximately 1,215 residences within the evacuation area, which includes the gated Sanders Ranch neighborhood and the neighborhoods east of Canyon Road flanking Larch Avenue and Camino Pablo. Based on their assumptions, Hexagon estimates that the evacuation area would generate 2,187 trips under existing conditions, and 2,210 trips under existing-plus-project conditions, with the project generating 23 additional trips. For the purpose of this analysis, Hexagon assumed that evacuees within the evacuation area would be distributed evenly between Camino Pablo and Larch Avenue.

According to the *Highway Capacity Manual* (Transportation Research Board, 7th Edition), the theoretical per-lane-per-hour roadway capacity per is 1,800 vehicles per lane per hour. This assumes continuous flow with no stopping, which could only be achieved with traffic control by emergency personnel. For the purposes of the analysis, it was assumed that with the existing stop control at Canyon Road, this rate would be reduced to 600 vehicles per hour per lane. With one outbound lane on Camino Pablo and one outbound lane on Larch Avenue, it was assumed that 1,200 vehicles could be evacuated per hour from the evacuation area. Accordingly, it was estimated that evacuation under existing conditions would take approximately 219 minutes, and evacuation under existing plus project conditions would take 221 minutes. Therefore, the project would increase evacuation time by 2 minutes, which less than 1.4 percent. Therefore, the project would not substantially alter evacuation times or interfere with an adopted emergency response plan or emergency evacuation plan and would have a less than significant impact.

b) **Less Than Significant With Mitigation**: As discussed in Environmental Checklist Section 15.a, the project site is located in an adopted Very High Fire Hazard Severity Zone in a State Responsibility Area. Therefore, construction on the project site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). Notwithstanding these requirements, the Moraga-Orinda Fire District has stated that the applicant is required to submit a Fire Protection Plan for review and approval by the MOFD to address project wildfire risks.

Without the creation and implementation of a Fire Protection Plan, the project could exacerbate wildfire risks in the project vicinity, thereby causing potentially significant adverse environmental impacts. **Implementation of Public Services 1 would reduce the impacts to less than significant levels.**

c) **Less Than Significant Impact**: The project includes a new cul-de-sac serving the 13 residential lots in the subdivision. As discussed in Environmental Checklist Section 9.f, the cul-de-sac would form the fourth leg of the Camino Pablo / Tharp Drive intersection. As discussed in Environmental Checklist Section 20.a, Camino Pablo is an evacuation route in the event of a wildfire in the area. Thus, the new cul-de-sac would not exacerbate fire risk. As required by the County Ordinance

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Code, existing and new electrical power lines would be located underground, thereby eliminating risk of wildfire from an overhead power line. Construction plans will be subject to review and approval by the MOFD, who will require onsite fire hydrants, residential fire sprinklers, and other measures to further reduce wildfire risks. Therefore, installation of the cul-de-sac and other project infrastructure would have less than significant impacts.

d) **Less Than Significant With Mitigation**: As discussed in Environmental Checklist Section 10.c.ii, the risk of flooding due to the project is less than significant. The County Department of Public Works has reviewed the applicant's preliminary SWCP, and will require submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the Final Map for the subdivision. Therefore the risk of flooding is less than significant. As discussed in Environmental Checklist Sections 7.a.iv and 7.c, there is landslide potential at the site. Therefore, corrective measures to address historic landslide deposits and future landslide potential would be required by Mitigation Measures Geology 1 through Geology 5. Therefore, in the event of wildfire at or near the project site, significant secondary effects such as post-fire slope instability are not expected. Therefore, this would be a less-than-significant impact.

Sources of Information

- Contra Costa County General Plan 2005-2020.
- Contra Costa County GIS Mapping Data.
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- *Camino Pablo Residential Development VMT and Evacuation Study***,** 11/7/23, Hexagon Transportation Consultants
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*

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21. *MANDATORY FINDINGS OF SIGNIFICANCE*				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

SUMMARY:

a) **Less Than Significant with Mitigation**: As discussed in the individual sections of this Environmental Checklist, approval of the project would authorize residential development of a southern 7.9 acres of the 23.9-acre project site consisting of 13 single-family residences with 11 attached ADUs. There are no known endangered plants or animals occurring on the project site. This study identifies **potentially significant impacts in the areas of Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hydrology, Noise, Public Services, Tribal Cultural Resources, and Wildfire**. Mitigation measures recommended in the respective Environmental Checklist sections address these potentially significant impacts. If the proposed project is approved, the mitigation measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

b) **Less Than Significant Impact**: The project would not create substantial cumulative impacts. The project involves residential development of a vacant site located inside of the Urban Limit Line. Construction of 13 single-family residences and 11 attached ADUs, a cul-de-sac, and drainage improvements would be relatively minor in scale, and therefore, would not create substantial unmitigable impacts. The project site is adjacent to existing residential development to the south, west, and north. The project would be consistent with these nearby neighborhoods area in terms of land use and density. Additionally, lands east of the site are outside of the Urban Limit Line and the northern 16 acres of the site will be subject to a conservation easement (Mitigation Measure **Agricultural Resources 1**).

c) **Less Than Significant with Mitigation**: This Environmental Checklist has disclosed impacts that would be less than significant with the implementation of mitigation measures. These mitigation measures are required in the conditions of approval for the proposed project, and the applicant would be responsible for implementation of the mitigation measures. As a result, there would not be any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the following references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted:

- Contra Costa County Geographic Information System Data
- Contra Costa County Ordinance Code, Title 8. Zoning Ordinance.
- Contra Costa County 2005-2020 General Plan
- California Government Resources Code
- DK Engineering, 2023. *Vesting Tentative Map, Subdivision 9646 Camino Pablo*.
- https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed June 7, 2024.
- California Department of Conservation, Division of Land Resource Protection, 2024. *Contra Costa County Important Farmland 2020*.
- Douglas Herring & Associates, 2024. *Camino Pablo Subdivision Initial Study and Mitigated Negative Declaration, Administrative Draft.*
- *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report*, by RCH Group, July 19, 2024
- *Spare the Air, Cool the Climate, Final 2017 Clean Air Plan,* Bay Area Air Quality Management District, April 19, 2017.
- *CEQA Air Quality Guidelines,* Bay Area Air Quality Management District Updated April 20, 2022.
- Olberding Environmental, 2023. *Biological Resources Analysis Report for the Camino Pablo Property.*
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- Archeo-Tec, Inc., 2024. *Revised Cultural Resources Assessment for the Camino Pablo Subdivision Project*.
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- ENGEO, Inc., *Preliminary Geologic Exploration, 1211 Camino Pablo Annexation Property, Moraga, California*, January 21, 2014.
- ENGEO, Inc., *Preliminary Geotechnical Report, South Camino Pablo Annexation Project, Subdivision 9396, Moraga, California*, March 25, 2015.
- ENGEO, Inc., *Camino Pablo – Subdivision 9646, Contra Costa County, California, General Plan Amendment Review*, June 29, 2023.
- *Camino Pablo Residential Development VMT and Evacuation Study***,** 11/7/23, Hexagon Transportation Consultants
- ENGEO, Inc., *Supplemental Geotechnical Exploration, South Camino Pablo Annexation Project, Subdivision 9396, Moraga, California*, October 26, 2015.
- Association of Bay Area Governments, MTC/ABAG Hazard Viewer Map, Probabilistic Earthquake Shaking Hazard, accessed August 20, 2024 at: MTC/ABAG Hazard Viewer Map (arcgis.com)
- Edward H. Field and Members of the 2014 Working Group on California Earthquake Probabilities, U.S. Geological Survey, California Geological Survey, UCERF3: *A New Earthquake Forecast for California's Complex Fault System*, USGS Open File Report 2015-3009, 2015, Accessed August 20, 2024 at: fs2015-3009.pdf (usgs.gov)
- Darwin Myers Associates, *Geologic Peer Review / Admin Draft MND*, June 17, 2024
- *Moraga Camino Pablo Residential Project Air Quality, Greenhouse Gas, and Health Risk Assessment Technical Report*, by RCH Group, July 19, 2024
- DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List) | Department of Toxic Substances Control (ca.gov), accessed June 10, 2024.
- Contra Costa County Emergency Operations Plan - November 29, 2022 (cocosheriff.org), accessed June 10, 2024.
- East Bay Municipal Utility District (EBMUD), 2023. *2022 Annual Water Quality Report*.
- East Bay Municipal Utility District Water Supply Engineering Daily Report (ebmud.com), accessed November 10, 2023 and June 7, 2024.
- DK Engineering, 2023. *Camino Pablo Hydrologic & Hydraulic Analyses.*
- DK Engineering, 2023. *Preliminary Stormwater Control Plan for Camino Pablo.*
- EBMUD, 2023. *Review of Agency Planning Application, CDSD23-09646*.
- Central Contra Costa Sanitary District, 2023. *CDDP23-03012 - South Camino Pablo Annexation and Subdivision*.

- *Preliminary Stormwater Control Plan*, DK Consulting, June 2023
- *Camino Pablo Hydrologic & Hydraulic Analyses,* DK Engineering, June 2023
- *Urban Water Management Plan 2020 - Section 1.4: The Water Supply System*, East Bay Municipal Utility District, June 2021.
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- California Department of Conservation, Division of Mines and Geology, 1996. *Generalized Mineral Land Classification Map of the South San Francisco Bay Production-Consumption Region (Plate 1 of 29)*.
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- Carr Ranch - John Muir Land Trust (jmlt.org), accessed June 17, 2024.
- *Camino Pablo Subdivision Transportation Analysis [Technical Memorandum]* June 15, 2020, Fehr & Peers
- *Highway Design Manual 7th Edition*, July 1, 2020, California Department of Transportation.
- *Transportation Analysis Guidelines,* June 23, 2020, Contra Costa County https://www.contracosta.ca.gov/DocumentCenter/View/70739/FINAL-CCC-Transportation-Analysis-Guidelines-v3-5-10-21?bidId=

ATTACHMENTS

1. **Vicinity Map**
2. **Project Plans**
3. **Photographs and Photo-realistic simulations**
4. **Mitigation Monitoring and Reporting Program**

Dk Engineering c/o Benoit McVeigh, (Applicant) Dobbins Properties LLC (Owner)

FINAL Mitigation Monitoring and Reporting Program
County File #CDSD23-09646, CDRZ23-03270, CDGP21-00004, & CDDP23-03012

0 Camino Pablo (@ Tharp Ave.)
Moraga, CA 94556

August 14, 2025

SECTION 2: AGRICULTURAL RESOURCES	
Potential Impact: The redesignation of agricultural lands located within the ULL to allow for urban development is considered a potentially significant adverse environmental impact affecting the County's ability to maintain the 65/35 Land Preservation Standard.	
Mitigation Measures:	
Agricultural Resources 1: A deed restriction shall be established over the 16-acre open space Parcel A of the Vesting Tentative Map, requiring its preservation in perpetuity as open space. This will substantially limit the extent to which future conversion of agricultural lands could occur in the vicinity by providing permanent protection of open space land that comprises roughly 65% of the project site.	
Implementing Action:	COA
Timing of Verification:	Concurrent with the recordation of Final Map.
Responsible Department, Agency, or Party:	Project Proponent and CDD Staff.
Compliance Verification:	CDD staff review of Grant Deed of Development Rights, and subsequent acceptance of GDDR by the County Board of Supervisors.
SECTION 3: AIR QUALITY	
Potential Impact: If emissions control measures are not implemented, fugitive dust could be significant during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Air Quality 1: The following dust control measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction: • All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least two times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. • All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.	

- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All truck equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to sites located 100 feet of further from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch or gravel.
- The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The County and the construction contractor shall take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing Verification:	Prior to CDD stamp approval of project plan sets for a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD review of plans prior to stamp-approval plans for Plan Check of building or grading permit.

Potential Impact: Exhaust from diesel powered vehicles and equipment on the site can pose an elevated health risk to child receptors would be considered a potentially significant adverse environmental impact.

Mitigation Measures:

Air Quality 2: The following emissions measures, as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included on the construction drawings for the proposed project and implemented during construction:

- Idling times shall be minimized either by shutting equipment off when not in use of reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- The applicant shall require construction contractors to reduce construction related fugitive VOC emissions by ensuring that low-VOC coatings having a VOC content of 50 grams per liter or less are used during the coating of the buildings interiors and exterior surfaces.
- All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall utilize diesel engines that are USEPA certified "Tier 4 final" emission standards for particulate matter and be equipped with CARB-certified Level 3 Diesel Particulate Filters. Prior to the CDD stamp approval of any construction plans for the issuance of demolition, construction, or grading permits, the construction contractor shall submit the specifications of the equipment to be used during construction to CDD staff.

Implementing Action:	COA
Timing Verification:	Prior to CDD stamp approval of project plan sets for a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review of plans prior to stamp-approval plans for Plan Check of building or grading permit.

SECTION 3: BIOLOGICAL RESOURCES

Potential Impact: If any of the special status plant species are present, construction activities could result in the loss of the special-status species, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Biological Resources 1: Prior to issuance of a grading permit, special-status plant surveys shall be conducted for the bent-flowered fiddleneck (*Amsinckia lunaris*), Mt. Diablo fairy lantern (*Calochortus pulchellus*), and Diablo helianthella (*Helianthella castanea*). The plant surveys shall be conducted during the March through June blooming period in which the species are most identifiable. These surveys shall be conducted in compliance with all survey guidelines published by the California Department of Fish and Wildlife (CDFW, 2018), U.S. Fish and Wildlife Service (USFWS, 2011), and California Native Plant Society (CNPS. 2001). If the survey finds any of the listed special-status plant species on the project site, the applicant shall consult with the USFWS and/or CDFW, as appropriate, to develop an approved mitigation plan to ensure that potential impacts to the identified species are less than significant. The applicant shall fully implement the mitigation plan prior to initiation of any project construction activity.

Implementing Action:	COA

Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist and CDD.
Compliance Verification:	CDD review of Biological Survey results.
Potential Impact: Project construction activities could disturb the California Red Legged Frog (CRLF), interfere with their migration, and/or result in the death of individual frogs, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Biological Resources 2: Prior to commencement of construction activities, a qualified wildlife biologist shall survey the project site for California red-legged frog (CRLF) to verify the absence or presence of the species. One day and one night survey shall be conducted during the non-breeding season. At least one survey must be completed between January 1 and August 15. Day surveys shall be conducted between 1 hour after sunrise and 1 hour before sunset. Night surveys are used to identify and locate adult and metamorphosed frogs and shall be conducted no earlier than 1 hour after sunset. Surveys shall be performed in accordance with applicable U.S. Fish and Wildlife Service (USFWS) protocol. Because the potential for CRLF to occur on the project site is limited to a dispersal capacity only, surveys performed during the breeding season to identify eggs and larvae are not required. Once site clearing or grading commences, all ruts, holes, and burrows shall be inspected for CRLF by a qualified biologist prior to and during excavation or removal in order to look for and avoid amphibians that may be present on the project property. If any CRLF are found during initial site disturbance, a qualified biologist possessing a valid federal Endangered Species Act (ESA) Section 10(a)(1)(A) permit or USFWS-approved under an active biological opinion, shall be contracted to trap and to move amphibians to nearby suitable habitat outside the fenced project site.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review of Biological Survey results.
Potential Impact: Project construction activities could injure or kill individual alameda whipsnakes, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Biological Resources 3a: Prior to commencement of ground disturbance or vegetation removal from the project site, a qualified wildlife biologist shall perform a preconstruction survey the project site for Alameda whipsnake to determine the presence or absence of this	

species. The survey shall be conducted no more than 48 hours prior to vegetation removal or ground disturbance. If any whipsnakes are identified, the biologist shall develop appropriate mitigation to protect the species and compensate for lost Alameda whipsnake habitat. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

Biological Resources 3b: Prior to the implementation of Mitigation Measure Biological Resources-3a, the project applicant shall install appropriate exclusion fencing around the entire area of project disturbance, with a suitable buffer to be determined by a qualified wildlife biologist, to prevent any snakes or other wildlife from encroaching onto the site. The foot of the exclusion fencing shall be buried sufficiently deep to prevent wildlife from crawling or tunneling under the fence and the upper portion of the fence shall be curved outward, such that any snakes or other wildlife attempting to scale the fence will fall off the fence once they become inverted, preventing their incursion onto the site. The fencing shall be installed to the satisfaction of the wildlife biologist.

Biological Resources 3c: The project sponsor shall require the construction contractor to implement the following protective measures during project construction:

Open Trenches: Any open trenches, pits, or holes with a depth larger than one- foot shall be covered at the conclusion of work each day with a hard, non-heat-conductive material (i.e., plywood). No netting, canvas, or material capable of trapping or ensnaring wildlife shall be used to cover open trenches. If use of a hard cover is not feasible, multiple wildlife escape ramps shall be installed, constructed of wood or installed as an earthen slope in each open trench, hole, or pit that is capable of allowing large (i.e., deer) and small (i.e., snakes and frogs) from escaping on their own accord. Prior to the initiation of construction each day and prior to the covering of the trench at the conclusion of work each day, a qualified biologist or on-site personnel shall inspect the open trench, pit, or hole for wildlife. If wildlife is discovered, it shall be allowed to leave on its own accord.

Open Pipes Restriction: All pipes, culverts, or similar structures that are stored vertically or horizontally at the construction site for one or more overnight periods shall be securely capped on both ends prior to storage and thoroughly inspected by a qualified biologist or on-site personnel for wildlife prior to utilization in construction of the project.

Fence and Signpost Restriction: Any fencing posts or signs installed temporarily or permanently throughout the course of the Project shall have the top three post holes covered or filled with screws or bolts to prevent the entrapment of wildlife, specifically birds of

prey. The Qualified Biologist or on-site personnel shall be responsible for ensuring compliance with this measure throughout the course of the Project and shall inspect each post.

Biological Resources 3d: Onsite Worker Education Program. A qualified biologist shall administer a pre-construction training program for all employees, contractors, and personnel working at the project site prior to performing any project activities, to be hosted at the project site. The presentation shall include, at minimum, a discussion of sudden oak death prevention, critical root zone protection, the biology of the habitats and species identified in this IS.MND and those with potential to be present at the project site, which shall include a walkthrough. The Qualified Biologist shall also include, as part of the education program, information about the distribution and habitat needs of any species that may be potentially present, legal protections for those species, penalties for violations, and project-specific protective measures identified in the biological mitigation measures required by this IS/MND. Interpretation shall be provided for non-English speaking employees, contractors, or personnel otherwise working on the project site.

Implementation of these mitigation measures would reduce construction period impacts on the Alameda whipsnake to a less than significant level.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review of Biological Survey results.

Potential Impact: Project construction activities could destroy burrows in use by the Western bumblebee or kill individual bumblebees, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Biological Resources 4: Implementation of the below mitigation measure would reduce construction period impacts on the Western bumblebee to a less than significant level.

Prior to commencement of ground-disturbing activities, a qualified wildlife biologist shall perform a habitat assessment of the project site and surrounding landscape to identify and map suitable nesting, foraging, and overwintering habitat for the Western bumble bee. If suitable habitat is identified, a

qualified wildlife biologist shall perform focused preconstruction surveys of the project site for Western bumblebee to determine the presence of this species. To maximize probability of detection, a minimum of three focused surveys shall be conducted during the colony active period (i.e., April through September) and when floral resources are in peak bloom. If any Western bumblebee are identified, or if surveys are not conducted and presence is presumed, the biologist shall develop appropriate mitigation to protect the species and compensate for potential habitat loss. The mitigation shall be determined in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) and implemented to the satisfaction of those agencies. Incidental take permits shall be obtained from these agencies prior to the County issuing a grading permit.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review.

Potential Impact: Project construction disturbance could result in the loss of nesting habitat, disturbance to nesting birds, and possibly death of adults and/or young.

Mitigation Measures:

Biological Resources 5: If project grading or construction is scheduled to take place between February 1 and September 15, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 250 feet of the construction zone for non-raptors and 1,000 feet for raptors. The survey shall be performed no more than 14 days prior to the commencement of construction activities and a second focused survey shall be conducted within 48 hours prior to construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If a lapse of project-related activities of seven days or longer occurs, another focused survey shall be conducted before project activities can be initiated. Copies of the preconstruction survey(s) shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife.

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. A protective buffer shall be established, with the distance to be determined by a competent biologist based on the site conditions—such as whether the nest is in a line of sight of the construction—and the sensitivity of the birds nesting.

Typical protective buffers are as follows: 1) 1,000 feet for large raptors such as buteos, 2) 500 feet for smaller raptors such as accipiters, and 3) 250 feet for passerines. No project personnel or equipment shall be allowed to enter the protective buffer until the qualified biologist determines that the young have fully fledged and will no longer be adversely affected by the project.

A qualified biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, Consulting Biologist, and CDD.
Compliance Verification:	CDD review.

SECTION 5: CULTURAL RESOURCES

Potential Impact: There is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on archaeological resources.

Mitigation Measures:

Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction.

a. A program of onsite education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.

b. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested

consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.
Potential Impact: Construction activities on the project site could result in a potentially significant adverse environmental impact due to disturbance of human remains.	
Mitigation Measures:	
Cultural Resources 2: Should human remains be uncovered during grading, trenching, or other onsite excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.	
Implementing Action:	COA
Timing of Verification:	Prior to ground disturbance. During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 6: ENERGY	

Potential Impact: If emissions control measures are not implemented, energy use during project construction could be significant particularly during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Implementation of mitigations measure **Air Quality 2** would reduce project impacts related to energy usage.

SECTION 7: GEOLOGY & SOILS

Potential Impact: A strong seismic event could result in landslides that seriously damage the proposed project and put its occupants at risk.

Mitigation Measures:

Geology 1: At least 60 days prior to recording the final Subdivision Map, requesting issuance of construction permits or installation of utility improvements, the project proponent shall submit a design-level geotechnical report for the project, based on adequate subsurface exploration, laboratory testing and engineering analysis. The scope of the geotechnical investigation should address to fully evaluated the following potential geologic/ geotechnical and seismic hazards, including corrosion potential testing. The report shall also provide a) recommendations and specifications pertaining to foundation design, including any proposed foundation retaining walls, b) pavement design, c) evaluation of the drainage design, including the proposed bio-retention facilities and their effect on planned improvements. The report shall also address d) temporary shoring and support of excavations, e) updated California Building Code seismic parameters, and f) outline the recommended geotechnical monitoring, which shall include the monitoring of foundation related work as it pertains to geotechnical recommendations. Two monitoring reports shall be required: One following rough grading, which shall present all test data gathered as well as geologic mapping of exposures created during grading, and a map showing the location and estimated depth of subdrains and the location of all cleanouts, and the geotechnical engineer's opinion on the compliance of the as graded project with the recommendations in the design level report. Lastly, a monitoring report shall be required prior to the final building inspection. It shall document monitoring of final grading, backfilling of utility, foundation preparation and subgrade preparation work for improvements, etc., and shall be submitted prior to requesting the final building inspection for each lot. (This monitoring report can be segmented so that one letter can document monitoring performed on all lots, or a grouping of lots or a series of monitoring reports for each lot).

Geology 2: The geotechnical report shall be subject to review by the County's peer review geologist, and review/approval of the Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

Geology 3: The geotechnical report required by Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to *(i)* ensure geotechnical recommendations for the project

are properly interpreted and implemented by contractors, *(ii)* allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and *(iii)* provide the opportunity for field modifications of geotechnical recommendations (with BID approval), based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A ***hard hold*** shall be placed on the "final" grading inspection, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services to that stage of construction, including monitoring and testing of backfilling required for utility and drainage facilities.

Similarly, a ***hard hold*** shall be placed on the final building inspection for each dwelling, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of final grading, drainage, and foundation-related work. The geotechnical monitoring shall include documentation of conformance of retaining wall, pier hole drilling/ foundation preparation work and installation of drainage improvements.

Geology 4: All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review by the Grading Inspector, and the review / approval of the Zoning Administrator.

Geology 5: Prior to filing of the Final Map, the project proponent shall join with an existing Geologic Hazard Abatement District (GHAD) or create a new independent GHAD formed pursuant to Public Resources Code Section 26500. The GHAD documents are subject to review and approval by the CDD. GHAD formation requires a Plan of Control and an Engineers Report. These documents must be prepared by licensed professionals (engineering geologists and geotechnical engineers) and are subject to technical review by the Department of Conservation & Development. The project proponent is responsible for funding the technical review.

A. If the GHAD is to own the open space parcels, it will assume responsibilities that relate to their position as a GHAD and also the duties as a responsible property owner. The GHAD is charged with responsibilities relate to the prevention, mitigation, abatement, or control of geologic hazards, which includes (a) maintenance of facilities that enhance geologic as well as hydrogeologic stability, such as drainage facilities and associated improvements. The drainage facilities to be maintained by the GHAD shall include retaining on open space parcels, BMP water quality treatment facilities, concrete lined drainage ditches and open space storm drainage facilities, and other peripherally related open space responsibilities (e.g. erosion control, mowing.

B. The Plan of Control shall include (a) background information on the project and the open space,

(b) characterize the geologic and seismic setting of the site, (c) provide a detailed evaluation of potential geologic hazards, (d) provide criteria for GHAD responsibility, (e) address activation of assessments and outline the process for transferring responsibility to the GHAD, (f) describe general landslide mitigation, (g) establish priorities for GHAD expenditures, and (h) outline the monitoring and maintenance schedule, including, but not limited to, provision for monitoring performance of GHAD maintained facilities in the aftermath of an earthquake that yields strong to violent earthquake shaking in the West County area. The engineers report shall provide the financial details needed to implement the Plan of Control.

Geology 6: A recorded deed disclosure shall provide notice to all the owners of the 13 residential lots of the existence of the Geologic Hazard Abatement District (GHAD) and its responsibilities, in addition to any easements and improvements granted to the GHAD. This notice may include provision for removal of landscaping or structures within the easements granted to the District without compensation. **At least 30 days prior to requesting a final building inspection for single-family residential development on any lot resultant from the proposed subdivision**, the applicant shall provide CDD staff with documentary evidence that the deed disclosure has been recorded on that lot.

Potential Impact: Soil erosion could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:

Geology 7: Prior to the issuance of a grading or building permit, whichever occurs first, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) and an Erosion Control Plan for review and approval by the Department of Conservation and Development, Building Inspection Division (BID) and by the Department of Public Works. The SWPPP shall identify the "best management practices" that are most appropriate for the site, and the "Erosion Control Plan" shall provide the details of the erosion control measures to be applied on the site and maintained throughout the winter rainy season. In addition, the SWPP shall include dust control measures which are most appropriate for the project site. These measures may include, but would not be limited to, watering or seeding disturbed areas, covering stockpiles of dirt or aggregate, or other soil stabilization practices.

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, CDD, Project Geologist, Peer Review Geologist.
Compliance Verification:	CDD review.

Potential Impact: Subsidence of soils could damage building foundations and site pavements, resulting in a potentially significant adverse environmental impact.

Mitigation Measures:	
Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.	
Potential Impact: The potential for expansive soils at the site could pose a risk to residents of the project, resulting in a potentially significant adverse environmental impact.	
Mitigation Measures:	
Implementation of Geology 1 through Geology 6 would reduce the impact to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, CDD, Project Geologist Peer Review Geologist.
Compliance Verification:	CDD review.
Potential Impact: There is some potential for encountering paleontological resources on the site during project construction and the accidental discovery could occur during grading and other earthwork on the site, resulting in a potentially significant impact on unique paleontological resources and geologic features.	
Mitigation Measures:	
Implementation of Cultural Resources 1 would reduce such impacts to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 10: HYDROLOGY AND WATER QUALITY	
Potential Impact: Soil erosion and the leaks and spills due to construction equipment could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on water quality.	
Mitigation Measures:	
Implementation of Geology 7 reduces these impacts to a less than significant level.	
Implementing Action:	COA

Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent, County Department of Public Works (PW), and CDD.
Compliance Verification:	PW review of construction level plans, final SWCP, and hydrological analysis verifies C.3 compliance.

SECTION 13: NOISE

Potential Impact: Grading and construction activities could result in potentially significant temporary noise increases adversely affecting occupants of nearby residents.

Mitigation Measures:

Noise 1: The following standard County noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

b. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The Department of Conservation and Development, Community Development Division (CDD) phone number shall also be visible to ensure compliance with applicable regulations.

d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (sos.ca.gov)

e. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

Noise 2: The following noise reduction measures as recommended in the 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* shall be implemented during project construction and shall be included on all construction plans.

a. Construction of residences shall be stages such that residential units at the west and south boundaries of the site shall be constructed as early as possible to provide acoustical shielding for adjacent offsite residences. Constructing units along the western and southern boundaries of the site will provide approximately 10 dB of noise reduction during the remainder of project construction activities.

b. Temporary noise barriers shall be constructed, where feasible, to screen any stationary noise-generating equipment located within 200 feet of adjacent offsite residences. Temporary noise barrier fences will provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.

c. Construction staging areas shall be established at onsite locations that will create the greatest distance between the construction-related noise sources and adjacent offsite residences for the duration of project construction.

d. Material stockpiles as well as equipment parking areas shall be located as far as feasible from adjacent offsite residences.

Noise 3: The 2024 Illingworth & Rodkin *Camino Pablo Noise and Vibration Assessment* recommended construction notification. Accordingly, the following additional noise mitigations shall be implemented.

a. At least one week prior to commencement of grading or any other construction activity, the applicant shall provide written notification to occupants of properties within 300 feet of the exterior boundary of the construction site that construction work will commence. The notice shall include the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

b. A copy of the notice shall be concurrently transmitted to the CDD. The notice shall be accompanied by a list of the names and addresses of the property owners noticed and a map identifying the notification area.

Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.

SECTION 15: PUBLIC SERVICES

Potential Impact: Without the creation and implementation of a Fire Protection Plan, the project could have a potentially significant adverse environmental impact on fire protection services in the area.

Mitigation Measures:

Public Services 1: The applicant shall submit a Wildfire Protection Plan (WPP) for review and approval by the Moraga-Orinda Fire District (MOFD). The final fire protection plan shall include items listed in section 4903.2.1.1 and the following:

i. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
   a. The plan life-form

b. The scientific and common name; and c. The expected height and width for mature growth ii. Identification of irrigated and non-irrigated zones. iii. Requirements for vegetation reduction around emergency access and evacuation routes. iv. Identification of points of access for equipment and personnel to maintain vegetation in common areas. v. Legally binding statements regarding community responsibility for maintenance of fuel modification zones. vi. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit for the development of any resultant lot.
Responsible Department, Agency, or Party:	Project proponent, MOFPD, and CDD.
Compliance Verification:	CDD review.
SECTION 18: TRIBAL CULTURAL RESOURCES	
Potential Impact: Damage or destruction of archaeological resources and disturbance of human remains during project construction would be potentially significant adverse environmental impacts.	
Mitigation Measures:	
Implementation of Cultural Resources 1 and Cultural Resources 2 would reduce the impacts to less than significant levels.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
SECTION 20: WILDFIRE	

Potential Impact: Without a project contribution to upgrading fire facilities and equipment and the creation and implementation of a Wildfire Protection Plan, the project could exacerbate wildfire risks in the project vicinity, thereby causing potentially significant adverse environmental impacts.	
Mitigation Measures:	
Implementation of Public Services 1 and Public Services 2 would reduce the impacts to less than significant levels.	
Potential Impact: There is landslide potential on the site that could posed risk to people and/or property.	
Mitigation Measures:	
The implementation of Geology 1 through Geology 5 includes corrective measures to address historic landslide deposits and improve slope stability, reducing such impacts to a less than significant level.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD stamp approval of plans for the issuance of a grading or building permit for the development of any resultant lot.
Responsible Department, Agency, or Party:	Project proponent, Project Geologist, Peer Review Geologist, and CDD.
Compliance Verification:	CDD review.
SECTION 21: MANDATORY FINDINGS OF SIGNIFICANCE	
Potential Impact: Without a project contribution to upgrading fire facilities and equipment and the creation and implementation of a Wildfire Protection Plan, the project could exacerbate wildfire risks in the project vicinity, thereby causing potentially significant adverse environmental impacts.	
Mitigation Measures:	
Mitigation measures recommended in the respective Environmental Checklist sections address these potentially significant impacts, reducing all such impacts to less than significant levels.	

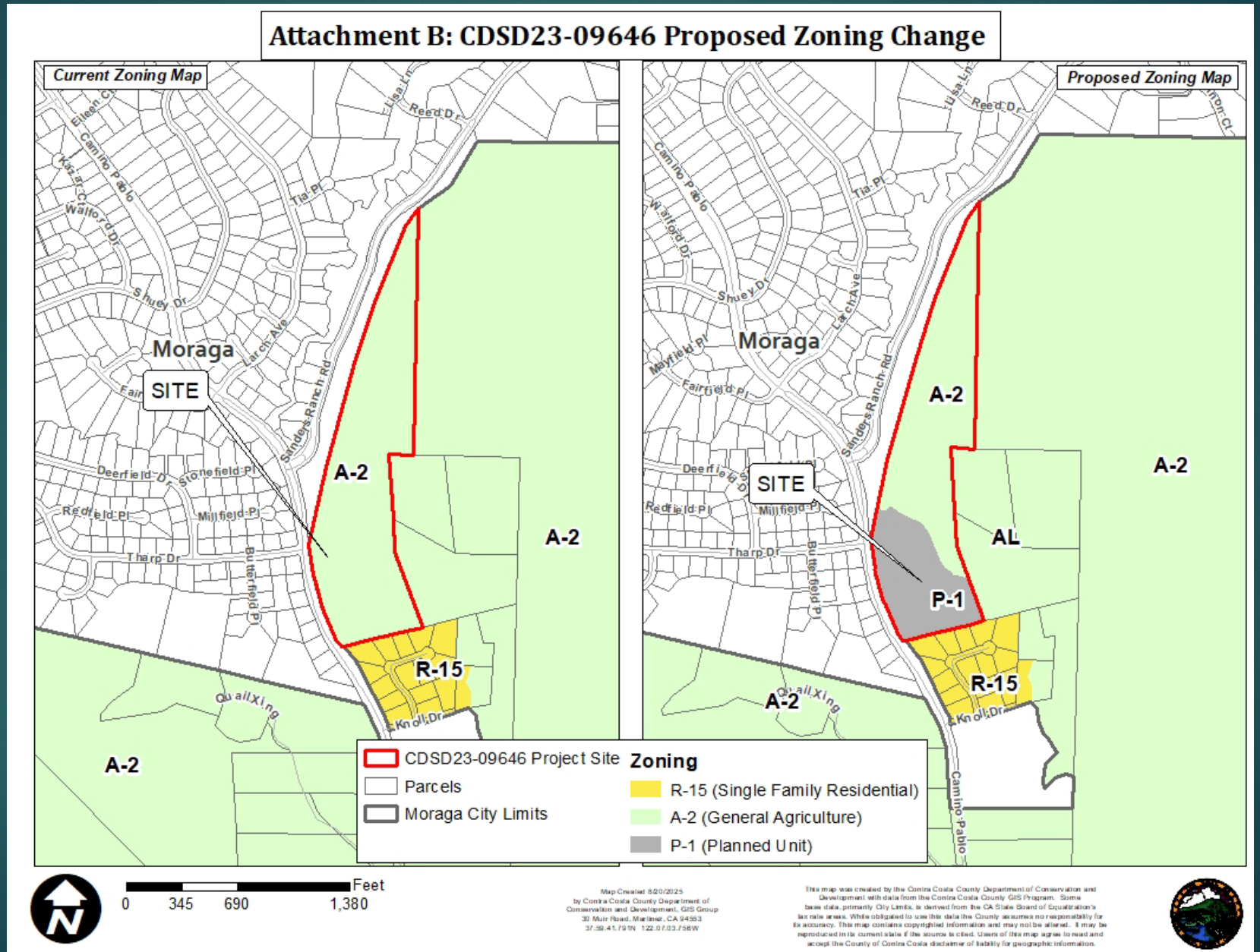
Camino Pablo Residential Subdivision

County File: CDGP03270, CDRZ23-03270, CDSD23-09646, CDDP23-03012

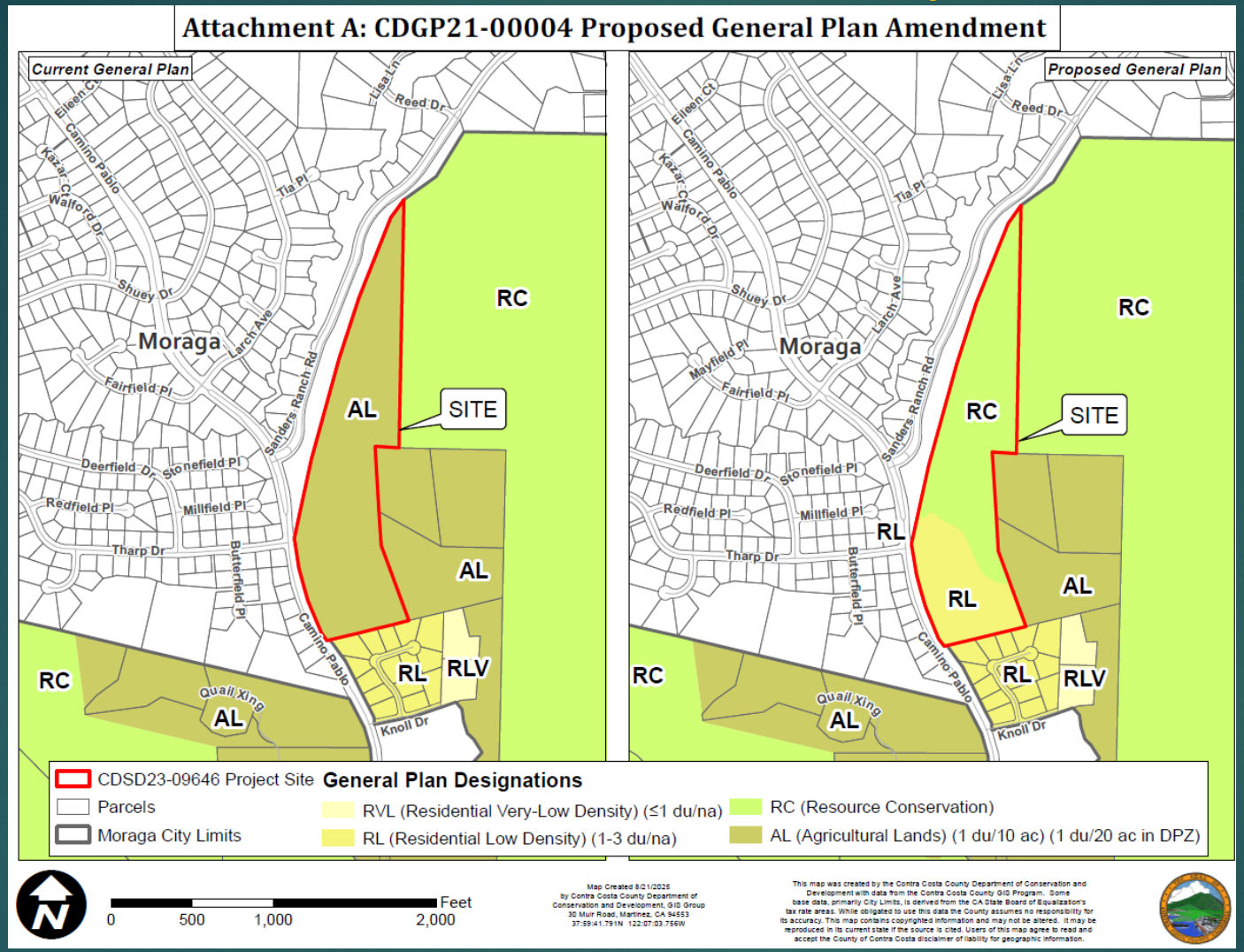
COUNTY PLANNING COMMISSION

AUGUST 27, 2025

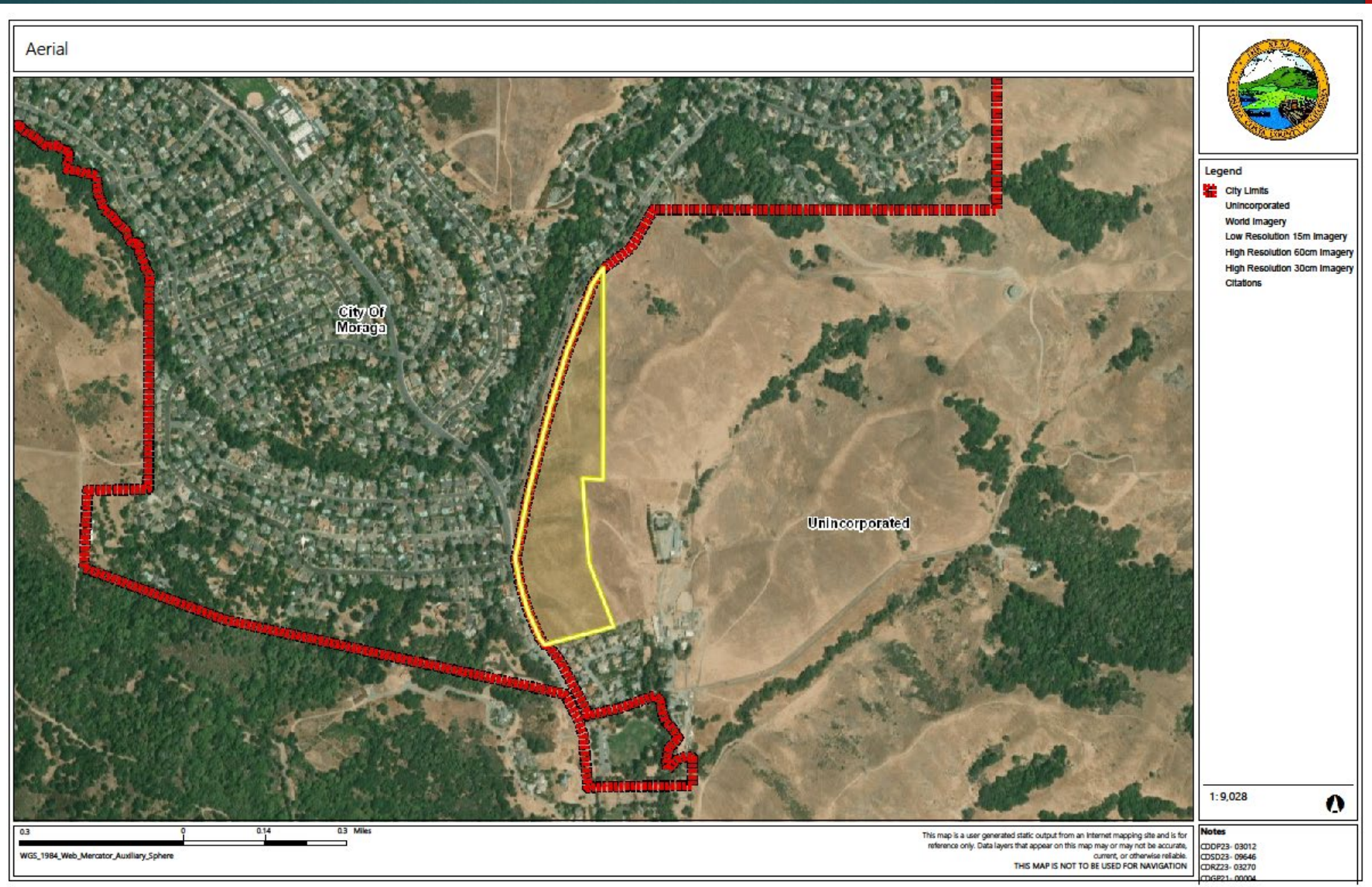
Zoning Map


Attachment B: CDSD23-09646 Proposed Zoning Change
Current Zoning Map
Proposed Zoning Map
Moraga
SITE
A-2
R-15
AL
P-1
CDSD23-09646 Project Site
Parcels
Moraga City Limits
Zoning
R-15 (Single Family Residential)
A-2 (General Agriculture)
P-1 (Planned Unit)
Feet
0
345
690
1,380

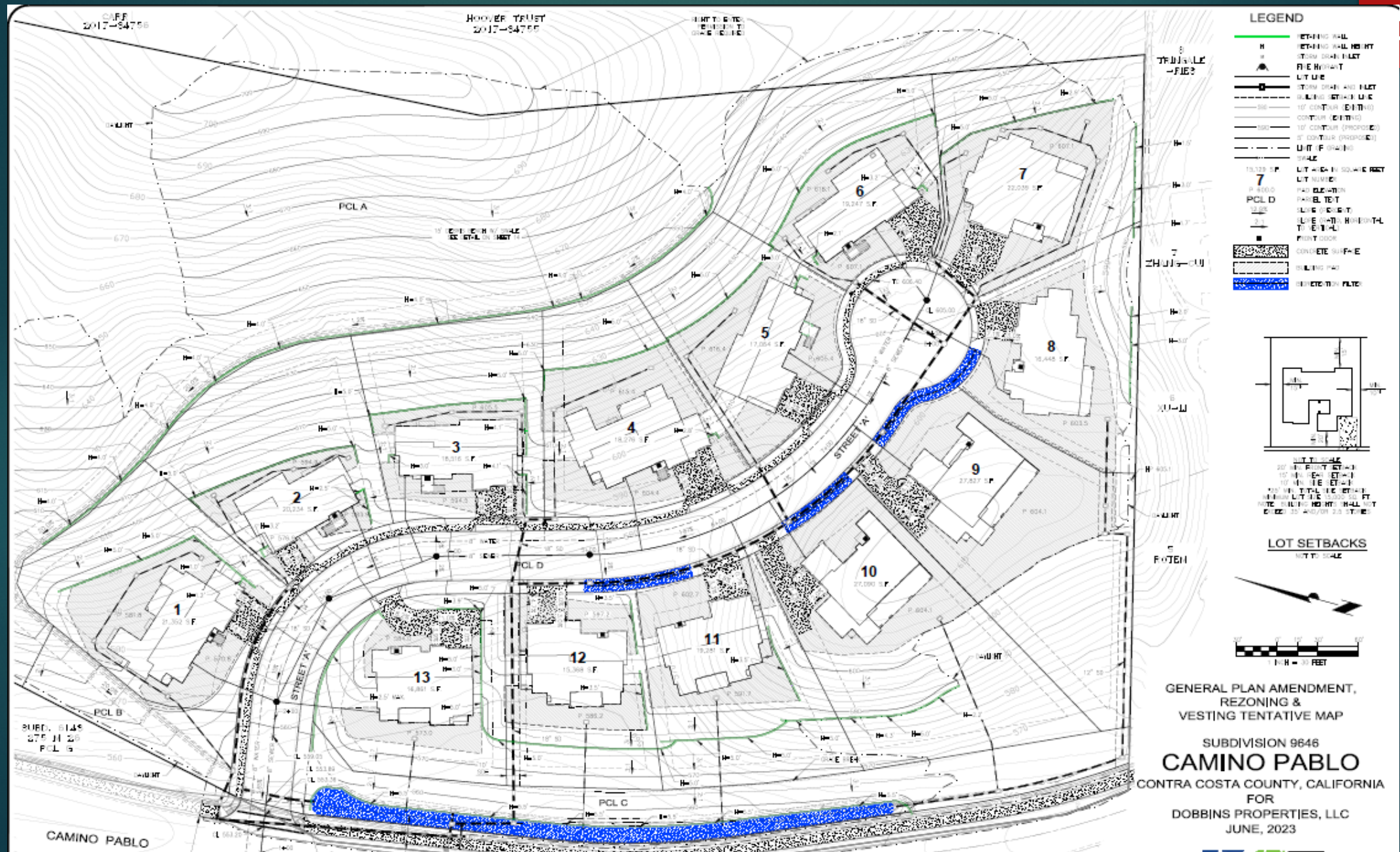
General Plan Map



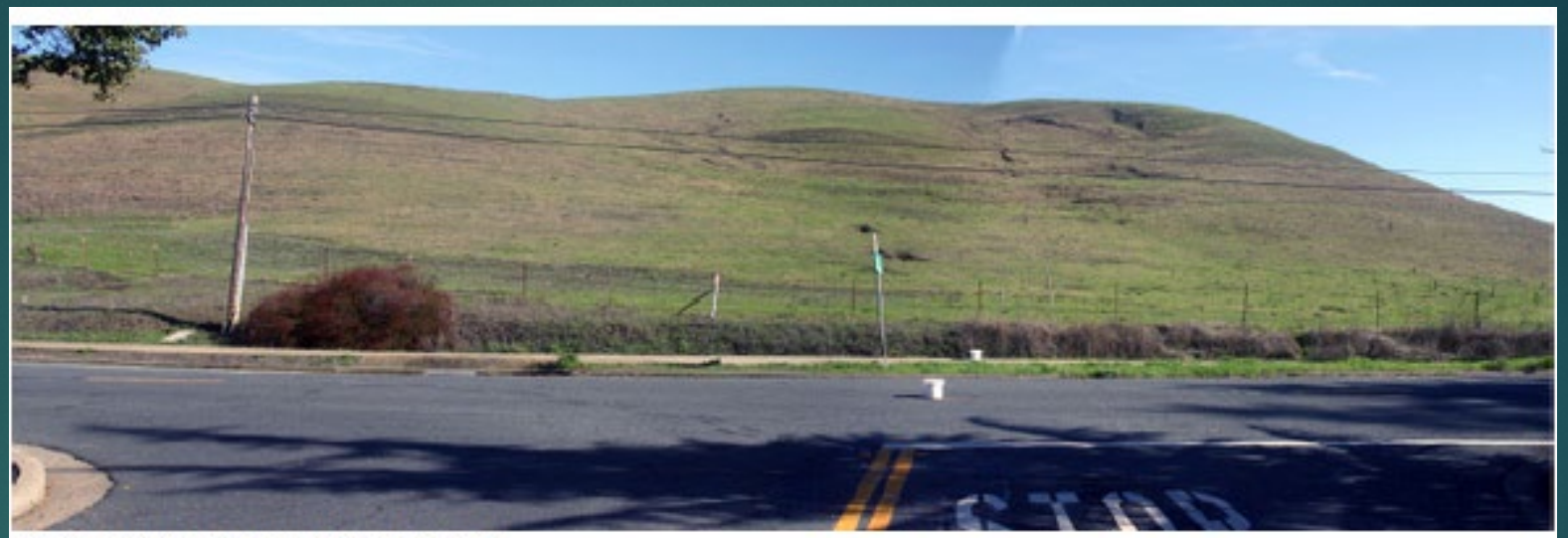
Aerial Map


Aerial
City Of Moraga
Unincorporated
Legend
City Limits
Unincorporated
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1:9,028
0.3 0 0.14 0.3 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION
Notes
CDDP23- 03012
CDSD23- 09646
CDRZ23- 03270

Subdivision Lotting



Visual Simulation of Residential Development



Existing conditions as viewed from Viewpoint 2



Two-Story Residence (Lot 1)



CAMINO PABLO - LOT 1

(PLAN 1)

One-Story Residence (Lot 1)



CAMINO PABLO - LOT 8

(PLAN 7)

CEQA Mitigated Negative Declaration

- MND circulated for public comment between November 24, 2024 and January 15, 2025.
- Six comment letters received by staff. A response to all comments included as staff report attachment.
- No potentially significant new impacts were identified based on staff's review of comments, and no additional mitigation measures were necessary to reduce project impacts to "Less Than Significant"
- Applicant agrees to implement BIO mitigation measures recommended by CDFW to further reduce potential impacts to plants/wildlife

Staff Recommendation

- Adopt the MND
- Adopt a resolution amending the General Plan.
- Adopt an ordinance rezoning the 7.9 acre area of development
- Approve the Vesting Tentative Map and Development Plan, based on staff findings in support of the project and associated conditions of approval.

Questions?