Department of Conservation and Development

County Zoning Administrator

Monday, December 15, 2025 – 1:30 P.M.

STAFF REPORT **Agenda Item #____**

Project Title:	Development Plan for eight unit El Sobrante Townhomes
County File Number:	CDDP22-03021
Applicant:	Numair Ali
Owner:	Ali Shakil and Anita
Zoning/General Plan:	Downtown El Sobrante Planned Unit Development (P-1) / Mixed-Use Low Density (MUL) and Resource Conservation (RC)
Site Address/Location:	4301 Appian Way, El Sobrante, CA 94803 (APN: 425-142-030)
California Environmental Quality Act (CEQA) Status:	The Initial Study (SCH No. 2025110313) identified potentially significant impacts in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Noise and Tribal Cultural Resources, and identified mitigation measures to reduce such impacts to a less-than significant levels.
Project Planner:	Everett Louie, Planner III – Phone: (925) 655-2873 Email: everett.louie@dcd.cccounty.us
Staff Recommendation:	Approve (See section II for full recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Development Plan to construct eight, three-story townhomes within two separate buildings and to install associated improvements (e.g. pavement, utilities, stormwater conveyance). The project includes a Tree Permit for the removal of five code-protected trees. The project includes one unit for very low-income household. The project includes approximately 200 cubic yards of cut and 750 cubic yards of fill. The project includes a request for a deviation to the El Sobrante P-1 development standards to allow for a 33′-6 ½″ height (where 27′ is the maximum height allowed) and an exception to Division 914, Collect and Convey requirements. The existing residence and detached garage will be demolished.

II. RECOMMENDATION

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

A. OPEN the public hearing on the El Sobrante Townhomes Project, RECEIVE testimony, and CLOSE the public hearing.

B. FIND that the mitigated negative declaration (SCH No. 2025110313) prepared for the project adequately analyzes the project's environmental impacts, that there is no substantial evidence that the project will have a significant effect on the environment, and that the mitigated negative declaration reflects the County's independent judgement and analysis.

C. ADOPT the mitigated negative declaration (SCH No. 2024060676) prepared for the project.

D. ADOPT the mitigation monitoring and reporting program for the Project.

E. DIRECT the Department of Conservation and Development to file a CEQA Notice of Determination with the County Clerk.

F. SPECIFY that the Department of Conservation and Development, located at 30 Muir Street, Martinez, California, is the custodian of the documents and other material that constitutes the record of proceedings upon which the decision of the Zoning Administrator is based.

G. APPROVE the project, Development Plan County File #CDDP22-03021 which includes a Tree Permit a Deviation and an Exception, based on the attached findings and conditions of approval;

III. GENERAL INFORMATION

A. General Plan: The subject property is located within the Mixed-Use Low Density (MUL) and Resources Conservation (RC) General Plan land use designation.

B. Zoning: The subject property is located within the Downtown El Sobrante Planned Unit Development (P-1).

C. California Environmental Quality Act (CEQA) Compliance: A CEQA Initial Study was prepared for the project. The Initial Study identified potentially significant impacts in the areas of aesthetics, air quality, biological resources, cultural resources, geology and soils,

noise and tribal cultural resources. Mitigation measures were identified which will reduce such impacts to less-than significant levels. Three comments were received during the public noticing period for the CEQA document. These comments are addressed in section VII– Environmental Review.

D. Lot Creation: The project site is lot 54 of Santa Rita Acres Unit No 1, recorded on October 21, 1937.

IV. SITE/AREA DESCRIPTION

Site Description: The subject parcel is one parcel with 30,750 square feet in area and is located at 4301 Appian Way in the El Sobrante area of Contra Costa County. The site fronts Appian Way to the southeast. The project site topography is generally level from Appian way which starts at 111 feet above mean sea level and slopes just slightly towards the rear at 109 feet above mean sea level (slopes towards Appian Creek along the northwest portion of the property). At the very rear of the property is Appian Creek which bisects the property at the rear property line and occupies approximately 3,500 square feet of the parcel. At the creek portion, the topography slopes steeply, going from 107 feet above mean sea level at the creek bank, sloping downward to 97 feet above mean sea level for the creek bed. The site consists of one parcel. Assessor's parcel number 425-142-030. The site contains several trees of various species and sizes and currently has an existing single-family residence and a detached garage.

Surrounding Land Uses: Directly south is a small retail shopping plaza and directly north is a church. To the rear of the property (west) is single-family residential development and across Appian way is a mixture of area servicing retail and single-family residential development. The development pattern of this area is residential uses mixed in with neighborhood serving retail and commercial uses.

V. PROJECT DESCRIPTION

The applicant requests approval of a Development Plan to construct two three-story, 33'-6 ½" tall townhouse buildings. The project will demolish the existing single-family house and detached garage in order to make room for the project. The building closest to the frontage (building 1) will contain 5 units (units 1-5) while the building located at the rear (building 2) will contain 3 units (unit 6-8). Building 1 will be approximately 10,995 square feet and Building 2 will be approximately 6,615 square feet. Each unit is three stories and will have the same layout and square footage. Each unit will consist of the following:

- Lower Level – 128 square feet (SF) laundry and storage area and 616 SF, two car garage
- Main Level – 744 SF with a 30 SF deck (dining, living, kitchen and bathroom)
- Upper Level -744 SF (two bedroom and two bathrooms)

The project also includes other improvements such as the following:

- Parking related improvements for eight parking spaces with minimum dimensions of 19 feet depth x 9 feet width.
- Asphalt and permeable pavement.
- Two bio-retention basins.
- Utility lines and connections.
- A fifteen-foot right of way dedication along the frontage of Appian Way.
- Turnaround at the terminus of the proposed driveway.
- Four bicycle parking spots for short term and long term bicycle parking.
- Approximately 13,721 square feet of landscaping.
- 200 cubic yards of cut and 750 cubic yards of fill.

The project also requests an exception to Division 914, Collect and Convey requirements and a Deviation to the El Sobrante P-1 development standards to allow for a 33'-6 ½" height where 27' is the maximum height allowed.

Parking

Each townhouse unit will have a two-car garage located at the lower level. Additionally, the site will have eight guest parking spaces and will provide four bicycle parking spaces for short term and long-term bicycle parking. The eight guest parking spaces will be located adjacent to the driveway, at the northeast of the parcel while the bicycle parking will be located directly north of building 1.

Tree Removal

The project parcel contains eight trees and four tree stumps. The project will remove eight trees, five of which are code protected as the other do not have the diameter at breast height (DBH) to qualify as a code protected tree. The project will also remove four stumps of dead trees. The dead stumps are not considered code protected trees. The following table represents the trees on site.

No.	Species	DBH (inches)	Condition	Status	Protected
1	Deodar Cedar	30	Fair	Remove	Y
2	Douglas fir	32	Fair	Remove	Y
3	Citron	1.5	Fair	Remove	N
4	Tree privet	2	Good	Remove	N
5	Common pear	4, 5, 5	Fair	Remove	Y
6	Common fig	1	Fair	Remove	N
7	Olive	7, 7, 7, 11	Good	Remove	Y
8	Olive	7, 9, 7, 6, 10	Good	Remove	Y
9	Northern California	15, 10, 17	Poor	Stump	N

	black walnut				
10	Northern California black walnut	13, 8	Poor	Stump	N
11	Douglas fir	37	Dead	Stump	N
12	Douglas fir	34	Dead	Stump	N

Inclusionary Housing Ordinance

The project includes the construction of eight for-sale units and is subject to the County Ordinance Code, Chapter 822-4, Inclusionary Housing Ordinance. The ordinance requires 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. The applicant/owner/developer is required to construct 1.2 inclusionary units for the project. The project will propose one unit to be occupied at a very low-income household (50% Area Median Income). To satisfy the remaining 0.2 units of the Inclusionary Housing Ordinance requirement, the applicant has proposed to pay the in-lieu fee of $32,267.40. the in-lieu fee is non-refundable and non-transferable.

VI. AGENCY COMMENTS

A. West County Wastewater(WCW): In a letter dated May 13, 2022, WCW determined that wastewater service is available for the proposed project. The applicant will need to submit a plot plan to WCW for review and approval.

B. Contra Costa County Mosquito & Vector Control District: In a returned agency comment request dated May 13, 2022, the District provided comments in regard to preventing standing water in excess of 72 hours.

C. Contra Costa County Fire Protection District (CCCFPD): In a letter dated June 1, 2022, the Fire Protection District requested that the applicant submit improvement plants for review and approval prior to obtaining a building permit.

D. California Historical Resources Information System (CHRIS): In a letter dated June 6, 2022, CHRIS recommended an archaeological study be performed to identify any unrecorded archaeological resources on the site.

E. East Bay Municipal Utility District (EBMUD): In a letter dated June 6, 2022, the Utility District stated that water service is available for the site and the applicant shall contact EBMUD for review and approval of construction drawings.

F. Contra Costa County Public Works Department, Flood Control Division: In an email sent on June 9, 2022, the Flood Control Division submitted comments regarding drainage impacts to Appian Creek. The Flood Control Division stated that the grading and drainage plans should be reviewed by the Engineering Services Division of the Contra Costa County Public Works Department.

G. Contra Costa County Department of Conservation & Development, Transportation Planning Section: In a review letter dated June 22, 2022, the Transportation Planning Section determined that the project is not subject to Vehicle Miles Traveled analysis nor is the project subject to Level of Service analysis. Comments also recommended bicycle parking and electric vehicle parking spaces.

H. El Sobrante Municipal Advisory Council (MAC): The MAC heard the project on July 13, 2022 and voted to support the project with some recommendations for more parking and to provide green waste bins. In response to the MAC comments, County Staff reviewed the project and determined that the project complies with all parking requirements and will comply with the County waste disposal ordinance.

I. El Sobrante Planning and Zoning: An agency comment request was sent to El Sobrante Planning and Zoning. However, as of the date of this Staff Report, no comments were received.

J. Contra Costa County Department of Conservation & Development, Advanced Planning: In an email dated October 27, 2022, Advanced Planning determined that the project at the time, did not meet the old General Plan Land Use Designation but that Advanced Planning would support a General Plan Amendment. A General Plan Amendment is no longer required as the current General Plan 2045 Land Use Designation supports the current density.

K. Contra Costa County Department of Conservation & Development, Solid Waste: In a returned agency comment letter, Solid Waste provided comments stating that the applicant needs to provide adequate waste collection bins.

L. Contra Costa Environmental Health (CCEH): In a review letter dated May 16, 2022 CCEH provided comments regarding wells, utilities and construction waste.

M. Contra Costa County, Public Works Department Engineering Services: The Public Works Department provided a staff report dated January 23, 2025 which includes their conditions of approval and their determination that the exception request is warranted.

N. Contra Costa County, Housing & Community Improvement Division: In a letter dated September 4, 2024, the Housing & Community Improvement Division determined that the Inclusionary Housing Plan was sufficient and that the project is required to construct 1.2 inclusionary units for the project. In order to achieve this, the Housing & Community Improvement Division reviewed the proposal for one very low-income unit and payment of a partial in-lieu fee.

O. Contra Costa County, County Geologist: In a review letter dated July 14, 2025, the County Geologist reviewed the Geotechnical report and determined that report adequately

responded to any geological concerns. The County Geologist review letter provided mitigation measures which are included as conditions of approval with this project.

VII. ENVIRONMENTAL REVIEW

A CEQA Initial Study was prepared for the project. The Initial Study identified potentially significant impacts in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Noise and Tribal Cultural Resources. Mitigation measures were identified which will reduce such impacts to less-than significant levels. The Initial Study and Mitigated Negative Declaration (MND) for the proposed project were posted for public review beginning on November 10, 2025 and extended until December 1, 2025. Three comment letters were received during that time from the Department of Toxic Substances Control, the East Bay Municipal Utility District and John Crowl of 4284 Appian Way. Below is a summary of the comments that addresses environmentally related issues discussed in the MND, and staff's responses to those comments.

A. Letter from Department of Toxic Substances Control dated November 14, 2025.

1. Comment: The Department of Toxic Substances Control provided comments related to the demolition of any buildings or structures and the presence of lead-based paints, mercury, asbestos, etc. and is requiring that any imported soil or fill not contain contaminated soils.

   Staff Response: The comments received from the Department of Toxic Substances Control did not specifically challenge the adequacy of the environmental document. The letter pertains more to the project following regulations when dealing with the potential for toxic substances. As reviewed in the Mitigated Negative Declaration, the project site is not categorized as a hazardous materials site according to the Cortese list and would not utilize high risk hazardous products during project construction. Additionally, the applicant is required to obtain a demolition permit for any demolition of structure or buildings and is required to obtain a grading permit for any proposed grading from the Contra Costa County Building Inspection Division. During the permitting process, the applicant will be required to comply with all regulations related to the potential for toxic chemicals or contaminated fill. Therefore, because the applicant is required to comply with the permitting requirements of both the grading and building division, this will ensure that any potential for toxic substances will be addressed.

B. Letter from East Bay Municipal Utility District (EBMUD) dated November 25, 2025.

2. Comment: EBMUD provided comments related to metering infrastructure for each dwelling unit, requiring the project to incorporate water conservation measures pursuant to Assembly Bill 325 and to require the applicant/developer to submit plans to EBMUD's new business office.

   Staff Response: The comments received from EBMUD did not specifically challenge the adequacy of the environmental document. The letter pertains more to the project following regulations during installation of water services. As reviewed in the Mitigated Negative Declaration, the project applicant is required to obtain approval from the water district prior to occupancy.

C. Letter from John Crowl of 4284 Appian Way, El Sobrante, CA 94803 dated December 1, 2025.

3. Comment: Mr. Crowl has concerns regarding the traffic, including the speed limit, parking restrictions along Appian Way and is concerned that a potential driveway would require the removal of the Deodar Cedar.

   Staff Response: The comments received from Mr. Crowl did not specifically challenge the adequacy of the environmental document but rather expressed concerns regarding traffic and tree removal. The conditions of approval require "no parking" signs to be installed along Appian Way subject to the review and approval of the Public Works Department and the Board of Supervisors. Additionally, the project was analyzed by the Transportation Planning Section of the Department of Conservation and Development and was determined to contribute only 6/8 AM/PM Peak hour trips. In regards to the removal of the Deodar Cedar tree, an arborist report was submitted which evaluated that the tree had a fair health and was fully within the construction zone of Unit 1. The Deodar Cedar is also not within the driveway area as Mr. Crowl has indicated. Appropriate findings have been made including reasonable development of the property would require the removal of the tree and an arborist report was submitted reviewing the removal of the tree.

VIII. STAFF ANALYSIS

A. **General Plan Consistency:** The project site has a General Plan land use designation of Mixed-Use Low (MUL) and Resource Conservation (RC). The project will be located within the MUL portion of the parcel. The MUL General Plan land use designation allows for various housing types including townhouses with a Density range of 10-30 and a FAR of 1.0. The project is located on a 0.67 net acre property which allows for a density range of 7 to 20 residential units. The project is proposing 8 residential units which is within the density range for the MUL General Plan Designation. The parcel 30,750 square feet

and the total building floor area is 11.904 square feet which equates a FAR of 0.39 which does not exceed the maximum FAR of 1.

Chapter 3: Stronger Communities Element of the Contra Costa County 2045 General Plan provides specific policies for the El Sobrante Area. The project site is located within the Appian Way Mixed-Use Area which is defined as an area that is designed to enhance the neighborhood scene including shopping, offices and residential projects. The below policies apply to the project.

Policy 1: In mixed-use areas, support development and retention of commercial uses and local-serving businesses in mixed-use areas to meet the daily needs of the community while promoting new residential development.

Staff Response: The project proposes eight new residential units that will provide housing for residents within the El Sobrante area. Therefore, the project complies with the policy.

Policy 5: Improve the pedestrian and bicycle environment, particularly along major thoroughfares, by closing gaps in the sidewalk system, widening sidewalks, discouraging "drive-through" businesses, and enforcing speed limits and traffic safety rules.

Staff Response: The project will be required to construct curb and an 8-foot sidewalk along Appian Way. These improvements will increase pedestrian and bicycle environment along Appian Way which is designated as a Class II bike lane.

Policy 8: Encourage multiple-family residential projects to provide on-site recreational facilities for residents.

Staff Response: The parcel site contains a creek at the rear that covers approximately 3,500 square feet of the parcel which restricts building a large open space area. Currently, the project proposes a pervious walkway at the rear to allow future residents to walk along the rear property line to enjoy views of the creek. To enhance on-site recreational facilities for future residents, County Staff has included a condition of approval to extend the pervious walkway around the permitter of the property to enhance on-site recreational facilities for residents.

Based on the consistency with the applicable policies and land use designation standards, the project would conform with the County's General Plan.

B. **Housing Element Compliance**: A component of preparing the County's Housing Element for the General Plan is the identification of vacant and underutilized suits suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the County's share of the regional housing needs as

determined by the Association of Bay Area Governments (ABAG).

In order to assess whether this residential development application is subject to requirements of California Government Code section 65863, staff reviewed the site inventory for the adopted 2023-2031 Housing Element and determined that Assessor's Parcel Number 425-142-030 is not among the parcels listed in the inventory of residential sites which were relied upon to meet the County's share of regional housing needs. Nevertheless, the project includes a total of eight residential units. These unit types will increase housing opportunities for different size households for different income categories. Therefore, the project will contribute towards the regional housing need for the County and provide needed housing units for the region.

C. **Zoning Consistency**: The subject property is located within the Downtown El Sobrante Planned Unit Development (P-1) Zoning District. The El Sobrante P-1 has land use districts and according to the Land Use District Map listed in the Downtown El Sobrante Planned Unit Development, the project is located within the Appian Way General Mixed Use (M-11). Under the old General Plan, the property was designated as M-11 and under the current 2045 General Plan, the property is designated as MUC. While the M-11 is no longer a land use within the current General Plan, Staff has identified that this is the most comparable land use for the property. Therefore, according to the land use matrix, M-11, multiple-family uses are permitted uses. Additionally, under the El Sobrante P-1 Zoning District, a new residential project over 2 units will also require a Development Plan permit. The El Sobrante P-1 contains development standards that the project will comply with. However, the project is also requesting a deviation to the maximum building height requirement of 27' as the project proposes 33'-6 ½". The below table shows how the proposed project complies with the development standards as stated below.

	Required	Proposed
Max Area	3,500 SF	30,750 SF
Min Width	35'	100 ft
Building Height:	Maximum 27' with findings	33'-6 ½" *
Floor Area Ratio (FAR)	0.1-1.0	0.39
Maximum Lot Coverage	40%	19.09%
Unit Density	10-30 Density range which yields 7 – 20 0.67 net acre	8 units Within Density range
Front Setback:	0'	Greater than 13' from Appian Way

Side Setback:	0’	10’ on south side 15’ on north side
Street Side Yard	10’	Does not apply
Rear Setback:	15’	Greater than 15’
Creek Structure Setback:	30’	30’
Parking Spaces:	Multiple Family 2.25 spc/unit 2+ bdrm (18 spc recuired)	24 spc provided
Covered Parking:	9 covered (50% of Required Parking Spaces)	16 covered
Bicycle Parking	Multiple Family four spaces	Four bicycle parking

*The applicant is requesting a deviation to the El Sobrante Planned Unit P-1 Height Development Standards.

As stated above, the project is requesting a deviation to allow a 33’-6 ½” height where 27 feet is the maximum height allowed. The El Sobrante P-1 Land Use Matrix section under footnote J allows for deviations to development standards in accordance with the County Zoning Code. The requested height deviation is necessary to allow reasonable development of the site consistent with other townhouse and multi-family projects in the vicinity. The project proposes three-story townhomes with covered parking provided within enclosed garages on the ground floor, which is a standard requirement for townhouse developments. Providing required covered parking at the lower level increases the overall height of the buildings, as two levels of living space are located above the garage level.

In addition, the site is constrained by a creek located along the rear property line, which triggers a 30-foot creek structure setback where development is prohibited. Approximately 6,217 square feet of the 30,750-square-foot parcel is located within this setback area, and the Public Works Department requires the applicant to relinquish development rights over that portion of the property. The unusable area within the creek structure setback reduces the overall development area of the site which constrains where the applicant can locate covered parking. Moreover, the design of two levels of living space over a garage is a common design feature along Appian Way. These environmental and regulatory constraints significantly reduce the developable area of the site, making a three-story design necessary to achieve a reasonable density and functional unit layout consistent with the site’s zoning designation.

D. **Downtown El Sobrante Design Guidelines – Residential Guidelines:**

The El Sobrante P-1 contains residential guidelines that provide guidance on compatible designs for residential projects. The following design guidelines are related to multiple-family projects within the El Sobrante Specific Plan.

Policy H.5: Design multiple family projects to enhance the neighborhood character.

Staff Response: The project is designed to break the street façade by not locating the units at the very front. The project places 3 units at the rear which breaks up the massing and location of the units. The project includes balconies and other design features to break up the large building walls. Each unit has a balcony on the upper level. Lastly, the garage at the lower level is designed using forms and materials similar to the main structure. Therefore, the project complies with the residential guidelines of the El Sobrante P-1.

E. **Appropriateness of Use:** The project will construct eight new townhouses which will increase the housing stock in this area of El Sobrante. As stated above, the El Sobrante P-1 allows for multiple-family projects with a Development Plan and the General Plan MUL allows for various housing types including townhouses on small parcels less than 1 acre. Moreover, this area is characterized as mixed use with residential uses blended with commercial and retail. There are numerous multi-family uses within Appian Way and San Pablo Dam Road. Within a 2,500-foot radius from the site is at least 9 multiple-family uses. Additionally, there is a subdivision 1,500 feet north that is consists of a three-story residential use which would be mimicked by this project. Therefore, multiple-family projects are not an uncommon use in this area, and as such, the project is consistent with the neighborhood.

F. **Inclusionary Housing Ordinance:** A residential development of five or more rental units is subject to the County's Inclusionary Housing Ordinance. Pursuant to Section 822-4.402(a) of the County Ordinance Code, in a residential development of five through one hundred twenty-five rental units, at least fifteen percent of the rental units shall be developed and rented as inclusionary units under the terms and conditions of Section 822-4.410(a) of the County Ordinance Code. At least twenty percent of the inclusionary units shall be rented at an affordable rent to lower-income households. An in-lieu fee may be paid pursuant to Section 822-4.404 of the County Ordinance Code as an alternative to providing some or all of the required inclusionary units.

Required inclusionary Housing Unit Calculation:

- 8 units x 15% = 1.2 inclusionary units required
- 1.2 x 20% = 0.24 units shall be rented at an affordable rent to very low-income households
- 1.2 – 0.2 = 0.96 units shall be rented at an affordable rent to lower-income households.

Under the Housing Unit Calculation, the applicant is required to construct 1.2 inclusionary for the project. The Applicant submitted an Inclusionary Housing Plan received on August 30, 2024, which proposed the construction of one inclusionary unit within the multi-family housing development. One unit shall be available to and occupied by a very low-income household (50% Area Median Income). The fractional unit of 0.2 would be satisfied with the payment of a partial in-lieu fee. The current in-lieu fee calculation, based on the 8 base units, is $32,267.40.

G. **Trees:** The project parcel contains eight trees (five of which are code protected) and four dead tree stumps. (See Tree Removal Table in section V). The project will remove all eight trees and four dead stumps. An arborist report prepared by Aaron Sunshine, ISA Certified Arborist WE-12959A reviewed the site and determined that reasonable development of the property requires the removal of the trees. As a condition of approval for the tree removal, a bond will ensure that the applicant installs five replacement trees and to ensure that the replacement trees would remain healthy after construction has been completed. A final landscape plan will be required and the landscaping for the project will be required to comply with the County's Water Efficient Landscapes Ordinance.

H. **Off-Street Parking:** As stated in the Zoning section above, the project is subject to the parking requirement within the El Sobrante P-1. The El Sobrante P-1 requires 2.25 spaces per unit for multiple family with 2 or more bedrooms. Guest parking is already added in the 2.25 spaces requirement. Therefore, the project is required to provide (2.25 spaces per unit x 8 units) 18 spaces. The project proposes 24 parking spaces which exceeds the requirement. The project is also required to comply with the Off-Street Parking Ordinance requirements for design and layout below:

   A. Access Requirements: The requirement for access is access 20 feet for two way travel, and a driveway aisle intersection requirement of 18 feet away from the parking space nearest. The project proposes a 26 feet access width and the nearest parking space to the intersection is approximately 36 feet away.

   B. Driveway Aisles: The requirement for a driveway aisle of ninety degrees is 25 feet. The project proposes a 26-foot driveway aisle.

   C. Surfacing: The requirement for surfacing a parking area is asphalt or cement or a similar paving material The project proposes to locate the parking area on hardscape cement.

   D. Striping, Marking and Signage: The requirement includes marking each parking space and appropriate signage. The project proposes to mark each space to designate the location. Signage and directional markings are not deemed necessary for this residential project.

   E. Lighting: The requirement is to provide for adequate illumination for the parking area. The project will have exterior lights on the buildings that will allow for

illumination for the parking area. Additionally, a condition of approval will require that all lights must be directed downward and away from adjacent areas and public streets and rights-of-way.

F. Screening and buffers: The requirement is to screen parking areas if adjacent to a residential zoning district or a planned unit district. The property immediately to the rear is zoned residential. However, the location of the eight guest parking spaces is orientated away from the residential zoned parcel at the rear. Therefore, because the proposed parking area is not adjacent to any residential zoned district or residential planned unit district, further screening or buffers is not required.

G. Parking Space design: The requirement for a ninety degree angled parking is a space width of 8'6" with a space depth of 18'. The project proposes parking spaces with 9' in width and 17 feet in depth with a two-foot bumper overhang for a total 19 foot parking space (17 feet depth + a two foot overhang). The bumper overhang will be planted with low-lying ground cover or landscaping. A condition of approval will require the applicant to show on the final landscaping plan that the two-foot bumper overhang is landscaped.

H. Electric Vehicle Charging (EV): The requirement for electric vehicle charging is 10% of the parking spaces. The project is providing 24 parking spaces so 3 parking spaces must be EV ready. The project proposes to install an EV charging station in each garage (8 total) and one additional EV charging station within the guest parking for a total of 9 EV charging stations.

I. **Traffic and Circulation:** Appian Way is a County maintained road. It's half-width configuration along the project frontage is 22 feet of pavement within a 25-foot right of way and is planned to have 32 feet of pavement within a 40-foot right of way. A 15-foot right of way dedication, pavement widening, curb and sidewalk to match the improvements previously installed on neighboring parcels as shown on the applicant's site plan will be required.

The applicant proposes to relocate the existing driveway off Appian Way further north to serve the new residential units. The site plan proposes eight on-site guest parking spaces and a turnaround subject to approval by the Fire District.

Class II bike lanes currently exist on Appian Way. On-street parking along Appian Way will be prohibited to reduce adverse impacts to bike lane usage**.**

J. **County Wide Street Light Financing:** The subject property is already within Service Area L-100. No annexation to County Facilities District (CFD) 2010-1 for Countywide Street Light Financing is necessary.

K. **Utility Undergrounding:** Utility services in this area have already been placed underground. All new utilities are also required to be installed underground.

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

The site currently appears to slope slightly towards Appian Creek located in the northwest of the property. Two bio-retention basins are proposed on this site, with storm drain lines to convey drainage towards Appian Creek in the back of the property. Unfortunately, Appian Creek, which abuts the subject property, is not adequate due to an inadequate culvert at Garden Lane that would be prohibitively expensive and have access and right of way constraints that would be prohibitive for a relatively small project such as this. The applicant submitted an exception request to the Public Works Department who reviewed the request and provided their support for the exception.

M. **Stormwater Management and Discharge Control:** A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. A Stormwater Control Plan prepared by the Humann Co. and was reviewed and determined to be "preliminarily complete" by the Public Works Department. The applicant will be required to submit a final SWCP to the Public Works Department for review and approval prior to issuance of building permits.

N. **Floodplain Management:** Portions of the property lie within the Special Flood Hazard Area (100 year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The applicant will be required to comply with all requirements of the National Flood Insurance Program and the County Floodplain Management Ordinance as they pertain to development and construction of any structures on this property.

O. **Area of Benefit Fee:** The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the WCCTAC Transit/Pedestrian/Bridges/Roads, and El Sobrante Road Areas of Benefits, as adopted by the Board of Supervisors. The fee should be paid prior to the issuance of building permits.

P. **Drainage Area Fee and Creek Mitigation**: The applicant will be required to comply with the drainage fee requirements for Drainage Area 73, as adopted by the Board of Supervisors. This fee should be paid prior to issuance of a building permit.

IX. CONCLUSION

The proposed project is consistent with applicable goals and policies of the General Plan,

and also with the intent of the MUL general Plan designation and the El Sobrante P-1 Zoning District. The project is an underutilized site, and the project will be consistent with the uses nearby. The design and use of the project site for multiple-family residences is an allowed use within this area and the project provides additional housing units. All environmental impacts would be mitigated to a less-than-significant level. Therefore, Staff recommends that the Zoning Administrator approve the project subject to the attached conditions of approval.

Attachments:

A. Findings and Conditions of Approval
B. CEQA Public Comments
C. ISND, Written Acceptance of MM, MMRP
D. Agency Comments
E. Special Reports, Arborist Report, Archaeological Survey Report, Biological Resources Assessment, Geotechnical Study
F. Project Plans

RECEIVED on 11/14/2025 CDDP22-03021
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
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 14, 2025

Everett Louie
Planner III
Contra Costa County
30 Muir Road
Martinez, CA 94553
everett.louie@dcd.cccounty.us

RE: MITIGATED NEGATIVE DECLARATION FOR THE ALI CARRIAGE RENTAL HOMES – DEVELOPMENT PLAN PROJECT FOR CONSTRUCTION OF 8 TOWNHOMES, COUNTY FILE #CDDP22-03021 DATED NOVEMBER 7, 2025, STATE CLEARINGHOUSE NUMBER 2025110313

Dear Everett Louie,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Ali Carriage Rental Homes – Development Plan Project for Construction of 8 Townhomes, County File #CDDP22-03021 (Project). The applicant seeks approval to develop 8 rental townhomes. The Project includes construction of two buildings. containing 8 units and each unit will comprise of two bedrooms with 744 square feet while the main level will contain a living area approximately 744 square feet and a 30-square-foot-deck. The lower level will also consist of a 616-square-foot, two-car garage. The project will require approximately 200 cubic yards of cut and 750 cubic yards of fill for grading.

DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and

polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.

2. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's PEA Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC would like to thank you for the opportunity to comment on the MND for the 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 our CEQA Review email for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Numair Ali
Applicant
numair89@yahoo.com

Tamara Purvis
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Scott Wiley
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John Crowl
4284 Appian Way
El Sobrante, Ca 94803
Phone 510 222-1729
crowlco07@comcast.net

December 1, 2025

To: Everett Louie, Project Planner everett.louie@dcd.cccounty.us
Re: Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration
Project Location: 4301 Appian Way, El Sobrante, CA
Concerns about the Project: **Dangerous traffic situation, removal of iconic deodar cedar**

Dear Mr Louie,

Thank you for sending me the information about the proposed project at 4301 Appian Way. I'm a retired general contractor and owner of the property directly across the street from the proposed development. I built my home here and have lived here with my family since shortly after 1985 when I acquired the property. I've read through the report and see that quite a bit of consideration has been given to the proposal, and I appreciate that, but several issues are either not addressed or seem to be just glossed over.

1. **Dangerous traffic situation**. Appian Way is a busy 2 lane thoroughfare with a center turning lane. Cars travel at a fairly high rate of speed, often in excess of the 35mph speed limit. During the day delivery trucks supplying the strip center and Central Foods, park in the center turning lane making it difficult to see the oncoming traffic. During peak commute hours the traffic flow exceeds 1000 cars per hour.

It's very difficult for me or others using my single lane driveway to turn right or left. Every person making a turn on this block has the same difficulty to one degree or another. I'm not exaggerating! We have to make a split second judgment, and then accelerate quickly to avoid being hit. I was rear ended several years ago while making a right turn into my driveway! About a year ago, my neighbor at 4278 was t boned trying to pull out of his driveway. Pedestrians trying to cross the street face the same conditions. About 10 years ago I heard the collision and witnessed a woman lying dead in median strip! Also, I would like to note that the sheriff **does not enforce** the no parking in the bike lane requirement, which further adds to a person's difficulty in seeing oncoming traffic, should cars be parked anywhere in the sight line.

I believe that **before** any significant developments are permitted in this block of Appian Way, which by the way, not only contains Central Foods and the strip mall, but also 3 apartment complexes, a car wash, the library, a bar, a church, a beauty parlor, an auto repair, as well as single family homes, that the speed limit should be **reduced to 25mph and be enforced**! Perhaps there are other measures. A crosswalk would be useful. I believe the report simply says " no impacts will be expected". How can adding let's say 30+ vehicle trips per day under these conditions not make the situation more dangerous! This would be true for us, the current residents, and the new occupants at the site.

2. **Deodar Cedar**. This is an iconic beautiful tree which has been an important asset to this neighborhood since I have been here in El Sobrante. I have lived in El Sobrante since 1974, 11 years before I moved to Appian Way. What a tragedy it would be to cut down this tree! My neighbors all agree. We cringe every time we hear a chain saw. I believe it is not necessary to cut this tree.

As I estimate it, the tree is approximately 20' from the existing roadway and about 6-8' inboard of the inner sidewalk line in front of the strip mall. I haven't seen the building plans for the new units, but I'm sure that I could design a situation which keeps the tree in place. There is plenty of room for a driveway on the north. Please incorporate this provision into the mitigated declaration.

Thank you for your considerations. I know that it is desirable to provide additional housing in this area where we have a shortage, and that the zoning allows for this type of development. I do hope that if it is allowed at 4301 that the traffic danger will be addressed and that the deodar cedar will be protected.

Sincerely,

John Crowl

EAST BAY
MUNICIPAL UTILITY DISTRICT

November 25, 2025

Everett Louie, Planner III
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration for the Ali Carriage Rental Homes Project (County File CDDP22-03021), El Sobrante

Dear Everett Louie,

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration for the Ali Carriage Rental Homes Project (County File CDDP22-03021) located in El Sobrante in unincorporated Contra Costa County (County). EBMUD has the following comments.

WATER SERVICE

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multi-family residential, mixed-use multi-family, and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code.

EBMUD's Road 24 Pressure Zone, with a service elevation between 100 and 200 feet, will serve the proposed development. 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 project.

Engineering and installation of water services require substantial lead time, which should be provided for in the project sponsor's development schedule.

WATER CONSERVATION

The project presents an opportunity to incorporate water conservation measures. EBMUD requests that the 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.

Bill Maggiore
Acting Manager of Water Distribution Planning

DJR:WTJ:th:kn
wdpd25_185 Ali Carriage Rental Homes County CDDP22-03021File.doc

cc: Numair Ali
2021 Elderberry Drive
San Ramon, CA 94582

CEQA ENVIRONMENTAL CHECKLIST FORM

1.	**Project Title:**	Ali Carriage Rental Homes – Development Plan project for construction of 8 townhomes, County file #CDDP22-03021
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:**	Everett Louie, Planner III, (925) 655-2873
4.	**Project Location:**	The project area is identified as 4301 Appian Way, El Sobrante, CA 94803 (APN: 425-142-030).
5.	**Project Sponsor's Name and Address:**	Applicant: Numair Ali 2021 Elderberry Drive San Ramon, CA 94582 (925) 789-0564 Owners: Shakil and Anita Ali 835 Alhambra Avenue Martinez, CA 94553
6.	**General Plan Designation:**	The subject property is located within the Mixed-Use Low Density (MUL) and the Resource Conservation (RC) General Plan land use designation.
7.	**Zoning:**	The subject property is located within the Downtown El Sobrante Planned Unit Development (P-1) Zoning District.

8. **Description of Project:** The applicant seeks approval of a Development Plan application to develop eight rental townhomes under County File #CDDP22-03021. Project details are as follows:

Number of Buildings/Unit Types: The project includes construction of two buildings. The building closest to the frontage will contain (5 units) Unit 1-5 while the building located at the rear will contain (3 units) Units 6-8. All 8 units will be of a three-story design with a maximum height of approximately 33'-6 ½". All units will have the same floor plan layout and square footage with the upper level containing two bedrooms with 744 square feet, the main level will contain a living area approximately 744 square feet and a 30-square-foot-deck and the lower level will consist of a 616-square-foot, two-car garage (ground level).

Underground Utilities: The County Ordinance Code requires all overhead utilities along the frontage of public streets to be removed and placed underground. Utility services in this area have already been placed underground and therefore, all new utilities that will be used to service the project will also be required to be installed underground.

Tree Removal: The project parcel contains eight trees and four tree stumps of numerous species. The project will remove eight trees and the four stumps. The species of trees included Deodar Cedar, Douglas Fir, Citron, Tree Privet, Common Pear, Common Fig, Olive and Northern California Black Walnut. Diameters at breast height in inches ranges from 1 to 37.

Inclusionary Housing Ordinance: The project includes the construction of eight rental units as the project is subject to County Ordinance Code, Chapter 822-4. The ordinance requires at least 15 percent of the dwelling units in a residential development of five or more rental units to be developed as inclusionary units. The project is required to provide 1.2 inclusionary units. The applicant/owner, and/or developer (applicant) has submitted an Inclusionary Housing Plan to construct one inclusionary unit which will be available to and occupied by a very low-income household (50% area median income). The applicant has indicated that they will pay the partial in-lieu fee for the remaining fractional 0.2 inclusionary unit with a fee of $32,267.40.

Grading: The project will require approximately 200 cubic yards of cut and 750 cubic yards of fill for grading.

Exception: One exception to Code Section 914 of the County Ordinance Code which 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 stormwater to an adequate natural watercourse. The applicant is requesting an exception from the "collect and convey" requirements of the County Ordinance Code.

Deviation: The Downtown El Sobrante P-1 Zoning requires a 27-foot height max. The project is requesting a deviation to this development standard to allow for a 33'-6 ½" building height in accordance with the County Zoning Code.

9. **Surrounding Land Uses and Setting:** The subject parcel is located at 4301 Appian Way in the El Sobrante area of Contra Costa County. The site fronts Appian Way to the southeast. Directly south is a small retail shopping plaza and directly north is a church. To the rear of the property (west) is single-family residential development and across Appian way is a mixture of area servicing retail and single-family residential development. The project site topography is generally level from Appian way which starts at 111 feet above mean sea level and slopes just slightly towards the rear at 109 feet above mean sea level. At the very rear of the property is Appian Creek which bisects the property at the rear property line. At the creek portion, the topography slopes steeply, going from 107 feet above mean sea level at the creek bank, sloping downward to 97 feet above mean sea level for the creek bed. The site consists of one parcel. Assessor's parcel number 425-142-030. The site contains several trees of various species and sizes.

   Currently, the parcel contains a 10' wide storm drain easement along the south side yard property line, an existing detached garage and an existing single-family residence. The existing garage and residence will be demolished as part of this project.

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

    - Contra Costa County Building Inspection Division
    - Contra Costa County Public Works Department
    - Contra Costa County Health Services Department, Environmental Health Division
    - Contra Costa County Fire Protection District
    - East Bay Municipal Utility District
    - West County Wastewater 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.?**

    Notification of an opportunity to request consultation was circulated. No comments of concern were returned.

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.

Everett Louie

Everett Louie
Planner III
Contra Costa County
Department of Conservation & Development

11/7/2025

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? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

SUMMARY*:*

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

Figure COS-12 (Scenic Resources) of the Contra Costa County 2045 General Plan – Conservation, Open Space, and Working Lands Element identifies scenic resources of Contra Costa County as scenic routes and scenic ridges. The intent of the scenic resource designations is to preserve and protect areas of identified high scenic value, where practical, and in accordance with the Conservation, Open Space and Working Lands Element. The subject property is located approximately 250 feet southeast of the Appian Way and Santa Rita road intersection in the El Sobrante area of Contra Costa County and is not located on a property designated as a scenic resource. The project is located more than 2 miles west of the nearest scenic ridge (Sobrante Ridge Botanic Regional Preserve). Because the project is located more than 2 miles from the scenic resource, views of the scenic resource are negligible. There are no scenic highways or scenic routes within a 2.5-mile radius of the project site. The closest is a section of Pinole Valley Road which is a County-Designated Scenic Routes more than 2.8 miles to the east. Therefore, there is a less than significant adverse effect on a scenic vista.

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

The Scenic Resources Map (Figure COS-12) of the County General Plan's Conservation, Open Space, and Working Lands Element identifies scenic routes in the County, including both State Scenic Highways and County designated Scenic Routes. The subject property is located

approximately 250 feet southeast of the Appian Way and Santa Rita Road intersection in the El Sobrante area of Contra Costa County. Neither road is considered a scenic route, nor is the property within the local vicinity of one. Although the project site is not located in the vicinity of a state scenic highway or County-designated scenic route as designed in the County's General Plan, a section of Highway 4 which is more than 4.31 miles northeast is identified as a State-designated scenic highway and a section of Pinole Valley Road which is 2.8 miles east is identified as a County-designated scenic route. However, because Highway 4 is 4.31 miles northeast and Pinole Valley Road is 2.8 miles east of the site, the project does not have potential for significant impacts to tree resources, rock outcroppings, or historic structures on the property within a scenic highway as a result of the proposed project.

c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?* ***(Less than Significant Impact)***

The subject property is located within the Mixed-Use Low Density (MUL) and Resource Conservation (RC) General Plan land use designation and within the Downtown El Sobrante Planned Unit Zoning District (P-1). The subject property is located in an urbanized area, primarily surrounded by mixed uses (area serving retail with single-family residential). The property is also within the Urban Limit Line. The project which is to create 8 new townhouse will comply with the zoning and therefore, would not conflict with the applicable zoning and other regulations governing scenic quality and would be less than significant.

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* ***(Less than Significant Impact with Mitigation)***

The existing site has a single-family house and a garage. This existing use may have some light associated with daily use of the house. However, project will increase the potential sources of light associated with the project because the project would consist of typical sources of lighting associated with a residential development including lighting from the newly constructed residences, and vehicles traveling to and from the project site. The 8 new townhouses will have two exterior light fixtures on either side of the garage to provide lighting at the front. At the rear elevations of the townhouses, there will be one additional light fixture per unit. Two more light fixtures will be placed on the exterior wall per side on the right and left elevation. The development of the 8 new townhomes will increase lighting above existing levels. However, Mitigation Measure (MM) AES-1 would require exterior lighting to be directed downward and away from adjacent properties and public/private right-of-way to prevent excessive light spillover. With the implementation of MM AES-1, lighting impacts would be less than significant.

Impact AES-1: New exterior lighting from the project site could adversely affect nighttime views in the area.

Mitigation Measure AES-1: Proposed exterior lighting shall be directed downward and away from adjacent properties and public/private right-of-way to prevent glare or excessive light spillover. All exterior lighting shall be turned off during the daytime hours.

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

Sources of Information

- Project Application and Plans
- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County 2045 General Plan – Conservation, Open Space, and Working Lands Element

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which due to their location or nature, could result in the conversion of farmland to a non-agricultural use or conversion of forest land to a non-forest use?	☐	☐	☐	☒

SUMMARY:

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ***(Less than Significant Impact)***

Pursuant to the California Important Farmland Finder, the subject property has been categorized as "urban and built-up land." Figure COS-1 (Agricultural Land) of the County General Plan does not identify the property as an important agricultural area. The property is zoned as the Downtown El Sobrante Planned Unit Development (P-1) and has a General Plan land use designation of Mixed-Use Low Density (MUL) and Resource Conservation (RC). The project is to develop 8 townhouse units and install improvements related to the development. The proposed residences are a use that is consistent with the zoning and general plan. Therefore, the potential for converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as categorized by the California Resources Agency, to a non-agricultural use is less than significant.

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

The project site is located within a Planned Unit zoning district. The subject property is not currently in a Williamson Act contract. Therefore, there is no potential for the proposed project to conflict with existing zoning for agricultural uses, or with a Williamson Act contract.

c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?* ***(No Impact)***

The project site is not considered forest land as defined by California Public Resources Code Section 12220(g), timberland as defined by California Public Resources Code Section 4526, or zoned Timberland Production as defined by California Government Code section 51104(g). The project site is zoned for mixed-use development including multiple family within the Downtown El Sobrante Planned Unit Development. The project includes a development plan to allow for multiple family residential development. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland.

California Public Resources Code Section 12220, under the Forest Legacy Program Act, defines "forest land" as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Public Resources Code 4526, under the Forest Practice Act, defines "timberland" as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the board on a district basis after consultation with the district committees and others.

California Government Code 51104, under the Timberland Productivity Act, defines "timberland" as privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre. "Timberland production zone" or "TPZ" means an area which has been zoned pursuant to Section 51112 or 51113 of the Government Code and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in Public Resources Code 4526 or 12220. With respect to the general plans of cities and counties, "timberland preserve zone" means "timberland production zone." The Conservation, Open Space and Working Lands Element Figure COS-1 of the County General Plan does not designate any land within the County as timber harvesting land. Therefore, the project would have no impact on any existing timberland.

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

d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?* ***(No Impact)***

The project site is an approximately 0.71-acre (30,750-square-foot) residential property. The site does not contain any forest land. For the project, all vegetation and trees will be removed in order to constuct the townhouses and their associated improvements. The project site is in a developed area within El Sobrante and the project site is currently zoned for residential uses. Thus, the project would not result in the loss of forest land or conversion of forest land to non-forest use.

e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in the conversion of farmland to a non-agricultural use?* ***(No Impact)***

The project site is surrounded by primarily residential and mixed-use/retail business uses such as restaurants, grocery stores and churches. The project is to develop 8 townhouses and related improvements. Construction of a residence is allowed use within the Mixed-Use Low Density (MUL) General Plan designation. Moreover, Appian Way of El Sobrante does not have any farmland and thus, the proposed project would not result in the conversion of farmland to a non-agricultural use.

Sources of Information

- Government Code section 51104(g)
- California Public Resources Code Section 12220(g)
- California Public Resources Code Section 4526
- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County 2045 General Plan – Conservation, Open Space, and Working Lands Element
- California Department of Conservation. California Important Farmland Finder (Webpage)

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) *Would the project conflict with or obstruct implementation of the applicable air quality plan?* ***(Less than Significant Impact)***

The 2017 Clean Air Plan, prepared by the Bay Area Air Quality Management District (BAAQMD), is the most recent plan prepared to fulfill state and federal air pollution reduction requirements. The 2017 plan provides a regional strategy to protect public health and protect the climate, as well as describing how the air district will continue to progress toward attaining all state and federal air quality standards and eliminating health risk disparities from exposure to air pollution among Bay Area communities. To accomplish this, the 2017 plan describes a multi-pollutant strategy to simultaneously reduce emissions and ambient concentrations of ozone, fine particulate matter, toxic air contaminants, as well as greenhouse gases (GHG) that contribute to climate change. The development of eight townhouses and associated improvements, or any other aspects of the proposed project, does not conflict with or obstruct implementation of any air quality plans for the region; therefore, the project will have a less than significant impact on this analysis category.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ***(Less than Significant with Mitigation)***

In developing thresholds of significance for criteria air pollutants, the BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively significant. As such, if a project exceeds the identified thresholds of significance, its emissions would be significant in terms of both project- and cumulative-level impacts, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Thus, this impact analysis and discussion is related to the project- and cumulative-level effect of the project's regional criteria air pollutant emissions.

By its nature, air pollution is largely a cumulative impact resulting from emissions generated over a large geographic region. The non-attainment status of regional pollutants is a result of past and present development within the Air Basin, and this regional impact is a cumulative impact. In other

words, new development projects (such as the proposed project) within the Air Basin would contribute to this impact only on a cumulative basis. No single project would be sufficient in size, by itself, to result in non-attainment of regional air quality standards. Instead, a project's emissions may be individually limited, but cumulatively significant when taken in combination with past, present, and future development projects.

The cumulative analysis focuses on whether a specific project would result in cumulatively significant emissions. According to Section 15064(h)(4) of the CEQA Guidelines, the existence of significant cumulative impacts caused by other projects alone does not constitute substantial evidence that the project's incremental effects would be cumulatively significant. Rather, the determination of cumulative air quality impacts for construction and operational emissions is based on whether the proposed 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 significant 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 significant impact with regard to regional air quality and would not be considered to result in a significant impact related to cumulative regional air quality.

Construction of the Project would result in emissions of criteria pollutants from the use of heavy-duty construction equipment, haul truck trips, and vehicle trips generated from construction workers traveling to and from the site. In addition, fugitive dust PM_{10} emissions would result from excavation, trenching, and other construction activities. Site preparation consists of tree removal and associated grading. Approximately 200 cubic yards of cut and 750 cubic yards of fill are proposed to be included for grading activities for the project.

Construction-related effects from fugitive dust from the proposed project would be greatest during the site preparation and grading phases due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions in the area of the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM_{10} emissions would vary from day to day, depending on the nature and magnitude of construction activity (amount of equipment operating), local weather conditions (such as wind speed), and characteristics such as soil moisture and silt content of the soil. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site. For mitigation of fugitive dust emissions, the BAAQMD recommends implementing best management practices (BMPs), as a pragmatic and effective approach to controlling fugitive dust emissions (BAAQMD, 2017a). The BAAQMD notes that individual measures have been shown to reduce fugitive dust by anywhere from 30 percent to more than 90 percent. The BAAQMD considers any project's construction-related impacts to be less than significant if the required dust-control measures are implemented. Without these measures, the impact is generally considered to be significant, particularly if sensitive land uses are located in the project vicinity. There are a number of sensitive receptors located at the border of the project site (restaurant to the southwest, residences to the northwest and southeast and church to the north) that could be impacted by fugitive dust generated by construction activities. Therefore,

implementation of these BMPs would ensure the Project's fugitive dust emissions remain below a level of significance.

Impact AIR-1: Exhaust emissions and particulate matter produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants.

Mitigation Measure AIR-1: The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be stated on the face of all construction plans:

A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
H. The applicant shall post a publicly visible sign with the developer/project manager's name and telephone number regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

The project includes construction of eight townhouses and related improvements. The surrounding properties are a mix of residential and area serving retail/commercial uses. There are two schools in the nearby vicinity. Wildcat Canyon Community School is approximately 0.46 miles south of the project site and Sheldon Elementary School is approximately .49 miles east of the project site. It is anticipated that sensitive receptors would not be exposed to significant pollutant concentrations due to the scale of the proposed project. Residential uses typically do not generate substantial pollutant concentrations. Furthermore, the construction activities will be restricted to specific days of the week and to a limited number of work hours in order to lessen the amount of time during the week that sensitive receptors would be exposed to construction-related air quality impacts.

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

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

The project includes construction of 8 townhomes and related improvements. During construction activities, construction equipment exhaust and application of asphalt and architectural coating would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. It is anticipated that by the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of air quality or odor concern. Therefore, construction odors impacts would be less than significant.

The proposed 8 new townhomes would not likely generate objectionable odors. The types of uses that are considered to have objection odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer station, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), or petroleum refineries. The proposed project is residential in nature, and it is not anticipated to generate objectionable odors which may affect a substantial number of people. Therefore, this impact would be less than significant.

Sources of Information

- Bay Area Air Quality Management District. 2017. *Bay Area 2017 Clean Air Plan.*
- Bay Area Air Quality Management District. 2017. *Air Quality Guidelines.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. *BIOLOGICAL RESOURCES – Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

SUMMARY:

*a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (**Less than Significant with Mitigation)***

The project site is located along Appian Way in the El Sobrante area and is not within the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan as shown in Figure COS-3 of the Contra Costa County 2045 General Plan. The project site is also not identified as a priority conservation area in Figure COS-4. Moreover, this area of El Sobrante is built up and urbanized with the majority of the area along Appian way being developed with residences, commercial and retail uses. The project site also has been developed with a single-

family residence and a detached garage. The project will remove all trees on site to make room for the 8 townhouses. The project applicant submitted a biological resources assessment prepared by BIOMAAS Inc, dated September 2, 2025. The biological resources assessment reviewed the site for any special-status wildlife species. As part of the biological assessment, reconnaissance level wildlife survey was conducted, and no special-status wildlife was observed. However, the biological assessment identified three species with low potential which are the Cooper's Hawk, White-tailed Kite Bird and the Pallid Bat. The applicant will be required to comply with the project biologist protection measures to ensure that impacts to special status species will be less than significant.

Impact BIO-1 – BIO-4: Grading and construction activities could have an adverse effect on protected species and habitat. Therefore, the developer/applicant is required to implement the following biological resource mitigation measures to reduce impacts to special status species to less than significant.

Mitigation Measure BIO-1: A protective buffer of 30 to 50 feet from Appian Creek shall be established by the project applicant. Silt fence or similar Best Management Practices (BMPS) shall be established to prevent construction related debris and runoff from entering the creek during construction.

Mitigation Measure BIO-2: At least 5 days prior to vegetation removal, tree removal during the nesting season, (February 1 through August 31) a pre-construction survey shall be conducted by a qualified biologist who is familiar with the nesting behavior of a variety of species and can establish protective buffers around the nest based upon the type of construction activity. Nest buffers should be adhered to by all construction related personnel and can only be removed by the biologist after the nest is no longer active.

Mitigation Measure BIO-3: At least 5 days prior to beginning ground disturbance and/or construction, a qualified wildlife Biologist shall conduct surveys for special-status bats during the appropriate time of day to maximize detectability to determine whether bat species are roosting near the work area. If the Biologist determines bats are present, the Biologist shall exclude the bats from suitable spaces by installing one-way exclusion devices. After the bats vacate the space, the Biologist shall close off the space to prevent recolonization.

Mitigation Measure BIO-4: Vegetation removal, if necessary, shall be kept to a minimum. If riparian vegetation removal is required, a CDFW Streambed Alteration Agreement, and RWQCB 401 Water Quality Certification if required prior to removal.

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (**Less than Significant Impact**)*

The parcel is in an area of El Sobrante that has been urbanized with single-family residences and commercial/retail uses and because of the development, the project surroundings would not be considered undeveloped. The project site is currently developed with a single-family residence, a

detached garage and a driveway. The site contains a few trees spread throughout the site and at the rear, Appian Creek bisects the property which is considered riparian habitat. Because there is a creek on the property, the project is subject to County Code Section 914-14.012 – Structures setback lines for unimproved earth channels. With a height of top bank of less than 20', the setback distance for the project is 30'. The project plans show that the townhouses will comply with the 30' creek structure setback. The biological resources assessment prepared for the project site reviewed the potential impact to riparian habitat and concluded that should the project adhere to the required riparian setback, the project would not have an adverse effect on riparian habitat or other sensitive natural communities. Therefore, because the project complies with the creek structure setback line and because the project site is not within a sensitive natural community since the surrounding area is largely developed, the project would have a less than significant impact on any riparian habitat or other sensitive natural community.

c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (**Less than Significant Impact)***

The U.S. Army Corp of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) are two of the primary Federal agencies which enforce the Clean Water Act and administer the associated permitting program. As such, these agencies define wetland as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The project biologist preformed a site reconnaissance survey and determined that there are no state or federally protected wetlands on the site. The project biologist concluded that the project site would not be categorized as a wetland as defined above nor does the subject site have a marsh, vernal pool or is located in a costal area. The surrounding area is largely developed and urbanized and does not exhibit wetland characteristics. Therefore, there is no potential for the proposed project having an adverse effect on a federally protected wetland.

d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites? **(Less than Significant Impact with Mitigation)***

As discussed in section a above, the proposed project would not result in potentially significant impacts to special-status species with incorporation of mitigation. As such, the project's potential to 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 is considered less than significant with mitigation incorporated.

Impact BIO-5: Grading and construction could have an impact on the movement of any native resident or migratory fish or wildlife species.

Implementation of **Mitigation Measure BIO-1 -BIO-4** 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

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ***(Less than Significant Impact)***

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal and development within their drip lines while allowing for reasonable development of private property. On any property proposed for development approval, the Ordinance requires tree alteration or removal to be considered as part of the project application. The proposed project includes the removal of eight trees (five of which are code protected) and four dead tree stumps. The proposed tree removal has been evaluated by CDD staff pursuant to the Tree Protection and Preservation Ordinance as well as the project plans for construction of new townhomes, driveways, stormwater control, and other site improvements. As the project includes the removal of eight trees (five of which are code protected) and four dead tree stumps, a tree permit is required in order to remove the trees. The project will require findings for approval or denial, and, if approved, will receive standard conditions of approval for restitution in order to reasonably restore the natural resources on-site. With the standard review and conditions implemented, the project will have a less than significant impact.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ***(Less than Significant Impact)***

The East Contra Costa County Habitat Conservancy oversees implementation of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), which provides regional conservation and development guidelines to protect natural resources while improving and streamlining the permit process for projects that will impact endangered species and sensitive habitat. The HCP/NCCP allows local agencies to authorize endangered species permitting for activities and projects in the region, while providing comprehensive species, wetlands, and ecosystem conservation and contributing to the recovery of endangered species in northern California. According to Figure COS-3 – East Contra Costa County Habitat Conservation Plan/natural Community Conservation Plan Area of the Conservation, Open Space and Working Lands General Plan Element, the subject property is not within the covered area for the HCP/NCCP. Therefore, the project will have a less than significant impact on the HCP/NCCP.

Sources of Information

- Contra Costa County 2045 General Plan, *Chapter 7: Conservation, Open Space, and Working Lands Element.*
- East Contra Costa County Habitat Conservation Plan / Natural Community Plan
- Biological Resources Assessment, prepared by BIOMAAS Inc, received September 15, 2025

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. *CULTURAL RESOURCES – Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

SUMMARY:

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

Setting:

The project area totals 0.71 acres and is approximately 100 feet above sea level. It slopes gently downward from Appian Way northwest toward Appian Creek. Site soils are alluvium laid down in the Holocene era, classified by the USDA as part of the Cropley Complex, a clayey bottomland soil (Witteret al. 2006; USDA 2023). The project area lies between San Pablo Creek, 360 feet (110 meters) to the southeast, and Appian Creek, which flows along the northwest edge of the project area. The parcel is currently developed with a single-family home built circa 1938.

In the early historic era, the environment of the project area was oak woodland, with grassland alternating with groves of coast live oak, buckeye, and bay laurel. Underneath and between the oak groves was low herbaceous vegetation characterized by native grasses and wildflowers. The dense woodlands were very beautiful, and settlers often compared their appearance to parks or orchards. This park-like environment was likely a reflection of Native American forest management practices, which often used fire to remove understory plants allowing space for trees and meadows to flourish.

Evidence gathered from the archaeological sites in the region indicates that this part of Contra Costa County is known to have been occupied by the Huchiun people. Huichun territory appears to have extended from Temescal Creek in present-day Oakland northward along the bay shore to San Pablo Bay. In prehistory, the San Francisco Bay region was densely populated compared to most hunter-gatherer societies.

The first direct Spanish contact with the Huchiun seems to have been during 1772 when a Spanish expedition came to a village on the southeast shore of San Pablo Bay. Mission Dolores was founded in San Francsico in 1776. With the establishment of the Mission, Mission Dolores established a cattle station on San Pablo Creek by 1820. In 1823, Mission Dolores agreed to give up the San Pablo cattle station, which was transferred to Francsico Maria Castro as part of the Rancho Cochiyumes or Rancho San Pablo land grant. Rancho San Pablo included four square leagues (almost 18,000 acres), including present-day Richmond, San Pablo, and Kensington. The project area is at the eastern edge of the grant. After Castro's death, the land was divided between his widow and 11 children. The Rancho San Pablo grant was confirmed to Castro's heirs by the Mexican government in 1834 and patented by the United States government in 1852.

When California joined the Union in 1850, the extended Castro family had to defend their land against American squatters who occupied large tracts of the rancho. Although rights to the rancho were collectively held, some Castro family members sold specific lots to American newcomers, creating uncertainty about land title in the area that culminated in the Emeric vs. Alvarado case, involving hundreds of claimants and settled by the California Supreme Court in 1889, with a final partition decision in 1894.

As noted above, members of the Castro family sold parts of the undivided rancho to American newcomers after 1852. In the 1880s, the project area was part of a 336-acre property owned by Linder and McGee. Reynold Linder was an agricultural products salesman in San Pablo (Contra Costa Assessor 1883, 1887; Martinez News-Gazette 1879). No information was available on McGee or on land use in the project area.

At the final partition of Rancho San Pablo in 1894, the project area was part of a 426-acre tract owned by Theodore Hittell. Hittell was a native of Ohio who arrived in California in 1855 and was a reporter, land use lawyer, state senator, author, and historian of California (Dickey et al. 1918). His residence was in San Francisco, and the El Sobrante parcel was one of many properties he owned; no evidence was found of his direct connection to the project area. Hittell owned the project area until at least 1908. By 1924, however, it was part of the Jack McMahon dairy ranch. McMahon was a rancher from Ireland who operated the Varsity Creamery Company (Richmond Independent 1914). He may have been in partnership with George Mulligin; a 1930 county map shows the project area as part of a 425-acre tract owned by Mulligin and McMahon.

Appian Way began to be subdivided in the 1930s and was part of the Santa Rita Acres subdivision by 1938 (Arnold 1938). The current house on the property was constructed circa 1939. Appian Way was paved in 1953, and was widened in the late 1980s.

Results of the Record Search

The project was referred to the California Historical Resources Information System, Northwest Information Center which concluded that the "proposed project area has the possibility of containing unrecorded archaeological sites". Therefore, the applicant submitted an Archaeological Survey Report prepared by Daniel Shoup of AHC-Heritage.

On behalf of Daniel Shoup, staff at the California Historical Resources Information System (CHRIS), Northwest Information Center (NWIC) at Sonoma State University, Rohnert Park, conducted a record search of the project vicinity on January 17, 2024 (File No. 23-0807). Information on previous cultural resource surveys, known historic or prehistoric sites, and listed or eligible National Register of Historic Places or California Register of Historic Resources properties within a ¼ mile radius of the project area was gathered to identify and evaluate the potential for the presence of cultural resources. The study included a review of archaeological, ethnographic, historical, and environmental literature as well as records and maps on file at the California Archaeological Inventory.

NWIC search results indicated there were no resources listed within the project area, five resources within the ¼-mile radius and multiple reports within ¼-mile of the project area.

Survey #	Author	Date	Report Title	Resources
S-007131	Banks	1985	An Archaeological Reconnaissance of the Appian Way Widening Project: Phase II, El	07-000097, 07-000276

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

			Sobrante, Contra Costa County, California.	
S-007131	Banks	1986	Subsurface Archaeological Investigations for the Appian Way Widening Project, El Sobrante, Contra Costa County, California	Approx. 800 feet N and NE of project area.
S-007131	Banks	1986	Historic Property Survey Report for Appian Way Road Widening and Improvement Project	Approx. 600 feet SE of project area.
S-007131	Banks	1986	Historic Structures Survey Report for Appian Way Road Widening and Improvement Project	
S-007131	Banks	1986	Subsurface Archaeological Investigations for the Appian Way Widening Project, El Sobrante, Contra Costa County, California (Revised)	
S-011534	Flynn	1988	Archaeological survey of property located at 4247 Appian Way, El Sobrante, Contra Costa County (letter report)	
S-001999	Baldrica	1980	An Archaeological Survey of the Kraus Property, Contra Costa County, California.	
S-006577	Baker	1984	Archaeological Reconnaissance of the El Sobrante Condominiums Development, Contra Costa County, California	
S-006592	Banks	1984	An Archaeological Reconnaissance of the Appian Way Widening Project, El Sobrante, Contra Costa County, California.	
S-007988	Orlins	1986	A Cultural Resource Investigation for the San Pablo Dam Road Widening Project, El Sobrante, Contra Costa County, California.	07-000068
S-008100	Baker	1986	Archaeological Reconnaissance of the Tyson Property, Parcel #425-170-025, El Sobrante, Contra Costa County.	
S-008852	Miller and Baker	1986	Archaeological Reconnaissance of the El Sobrante Partnership Property, El Sobrante, California	
S-009687	Flynn	1987	Archaeological survey of lot at 4221 San Pablo Dam Rd., El Sobrante, Contra Costa County (Co. File No. 3027-87, APN 425-160-008)	
S-010228	Wood	1988	The Archaeological Monitoring of Excavations for Three Electrical Vaults on Appian Way, El Sobrante, Contra Costa County, California	

S-011533	Flynn	1988	Archaeological evaluation of 4158 Santa Rita Road, El Sobrante, Contra Costa Co., Subdivision MS 7-88 (letter report)	
S-012297	Flynn	1991	Archaeological evaluation of 4201 Garden Lane, El Sobrante, Contra Costa Co., Project No. MS 192-90 (letter report)	
S-022273	Schneyder	1999	A Cultural Resources Study of 4439 Appian Way (APN# 425-110-021), El Sobrante, Contra Costa County, California	07-000839
S-027935	Holson	2004	Archaeological Survey and Record Search Results for 4150 Appian Way, El Sobrante (APN 425-170-030) (letter report)	
S-031545	Pastron	2006	Phase II - Cultural Resources Evaluation of an Approximately 1.2-acre Parcel Located at 4441 Appian Way, City of El Sobrante, Contra Costa County, California (letter report)	07-000276
S-044169	DeGeorgey and Snyder	2013	Cultural Resources Constraints Report: Santa Rita and Penny GPRP ED El Sobrante	
S-051734	Whitaker	2018	Historic Property Survey Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California, 4-CCO-HSIPL-5928(133)	07-000068
S-051734	Whitaker et al.	2018	Archaeological Survey Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California	
S-051734	Parker et al.	2018	Extended Phase I Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California	

Native American Heritage Commission

Daniel Shoup contacted the Native American Heritage Commission (NAHC) in Sacramento, California, by letter with a description of the proposed development in Contra Costa County, California. The letter included a request for a listing of local, interested Native American representatives and information on traditional or sacred lands within the project area and vicinity.

NAHC staff member Cody Campagne wrote in response a letter dated December 15, 2023 to Daniel Shoup that a "search of the NACH Sacred Lands File was completed and the results were positive." Included in the NAHC response was a list of interested Native American contacts. On May 29, 2025, the County mailed a *Notice of Opportunity to Request Consultation*, pursuant to section 21080.3.1 of the California Public Resources Code, to Wilton Rancheria and Confederated

Villages of Lisjan Nation for their review of the project proposal. County staff did not receive a request for consultation in response to these notices.

Results of the Survey

Alexi Atteberry of AHC-Heritage conducted a survey of the project area on December 28, 2020. The objective of the cultural resource survey was to locate and record all cultural resources within the project area and evaluate them for significance. The project area was surveyed in approximately 10-meter transects. The majority of ground surface within the project area was unpaved and soil exposure using a hand trowel was conducted throughout the transects. Ground visibility of was good, except for the southeast part of the property, where a single-family home and driveway are located. Most of the project area is covered with grass and small trees, with moderate obstruction of view near the creek due to a heavy growth of English ivy (Hedera helix). Due to significant rainfall prior to survey, observed soils fell within range of damp to wet, affecting the Munsell color reading. Throughout the project area, the soil type was observed as a loam with rock inclusions ranging from 10% in the majority of the survey area to approximately 20% in the west-northwest part of the property near the creek bank. In the northeast corner the soil color was a very dark grayish brown (Munsell 10YR 3/2) with low moisture, transitioning to a very dark brown (Munsell 10YR 2/2) loam with increased moisture in the northwest; and finally a black (Munsell 10YR 2/1) loam in the southwest area. Observed materials throughout the project area include brick fragments and other building debris such as nails and wood, as well as modern refuse near the creek. No cultural material from the historic or prehistoric periods was observed throughout the project area.

Native American Archeological Site Sensitivity

Archaeological sites are most often found in flat locations with access to a perennial source of fresh water. Soils deposited during the Holocene era (since 11,700 years ago), especially young alluvium from the last 2,000-3,000 years, are more likely to contain buried archaeological deposits. Native American sites are most often found within ½-mile of major and ¼-mile of minor watercourses, and within 500 feet of shorelines (Meyer and Kaijankoski 2017).

The project is mostly flat, located on Holocene-era alluvial soils, and is adjacent to two perennial watercourses. The vicinity is known to have had a dense pre-contact Native American population, and four Native American archaeological sites are located within ¼ mile of the project area. The project area thus appears to have a high sensitivity for buried Native American archaeological resources.

Historic-Period Archaeological Site Sensitivity

Several factors can be used to infer an area's sensitivity for buried historic-period archaeological resources. These include surface scatters of artifacts, documentary sources (historic maps, deeds, or photographs), standing buildings or structures that suggest patterns of land use (homes, barns, ponds, fences, industrial facilities), and ecological or landscape features (steep hills, bodies of water, wetlands).

Historical research did not identify any development on the project area prior to 1939. Before that, it was likely used intermittently for cattle grazing. While trash deposits associated with the current residence may be present on the project area, they are unlikely to have sufficient information

potential to make them eligible to the California Register of Historical Resources. The project area thus has a low sensitivity for buried historic-period archaeological deposits.

An assessment of the historical significance of the main house at 4301 Appian Way was made following CEQA Guidelines (Title 14.CCR Chapter 3. Sec 15064.5(3)) which state that, generally, a resource shall be considered to be historically significant if the resource meets criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). A historical resource must be significant at the local, state or national level under one or more of the following four criteria:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
(B) Is associated with the lives of persons important in our past;
(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
(D) Has yielded, or may be likely to yield, information important in prehistory or history.

The house does not appear to meet any of these criteria and, therefore, should not be considered historically significant. However, the project includes the demolition of the existing house and garage and may contain unrecorded archaeological resources.

Impact CUL-1: The project could cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5. Subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact.

Mitigation Measure CUL-1: The project area has a high sensitivity for buried Native American archaeological deposits, and is located within 1000 feet of four shell midden sites (CA-CCO-126, CA-CCO-151, CA-CCO-155, and CA-CCO-505), three of which are known to contain burials. To ensure that the project does not cause substantial adverse impacts to historical resources as defined at 14 CCR §15064.5, the following shall be implemented prior to any ground disturbing activity:

1. Prior to any ground-disturbing activity, construction crews should receive a cultural resources training from a qualified archaeologist. The training should review the types of cultural resources that might be found, the legal obligations of the contractors, and steps to follow if archaeological materials or human remains are identified.

2. Prior to issuance of a building permit, a qualified archaeologist should design a subsurface testing program to assess the presence or absence of buried archaeological sites in the project area. Mechanical trenching of a representative sample of the project area to the level of potential ground disturbance or four feet, whichever is greater, should be completed in order to evaluate the presence and depth of possible cultural soils. Mechanical trenching

may be supplemented by hand augering or other sampling strategies as needed. All mechanical excavations should be monitored by a qualified archaeologist and representative of the Native American community. If cultural resources are identified, it may be necessary to collect additional data to evaluate the significance of the resource.

3. Should subsurface testing not prove feasible, ground-disturbing activity on the project area should be monitored by a qualified archaeologist and representative of the Native American community until sufficient information has been gathered to demonstrate the presence or absence of archaeological resources within the area that will be disturbed by the proposed project.

4. If human remains are found during monitoring, the monitor will stop all activity within a 100-foot radius, and the Contra Costa County Coroner will be informed. If the remains appear to be Native American, the Native American Heritage Commission will be notified and invited to identify a Most Likely Descendant, who will make recommendations regarding reburial of the human remains, per §15064.5(e) of the CEQA Guidelines.

Implementation of Mitigation Measure CUL-1 would reduce the impact to a less than significant level.

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

An archaeological survey report was prepared by Daniel Shoup of AHC-Heritage which surveyed the site for its sensitivity for buried historic-period archaeological resources. The report concluded that the "project area thus has a low sensitivity for buried historic-period archaeological deposits." However, during construction activities, sensitive resources may encounter previously undiscovered archaeological resources. Implementation of the following mitigation measure would reduce the impact to undiscovered archaeological resources.

Impact CUL-2: Subsurface construction activities may have a significant impact to previously undiscovered archaeological resources.

Implementation of **Mitigation Measure CUL-1** would reduce this impact to a less than significant level.

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

No human remains or cemeteries are known to exist within or near the project site. On May 29, 2025, the County mailed a *Notice of Opportunity to Request Consultation*, pursuant to section 21080.3.1 of the California Public Resources Code, to Wilton Rancheria and Confederated Villages of Lisjan Nation for their review of the project proposal. County staff did not receive a request for consultation in response to these notices. However, there is a possibility that human remains could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously human remains, there could be a potentially significant

impact. If human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with the California Health and Safety Code (Section 7050.5), the Contra Costa County Sheriff/Coroner must be contacted immediately. If the Coroner determines the remains to be Native American, the Coroner will notify the Native American Heritage Commission, which will in turn appoint a Most Likely Descendent (MLD) to act as a tribal representative and confirm next steps. Implementation of Mitigation Measure CUL-1 would reduce the potentially significant impact to a less than significant level.

Impact CUL-3: Project activities could have the potential to significantly impact previously undiscovered human remains.

Implementation of **Mitigation Measure CUL-1** would reduce this impact to a less than significant level.

Sources of Information

- Archaeological Survey Report by Daniel Shoup dated January 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. *ENERGY – Would the project:*				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

***SUMMARY**:*

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ***(Less than Significant Impact)***

Environmental effects related to energy include the project's energy requirements and its energy use efficiencies by amount and fuel type during construction and operation; the effects of the project on local and regional energy supplies; the effects of the project on peak and base period demands for electricity and other forms of energy; the degree to which the project complies with existing energy standards; the effects of the project on energy resources; and the project's projected transportation energy use requirements and its overall use of efficient transportation alternatives, if applicable. The following factors demonstrate a project's significance in relation to these effects: (1) Why certain measures were incorporated in the project and why other measures were dismissed; (2) The potential of siting, orientation, and design to minimize energy consumption, including transportation energy, increase water conservation and reduce solid-waste; (3) The potential for reducing peak energy demand; (4) Alternate fuels (particularly renewable ones) or energy systems; and (5) Energy conservation which could result from recycling efforts.

Energy consumption includes energy required for the construction of the proposed project and the operational use of the 8 townhomes. The proposed project's energy demand would be typical for a development of this scope and nature and would be required to comply with current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations, enforced by the Building Inspection Division. Therefore, the project would have a less than significant impact due to energy consumption.

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

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

recovery programs are among the strategies currently implemented by the County. The construction and operation of the eight new single-family residences would be subject to the measures promulgated by the 2024 Update and Title 24 of the California Code of Regulations. Thus, the project would be consistent with the strategies of the adopted Climate Action and Adaptation Plan 2024 Update, and would not impede any State or local initiatives for increasing renewable energy or efficiency.

Sources of Information

- Contra Costa County, 2024. *Climate Action and Adaptation Plan 2024 Update.*

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) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ***(Less than Significant Impact)***

The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Hayward

fault, which is mapped approximately 1.2 miles southwest of the project site. No faults are mapped within the subject project.

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

According to the Health and Safety Element Figure HS-17: Earthquake Hazards, El Sobrante the site is in an area rated "violent shaking." Project design of the project will incorporate conservative design and quality construction which would keep ground shaking damage to a minimum, but cannot eliminate ground shaking completely in the event of an earthquake. The risk of damage from ground shaking is controlled both by use of 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 comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to *(i)* resist minor earthquakes without damage, *(ii)* resist moderate earthquakes without structural damage but with some non-structural damage, and *(iii)* resist major earthquakes without collapse but with some structural as well as non-structural damage. A geotechnical report prepared by Geotecnia on August 12, 2024, reviewed the potential for strong seismic ground shaking. In the report, it was determined that because the site is approximately 1.2 miles southwest from the Hayward fault (a major Type-A Fault), the site may be exposed to moderate to strong earthquake shaking during the life of the improvements. Therefore, to address the potential for strong seismic ground shaking, the project applicant will comply with the following mitigation measures.

Impact GEO-1: The project may be subject to strong seismic ground shaking which could potentially damage the structures.

Mitigation Measure GEO-1: Prior to issuance of building permits , the applicant shall prepare a geotechnical report to address liquefaction hazards. The evaluation of the liquefaction hazard shall be based on analysis of the Cone Penetration Test (CPT) data. The Seismic hazard zone report should include a) Project description, b) Review of published geologic mapping and seismicity of the El Sobrante area, c) Provide justification for all assumptions used as inputs to the computer analysis of liquefaction potential based on analysis of CPT date. The methodology used by the project geotechnical engineers to evaluate liquefaction shall be consistent with guidelines adopted by the California Geological Survey for liquefaction analysis. If the CPT analysis confirms the presence of potentially liquefiable sands in the subsurface, the amount of anticipated total settlement and differential settlement across a building site shall be provided.

Mitigation Measure GEO-2: Prior to issuance of building permits, the applicant shall evaluate the potential hazard posed by corrosive soils and provide mitigation for any substantial hazard posed by corrosive soils.

Mitigation Measure GEO-3: Prior to issuance of building permits the applicant shall submit a geotechnical update of the 2024 Geotecnia report. The purpose of the update is to provide

an opportunity for the geotechnical engineer to review and modify recommendations as warranted, based on the design level plans.

Mitigation Measure GEO-4: The applicant/contractor shall require adequate geotechnical monitoring to verify the design-level recommendations of Geotecnia are fully/correctly implemented in the field and documented in a final report from the geotechnical engineer. That report shall include monitoring dates on site, identify the location/nature of the features observed, provide any test results, and provide the engineer's professional opinion of compliance of the as-graded, as-built project with geotechnical recommendations.

Mitigation Measure GEO-5: All required reports shall be subject to peer review by the County Peer Review Geologist and shall be subject to review and approval by the Department of Conservation and Development.

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

According to Figure HS-18A: Liquefaction Susceptibility, the project site is located within a medium liquefaction susceptibility zone. The General Plan contains policies related to properties in liquefaction zones including prohibiting constriction of buildings intended for human occupancy in areas where liquefaction cannot be adequately mitigated and to require a Geotechnical Report to provide recommendations for the site. The applicant provided a geotechnical report prepared by Luis Moura of Geotecnia. The report reviewed the site and determined that the surficial soils at the site have a expansion potential of high. Expansive soils tend to swell with increases in moisture content and shrink with decreases in moisture content. These moisture fluctuations typically occur in the upper 4 feet of the clay soils during annual and seasonal variations in precipitation. Moisture fluctuations can also occur from irrigation, changes in site drainage, or the presence or removal of trees. As the soil shrinks and swells, improvements supported on the expansive soils may fall and rise. These movements may cause cracking and vertical and horizontal deformations of the improvements.

When expansive soil behavior occurs on slopes, such as at the rear of the site, there is a component of movement parallel to the downslope direction within about 15 feet from any downslope. Slope creep is a slow process, typically involving a small fraction of an inch per year (about 0.1 inches or less per year); however, this movement accumulates over the years and can result in several inches of lateral movement over the life of a structure, in addition to the differential vertical movements.

The report concludes that the potential for liquefaction is low at the site because (a) no loose, saturated granular soils were encountered in the five borings drilled for this study, and (b) the site is underlain by predominantly stiff to very stiff clay soils. However, to address the potential for liquefaction on this site, the project applicant will comply with the following mitigation measures.

Impact GEO-2: The project may be subject to liquefaction.

Implementation of **Mitigation Measure GEO-1, GEO-2, GEO-3, GEO-4 and GEO-5** would reduce this impact to a less than significant level.

iv) Landslides? ***(Less than Significant Impact)***

The Heath and Safety Element of the General Plan Figure HS-18B: Landslide Hazards, maps out the location of landslide seismic hazard zones within the County. The project site is not mapped as a land slide zone. Since there are no landslides indicated on the site by mapping of the USGS, and because the official SHZ map indicates that site is not considered to be at risk of earthquake-triggered landslide displacement, the risks of landslide related ground failure are not substantial for this project. The geotechnical report prepared by Geotecnia also reviewed the potential for landslides and determined that the soils are very stiff clay soils which are not subject to landsliding and that during site reconnaissance, there was no observation of deep-seated, active instability and that groundwater surface is generally deeper than 18 feet which leads to a low potential for landsliding at the site. Therefore, there is a less than significant impact for landslides.

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

The project proposes grading of 200 cubic yards of cut and 750 cubic yards of fill. Prior to the issuance of a grading permit, the applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and Erosion Control Plan which is a routine requirement of projects requiring grading permits. The SWPPP identifies the "best management practices" that are most appropriate for the site, and the "Erosion Control Plan," which is required for the grading permit, provides the details of the erosion control measures to be applied on the site and maintained throughout the winter rainy season. Therefore, because the applicant will be required to comply with all County grading permit requirements, the project will not result in substantial soil erosion or the loss of topsoil.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ***(Less than Significant Impact)***

The geotechnical report prepared for the project indicates that the geologic data indicates that the proposed development is feasible with the implementation of the recommendations listed in the geotechnical report. The site is on very stiff clay soils and an 18-inch-thick layer of medium dense clayey sand. The Geotecnia report provides preliminary standards and criteria for site grading, drainage and foundation design. Therefore, there is a less than significant impact for the project.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? ***(Less than Significant Impact With Mitigation Incorporated)***

The Geotecnia report reviewed the site for expansive soils. The results of the field exploration and laboratory testing indicated that the surficial soils at the site have a high expansion potential.

Expansive soils tend to swell with increases in moisture content and shrink with decreases in moisture content. These moisture fluctuations typically occur in the upper 4 feet of the clay soils during annual and seasonal variations in precipitation. Moisture fluctuations can also occur from irrigation, changes in site drainage, or the presence or removal of trees. As the soil shrinks and swells, improvements supported on the expansive soils may fall and rise. These movements may cause cracking and vertical and horizontal deformations of the improvements.

When expansive soil behavior occurs on slopes, such as at the rear of the site, there is a component of movement parallel to the downslope direction within about 15 feet from any downslope. Slope creep is a slow process, typically involving a small fraction of an inch per year (about 0.1 inches or less per year); however, this movement accumulates over the years and can result in several inches of lateral movement over the life of a structure, in addition to the differential vertical movements.

The Geotecnia report provides recommendations on building design including foundation support and the location of any retaining walls. This will be a requirement included in mitigation measure GEO-1, GEO-2, GEO-3, GEO-4 and GEO-5.

Impact GEO-3: The project site is located on expansive soil.

Implementation of **Mitigation Measure GEO-1, GEO-2, GEO-3, GEO-4** and **GEO-5** would reduce this impact to a less than significant level.

e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* ***(No Impact)***

The project is expected to be served by public sewers.

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

The possible opportunity for fossil material to be exposed would occur during trenching for utility lines (including storm drainage, sewers, domestic water, electrical and TV cable). Trenches would likely penetrate native soils. Standard CDD practice is to require that work shall stop if such materials are uncovered during grading, trenching, or other onsite earthwork until a certified paleontologist has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation as deemed necessary. The following mitigation measure will address any unexpected discovery or find which may occur during the construction phase of the project.

Impact GEO-4: Project activities could have the potential to significantly impact previously undiscovered paleontological resources or sites or unique geologic features.

Mitigation Measure GEO-6: Should any significant fossils (e.g., bones, teeth, or unusually abundant and well-preserved invertebrates or plants) be unearthed, the construction crew shall not attempt to remove them, as they could be extremely fragile and prone to crumbling, and to ensure their occurrence is properly recorded; instead, all work in the immediate vicinity of the

discovery shall be diverted at least 15 feet until a professional paleontologist assesses the find and, if deemed appropriate, salvages it in a timely manner. All recovered fossils shall be deposited in an appropriate repository, such as the University of California Museum of Paleontology (UCMP), where they would be properly curated and made accessible for future study.

Sources of Information

- *Geotechnical Study Proposed 8-Unit Residential Development by Geotechnia, dated August 12, 2024.*
- Geologic Peer Review and CEQA Section by Darwin Meyers Associates dated March 29, 2006.
- Contra Costa County 2045 General Plan – Health and Safety Element

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ***(Less than Significant Impact)***

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

Senate Bill 97 directed the Governor's Office of Planning and Research (OPR) to develop CEQA Guidelines for evaluation of GHG emissions impacts and recommend mitigation strategies. In response, OPR released the Technical Advisory: CEQA and Climate Change, and proposed revisions to the State CEQA guidelines for consideration of GHG emissions. The California Natural Resources Agency adopted the proposed State CEQA Guidelines as discussed below.

The bright-line numeric threshold of 1,100 MT CO2/yr is a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable." This emissions rate is equivalent to a project size of an approximately 541,000-square-foot industrial use. Future construction of eight townhomes and related improvements would create some GHG emissions; however, the amount generated would be below the above-noted emission rate and not result in a significant adverse environmental impact. As the project does not exceed the screening criteria, the project would not result in the generation of GHG emissions that exceed the threshold of significance.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ***(Less than Significant Impact)***

At a regional scale, the BAAQMD adopted the Bay Area 2017 Clean Air Plan (CAP) that addresses GHG emissions as well as various criteria air pollutants. The CAP included a number of pollutant reduction strategies for the San Francisco Bay air basin. Within Contra Costa County, the Contra Costa County Board of Supervisors adopted the adopted the Contra Costa County Climate Action

and Adaptation Plan 2024 Update on November 5, 2024, which includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County. The updated Climate Action and Adaptation Plan policies were included in the County General Plan and as such, any project that is consistent with the County General Plan is consistent with the updated CAP.

The project would create eight new townhomes within one lot and install frontage and drainage improvements which would generate some GHG emissions, but not at levels that would be in conflict with either the CAP or the 2024 update. Additionally, the project will be subject to implementing standards for energy-efficient buildings, green building codes and debris recovery programs. Therefore, because the project will not generate GHG emissions at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions and because the project is consistent with the General Plan, the project would have a less than significant impact.

Sources of Information

- CEQA Thresholds and Guidelines Update (baaqmd.gov), 2024. *CEQA Thresholds and Guidelines*
- *Update, 2022 CEQA Guidelines, Bay Area Air Quality Management District*.
- Contra Costa County. *Title 8: Zoning Ordinance*.
- Contra Costa County, 2024. *Climate Action and Adaptation Plan 2024 Update.*

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

SUMMARY:

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

The project site is currently occupied by a single-family residence, a detached garage and various hardscape and landscape features. Therefore, the existing use has a low possibility of containing hazardous materials such as (e.g., underground storage tanks. etc.) However, during construction the proposed project would be expected to involve the transport, use, and disposal of hazardous materials, such as diesel fuels, aerosols, and paints. The proposed project would be subject to the Hazardous Materials Transportation Act, California Public Resources Code, and other State and local regulations that would reduce and limit the associated risks. Any handling, transporting, use,

or disposal would comply with applicable laws, policies, and programs set forth by various federal, State, and local agencies and regulations.

During project operations, small quantities of hazardous materials may be handled on the project site. Because of the nature of the project, hazardous materials used on-site may vary but would likely be limited to small quantities of fertilizers, herbicides, pesticides, solvents, cleaning agents, and similar materials used for daily residential operations and maintenance activities. These types of materials are common for residential developments such as the project and represent a low risk to people and the environment when used as intended. Further, compliance with applicable plans and regulations, would provide public protection from hazards associated with the use, transport, treatment, and disposal of hazardous substances. Therefore, operational impacts related to public hazard risk as a result of hazardous materials transport, use, or disposal would be less than significant.

b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?* ***(Less than Significant Impact)***

Construction activity would be expected to involve the transport, use, and disposal of hazardous materials, such as diesel fuels, aerosols, and paints. The use of these materials would be subject to the Hazardous Materials Transportation Act, California Public Resources Code, and other State and local regulations that would limit the use of hazardous materials and reduce the associated risks of exposure. Any handling, transporting, use, or disposal would comply with applicable laws, policies, and programs set forth by various federal, State, and local agencies and regulations, including the Environmental Protection Agency, Resource Conservation and Recovery Act, Caltrans, the Hazardous Materials Transportation Act, and the Contra Costa County Hazardous Materials Program. Therefore, construction impacts related to hazardous materials upset risk would be less than significant.

The project proposes construction of eight (8) townhomes and related residential improvements including landscaping, and a creek at the rear. As such, the proposed project would not be expected to include industrial or retail development that involves hazardous materials such as gas stations, paint stores, or auto parts stores. Unlike industrial or retail facilities, residential development does not involve the type or quantity of hazardous materials that could pose a significant environmental accident.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* ***(No Impact)***

Wildcat Canyon Community School is approximately 0.46 miles south of the project site and Sheldon Elementary School is approximately 0.49 miles east of the project site. Because the project is not within one-quarter mile of an existing or proposed school, construction and operational impacts related to hazardous emissions proximate to a school would be less than significant.

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

Pursuant to the Hazardous Waste and Substances Site List (Cortese) maintained by the California Department of Toxic Substances Control (DTSC), the project site is not identified as a hazardous materials site. Therefore, the project will have no impact in this respect.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?* **(No Impact)**

The project site is located more than 13 miles west of the Buchanan Field Airport. There would be no safety hazard or excessive noise related to a public airport or public use airport.

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

The project site is primarily accessed from Appian Way in El Sobrante which is a County maintained road. There are many streets off of Appian Way that are perpendicular and would utilize this roadway in an emergency. However, no aspect of the project will impede or reduce access to Appian Way because of its construction or operation. The Contra Costa County Fire Protection District (CCCFPD) has reviewed the project plans and provided routine comments for the site. The applicant will be required to comply with all Fire District requirements including providing emergency access, providing no parking fire lanes, designing the buildings to have emergency escape and rescue openings, automatic fire sprinklers installed and submitting construction plans for the review and approval from the Fire District. The Fire Protection District would review the construction drawings for the project at the time of submittal of a building permit application. Additionally, the proposed project will not affect any existing communication/utility structures such as power poles or telecommunications towers, which may be necessary for an existing emergency response or evacuation plan. Thus, project impacts related to emergency response and evacuation would be less than significant.

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

The project site is located within a "Locally Adopted Moderate FHSZ" as indicated in the County's mapping system in Accela. The fire hazard severity zones reflect the degree of severity of fire hazard that is expected to prevail in the area. The construction of the new townhomes would be subject to building standards required for structures within "Locally Adopted Moderate" Fire Hazard Severity Zones. The building standard for the Fire Hazard Severity Zones would be enforced as the project is reviewed by the Building Inspection Division and the Contra Costa County Fire Protection District. As the project will comply with these standards, there would be a less than significant risk of loss, injury or death involving exposure of people or structures to wildland fires.

Sources of Information

- County's Mapping System in Accela.
- Hazardous Waste and Substances Site List – "Cortese List."
- Contra Costa County. 2000. *Contra Costa County Airport Land Use Compatibility Plan.*

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

- Contra Costa County General Plan. 2045. *Transportation Element*
- Contra Costa County Fire Protection District, *Agency Comment Letter*.

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

The proposed project would comply with applicable water quality and discharge 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.

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

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 through the County's 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. Due to the potential impervious areas that would be created for the residential and access improvements on the site (approximately 15,180 square feet), this project triggers threshold requiring submittal of a Stormwater Control Plan (SWCP).

The applicant submitted a Stormwater Control Plan prepared by Humann Co. and was deemed to be "preliminarily complete" by the Contra Costa County Public Works Department. A final Stormwater Control Plan will be required to be submitted which will include any design level change prior to the issuance of a building permit and to ensure that the site is brought to full compliance with C.3 stormwater requirements. The applicant is requesting an exception from County Code Section 914 'collect and convey". The applicant submitted a Hydrology and Hydraulics report which demonstrated residual capacity available in the bioretention basins to mitigate the additional runoff volume resulting from the increased impervious surface. The Contra Costa County Public Works reviewed the exception request and had no objection. With implementation of the practicable stormwater controls, the project would be compliant with applicable water quality standards or waste discharge requirements, resulting in a less than significant impact.

b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?* ***(Less than Significant Impact)***

The proposed project would have new impervious surfaces of approximately 15,180 square feet. However, the proposed project would incorporate techniques as described in the SWCP. The proposed project would not interfere substantially with groundwater supply, recharge, or groundwater management. Furthermore, the project site will be serviced by East Bay Municipal Utility District (EBMUD) and was initially reviewed by the utility district. Since water service at the site is provided by EBMUD, no groundwater wells are required. Therefore, potential impacts related to the groundwater recharge and supply would be less than significant.

c) *Would the project substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) *Result in substantial erosion or siltation on- or off-site?* ***(Less than Significant Impact)***

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. The site currently appears to slope slightly towards Appian Creek located in the northwest of the property. Two bio-retention basis are

proposed on this site, with storm drain lines to convey drainage towards Appian Creek in the back of the property. The applicant submitted a Hydrology and Hydraulics report that demonstrated residual capacity available in the existing bioretention basins which would capture any discharge from the proposed impervious surface created from the project. The drainage analysis show the treatment basins have sufficient capacity to meter the stormwater runoff and satisfy the drainage requirements cited above. As such, the proposed project would result in a less than significant impact regarding 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? ***(Less than Significant Impact)***

The proposed project would comply with regulations of the National Pollutant Discharge Elimination System (NPDES) Permit consistent with Division 1014 of the Ordinance Code. The County's Public Works Department finds the Preliminary SWCP adequate to accommodate the rainwater runoff generated during storm events. Therefore, the project would have a less than significant impact on- or off-site flooding.

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

Two bioretention basins are proposed to capture and treat the stormwater runoff. The storm drain lines will be directed to convey and drain towards Appian Creek in the back of the property. The applicant's engineer submitted an exception request from the "collect and convey" requirements of Division 914 which was reviewed by the County Public Works Department. In the exception request, a Hydrology and Hydraulics report was submitted to demonstrate residual capacity available in the bioretention basins to address any additional runoff volume resulting from the increase impervious surface area being created by the project. The County Public Works Department in their conditions of approval does not object to the granting of the exception. Therefore, the project would have a less than significant impact on drainage.

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

The northwestern boundary of the property lies within the Special Flood Hazard Area (100-year flood boundary) Flood Plan B and AE due to the Appian Creek bisecting the northwest most property line. The County Public Works Department reviewed the applicant and determined that the buildings as proposed appear to meet the County Code Requirements. Additionally, Public Works determined that the project meets the creek structure setback requirements. Therefore, the project would have a less than significant impact on flood flows.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? ***(Less than Significant Impact)***

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

As discussed in Environmental Checklist Section 10.c.iv above, portions of the property lie within the Special Flood Hazard Area (100 year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The project will be required to comply with the requirements of the National Flood Insurance Program and the County Floodplain Management Ordinance as they pertain to development and construction of any structures on this property. The County Public Works Department reviewed the initial submittal and determined that the "proposed buildings appear to meet the Code requirements." However, the project will also be subject to standard Contra Costa County Public Works conditions of approval which require the submittal of a Letter of Map Amendment (LOMA) or Revision (LOMR) for building housing Units 6, 7 and 8 as they encroach into the Special Flood Hazard Area delineated by FEMA. Compliance with the Public Works Conditions of Approval would result in a less than significant impact.

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

As stated above, the proposed project would comply with applicable water quality and discharge requirements. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The Stormwater Control Plan (SWCP) prepared for the proposed project includes stormwater controls as required by the Contra Costa Clean Water Program and Municipal Regional Permit. Thus, the project would not conflict with or obstruct implementation of a water quality control plan.

Sources of Information

- Contra Costa County Department of Public Works. 2025. *Staff Report and Conditions of Approval dated January 23, 2025.*
- Humann Company Inc, *Hydrology & Hydraulics Report*, prepared October 2024.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. *LAND USE AND PLANNING – Would the project:*				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

SUMMARY:

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

The physical division of an established community typically refers to the construction of a physical feature, such as an interstate highway or railroad tracks, or the removal of a means of access, such as a local road or bridge that would impair mobility within an existing community or between a community and outlying area. The proposed project does not proposed construction of such a feature. Moreover, the subject property is currently used for residential activities. The surrounding properties are mixed use including retail/commercial to the southwest, residential to the north and east. The project proposed 8 townhomes that would be accessed from Appian Way. Thus, the project would not physically divide any of the nearby communities, or adversely impact the manner in which people enter or exit those communities.

b) Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ***(Less than Significant Impact)***

The project site has a General Plan land use designation Mixed-Use Low (MUL) and Resource Conservation (RC). The project will be located within the MUL portion of the parcel. The MUL General Plan Designation allows for various housing types including townhouses with a Density range of 10-30 and a FAR of 1.0. The project has 0.67 net acres which allows for a density range of 7 units to 20 residential units. The project is proposing 8 residential units which is within the density range for the MUL General Plan Designation.

The project site is zoned P-1 Downtown El Sobrante Planned Unit Development. Within this area of El Sobrante, multiple-family residential units is a permitted use with a development plan application. The proposed project will be a multiple-family residential use which is compatible with the El Sobrante P-1. There are no land use plans applicable to the subject site aimed at mitigating environmental impacts.

Sources of Information

- Contra Costa County General Plan. 2045 *Land Use Element.*
- Contra Costa County. *Title 8 – Zoning Ordinance.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **(No Impact)**

Known mineral resource areas in the County are shown on Figure COS-13 (Mineral Resource Areas) of the County General Plan's Conservation, Open Space, and Working Lands Element. No known mineral resources have been identified in the project vicinity, and therefore, the proposed project would not result in the loss of availability of any known mineral resource.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **(No Impact)**

Pursuant to Figure COS-13 (Mineral Resource Areas) of the County General Plan, the project site is not located within any area of the County identified as a significant mineral resource area. Therefore, there is no potential for the proposed project resulting in the loss of availability of a locally-important mineral resource recovery site.

Sources of Information

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

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

The Health and Safety Element of the County General Plan discusses the County's goal to improve the overall environment in the County by reducing annoying and physically harmful levels of noise for existing and future residents, and for all land uses. According to the Maximum Allowable Noise Exposure by Use (Tale HS-3) in the County General Plan, environments with ambient noise levels of up to 60 dB (decibels) are considered "normally acceptable" and noise levels between 55 dB to 70 dB are "conditionally acceptable" in residential areas. The project will result in the types and levels of noise generated from new residential uses that are consistent to noise levels from the existing residential development in the area. Therefore, the impact on ambient noise levels in the vicinity would be less than significant.

According to the County's GIS and the County's General Plan 2045 Roadway Noise Contours (Figure HS-21), the subject property is located within a noise level of 65 dBA due to the proximity to Appian Way which is a major noise contributor. Vehicular traffic generated by the eight proposed townhomes along with noise typically associated with residential uses (e.g., yard maintenance, recreation, etc.), would increase noise levels in the vicinity of the project site. However, the types and levels of noise generated from the eight proposed townhomes will be similar to noise levels from the existing residential and mixed-use developments in the area. Furthermore, this area of Appian Way consists of normally acceptable noise generating uses such as restaurants, retail uses and single-family residences, and therefore, the impact on ambient noise levels in the vicinity would be less than significant.

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

During project grading and construction activities, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. Although grading and construction activities would be temporary, such activities could have a potentially significant adverse environmental impact during project construction. Consequently, the project proponent is required to implement the noise mitigation measure **NOI-1** to bring potential noise impacts to a less than significant level.

Impact NOI-1: Construction related activities could generate a temporary increase in ambient noise levels in the vicinity of the project.

Mitigation Measure NOI-1: The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

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

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

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

   Federal Holidays: Federal Holidays (opm.gov)
   California Holidays: http://www.ftb.ca.gov/aboutftb/holidays.shtml

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

3. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary

noise-generating equipment such as air compressors as far away from existing residences as possible.

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

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

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

b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?* ***(Less than Significant Impact)***

Project construction includes grading of approximately 750 cubic yards of fill and 200 cubic yards of cut. Grading will occur temporarily at the site during construction, and implementation of NOI-1 requires mufflers on combustion engines and limits when heavy construction vehicles can be on the site. Therefore, the amount of ground borne vibration or noise generated by the project will be less than significant.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?* ***(No Impact)***

As discussed in Section 9.e, the project site is located more than 13 miles west of the Buchanan Field Airport and located more than 15 miles north of Oakland International Airport. Thus, the project would not expose people residing or working in the project area to excessive noise levels.

Sources of Information

- Contra Costa County General Plan. 2045. *Health and Safety Element.*

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

The proposed project would result in the construction of 8 townhomes that would potentially increase the housing stock in Contra Costa County. Given the Census 2020 estimates 2.89 people per household for El Sobrante, the population in the project area would be increased by approximately 23 people for this location. This amount is a non-substantial increase in the population. The subject property as currently zoned allows for residential uses and the surrounding area is mixed use including retail, commercial and residential which would be consistent with the project. The proposed use for this district would allow for residential uses and the project is consistent with the County's General Plan. Moreover, because the development is already zoned for residential use, the development of the proposed project would result in growth that was already envisioned and evaluated as part of the General Plan and would represent an increase of less than 1 percent of the County's anticipated total unincorporated population as of 2030. Therefore, the potential to induce a substantial unplanned population growth, either directly or indirectly, would be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ***(Less than Significant Impact)***

The subject property is currently developed with one single-family residence which will be demolished for the proposed development. The proposed project consists of constructing 8 townhomes that will provide much-needed housing to the area. The project is also subject to the County's Inclusionary Housing Ordinance. Per the Inclusionary Housing Ordinance, the applicant is required to provide 1.2 inclusionary units. The applicant has indicated in their proposal that they will provide one inclusionary unit within the townhouses to be occupied by a very low-income household and the 0.2 factional unit will be paid for by the in-lieu fee. Therefore, the project would not displace a substantial number of existing people or housing and would provide more replacement housing.

Sources of Information

- California Department of Finance 2025 – Population and Housing Estimates.

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

- Contra Costa County. *Title 8 – Zoning Ordinance.*

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:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) *Fire Protection?* ***(Less than Significant Impact)***

The Public Facilities and Services Element of the County General Plan requires all discretionary projects to be reviewed by the Fire Protection District. The project is served by the Contra Costa County Fire Protection District and is 0.4 driving miles north from Contra costa County Fire Station #69. The project was referred out to the Fire District and in a returned agency comment letter dated June 1, 2022, the Fire District indicated that upon review of the application submittal, it was found that the project will need to comply with access requirements and to submit a land development permit for the review and approval from the Fire District. In addition, as detailed in the comment letter for the proposed project from the Fire District, the project is required to comply with the California Building Code, and applicable Contra Costa County Ordinances that pertain to emergency access, fire suppression systems, and fire detection/warning systems. Furthermore, prior to the issuance of building permits, the construction drawings would be reviewed and approved by the Fire District. All townhomes will be equipped with an automatic fire suppression sprinkler system. As a result, potential impacts of the proposed project relating to fire protection would be less than significant.

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

Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to the El Sobrante area. The proposed project would increase the population of unincorporated Contra Costa County by approximately 23 persons, which is less than the facility standard and is a non-substantial increase. The project does not propose a subdivision of land which would have necessitated a per-parcel fee for police services. Thus, the addition of eight townhomes to the project area would not significantly affect the provision of police services to the area.

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

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

The project will be subject to childcare fees for each unit which will go toward childcare facility needs in the area as established by the Board of Supervisors. Since the project would not significantly increase the population in the El Sobrante area, it would have a less than significant impact on enrollment at existing local schools.

d) *Parks?* ***(Less than Significant Impact)***

The average size of a household in the Contra Costa County area is approximately 2.85 persons per household. The proposed project would increase the population by approximately 23 people. The Contra Costa County Public Facilities and Services Element strives to provide at least 3 acres of local parkland per every 1,000 residents. Because the project will approximately increase the population by approximately 23 people, a new park would not be required. Thus, the project would not result in a significant increase in the use of existing recreational public resources in the area. A Park Impact Fee and Park Dedication fee is required to be paid by the applicant prior to issuance of a building permit. Given the project's negligible addition to the population, the impact of the proposed project on parks would be less than significant.

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

Libraries:

The Contra Costa Library operates 28 facilities in Contra Costa County. The Contra Costa Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources. A portion of the property taxes on the project site will contribute to the Contra Costa Library system. Accordingly, the impact of the use of the public libraries by the residents of the eight new townhouses created would be less than significant.

Health Facilities:

The Contra Costa County Health Services Department (CCCHSD) operates a regional medical center (hospital) and 11 health centers and clinics in the County. County health facilities generally serve low income and uninsured patients. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes, including a portion of the taxes on the project site. Thus, the impact of the use of public health facilities by the residents of the eight multi-family units created would be less than significant.

Sources of Information

- California Department of Finance 2024.
- Contra Costa County Fire Protection District. *Agency Comment Letter dated June 1, 2022.*

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

Given the relatively minor scale of the project, resulting in the creation of eight town-homes within an established neighborhood, the project would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity of the project site. Building permit fees for the new townhomes will be subject to park impact and park dedication fees, which fund the acquisition and maintenance of parks and recreational facilities in Contra Costa County. Given the minor scale of the project and its contribution of the aforementioned park fees, it is not expected to result in substantial physical deterioration of nearby public facilities, nor would the project accelerate such deterioration. Therefore, less than significant impacts are expected in this regard

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

The project does not proposed the construction of new recreational facilities, or the expansion of existing facilities. Therefore, the project will have no impacts in this respect.

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

SUMMARY:

a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?* ***(Less than Significant Impact)***

Policy GM-P2.3 of the Growth Management Element of the County General Plan requires a traffic impact analysis of any project that is estimate to generate more than 100 peak-hour trips to determine their effects on the regional transportation system. The project was reviewed by the Transportation Planning Section of the Department of Conservation and Development and determined to generate 6 AM peak hour trips and 8 PM peak hour trips. Therefore, the project is not required to have a project-specific traffic impact analysis since the project would yield less than 100 peak hour AM or PM trips. The project would not conflict with the circulation system in the El Sobrante area.

The Contra Costa Transportation Authority (CCTA) is responsible for ensuring local government conformance with the Congestion Management Program (CMP), a program aimed at reducing regional traffic congestion. The CMP requires that each local jurisdiction identify existing and future transportation facilities that will operate below an acceptable service level and provide mitigation where future growth degrades that service level. The Contra Costa Transportation Authority has review responsibility for proposed development projects that are expected to generate 100 or more additional peak-hours trips. As the project would yield less than 100 additional peak hour AM or PM trips, the proposed project would not conflict with the CMP and would result in a less than significant impact.

The goal of the CCTA Countywide Bicycle and Pedestrian Plan (CBPP) is to encourage biking and walking through improvements to the countywide bicycle and pedestrian network. The CBPP identifies the existing and proposed bicycle and pedestrian facilities network throughout Contra Costa County. There is a Class II bike lane that currently exists on Appian Way. However, the project will prohibit parking along Appian Way to reduce impacts to the bike lane usage.

The County's Transportation Demand Management (TDM) Ordinance requires a residential project with 13 or more units to develop a TDM program. Since the project involves eight new

townhouses, a TDM program is not required. Overall, the project will not interfere with existing transit, bicycle and pedestrian facilities and therefore, would have a less-than-significant impact.

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

In analyzing land use projects under CEQA Guidelines Section 15064.3(b), vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. On June 23, 2020, in compliance with SB 743 (2013), the Board of Supervisors adopted Transportation Analysis Guidelines (TAG)1, which defines the County's approach to analyzing VMT impacts from certain projects. As a result of SB 743, VMT is the metric used to define transportation impacts in a CEQA review. The VMT screening criteria for projects consisting of 20 residential or less will not require a VMT analysis as residential projects consisting of 20 units should be expected to cause a less than significant impact under CEQA. Since the project is well under 20 residential units, the project is assumed to have a less than significant impact on traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

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

The project involves the creation of eight townhomes on a single parcel within an established mixed-use neighborhood. The proposed land use is identical to the existing in that the parcel will remain residential in nature. The project is accessed via Appian Way which is a County maintained road. The project will relocate the existing driveway off Appian Way further north to serve the new residential units. The project was reviewed by the Public Works Department of Contra Costa County and is required to provide a 15-foot right of way dedication, pavement widening and to match the neighboring curb and sidewalk improvements. The new driveway and all right-of-way improvements will be subject to the requirements of County Department of Public Works design specifications in order to ensure it meets all applicable safety standards. Thus, no significant transportation impacts, whether due to a design feature or incompatible land uses, are expected to result from the project.

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

The project plans where referred to the Contra Costa County Fire Protection District and in a returned agency comment letter dated June 1, 2022, the Fire District stated that the project would need to comply with Fire District Access requirements and to submit a land development permit to the Fire District to allow review for access and water supply. Prior to occupancy for the any of the new townhouses, construction plans will be subject to the Contra Costa County Fire Protection District review for consistency with applicable Fire Codes that are in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that final development plans for the resultant parcels will not result in a condition with inadequate emergency vehicle access.

Sources of Information

- Contra Costa County 2045 General Plan – *Transportation Element.*

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

- Contra Costa County Department of Public Works. *Staff Report and Conditions of Approval dated January 23, 2025.*
- Contra Costa County Fire Protection District. *Agency Comment Letter June 1, 2022*
- Contra Costa County Department of Conservation and Development, Transportation Planning Section*. Agency Comment Letter June 22, 2022*

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:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? ***(Less than Significant Impact with Mitigation)***

As discussed in the Cultural Resources section of this Initial Study, no cultural material from the historic or prehistoric periods was observed throughout the project area and the existing house does not appear to meet any of the CEQA Guidelines listed in Sec 15054.5(3)). Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site. On May 29, 2025, the County mailed a *Notice of Opportunity to Request Consultation*, pursuant to section 21080.3.1 of the California Public Resources Code, to Wilton Rancheria and Confederated Villages of Lisjan Nation for their review of the project proposal. County staff did not receive a request for consultation in response to these notices.

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

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

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

While unlikely, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic resources such as wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse, if encountered. This would represent a potentially significant impact related to historic resources if not mitigated. Implementation of **Mitigation Measure CUL-1** would reduce the impact to undiscovered historical resources to a less than significant level.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? ***(Less than Significant Impact)***

The project does not involve the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage infatuation. The project parcel currently contains an existing single-family residence that is serviced by utilities. Therefore, the project is considered an in-fill project surrounded by similar residential and mixed uses. Water, gas, electrical, and sanitary sewer service would be extended from existing tie-in within Appian Way. All utility providers have been contacted and responded with confirmation that capacity exists within their respective systems to serve the project. Therefore, the project would not require construction of new off-site wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities.

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

The project has been referred to the East Bay Municipal Utility District (EBMUD) for comment. In a comment letter dated June 6, 2022, EBMUD staff advised that the project site is located within EBMUD's service district boundaries, and that service is available to the project site via an existing water main located within Appian Way and that the applicant will be required to install water meters for the townhomes. If the project is approved, an application to establish new water service to the subdivision is required and is subject to review/approval by EBMUD. It is the applicant's responsibility to contact EBMUD's New Business Office to establish new water service for the subdivision. Thus, the applicant's compliance with applicable EBMUD requirements for establishing new water service will ensure a sufficient supply of water is available to the project now and for the foreseeable future.

c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* ***(Less than Significant Impact)***

The project site is located within the West County Wastewater (WCW) service boundaries. In a comment letter dated May 13, 2022, WCW stated that wastewater service is available for the proposed project. If the project is approved, the applicant will submit construction documents to WCW for their review and approval. Therefore, the project would expectedly have a less than significant impact in this regard.

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

Construction of eight new townhomes and the demolition of the existing single-family residence and accessory structures would generate construction solid waste. Construction on the project site would be subject to the California Green Building Standards Code (CalGreen), which requires that at least 65% by weight of job site debris generated by most types of building project types be recycled, reused, or otherwise diverted from landfill disposal. This requirement applies to demolition projects and most new construction, as well as the majority of building additions or alterations. CalGreen is administered in the County through the Construction and Demolition Debris Recovery Program, and verifiable post-project documentation is required to be submitted to demonstrate that at least 65% of the nonhazardous construction and demolition (C&D) debris generated on the job site are salvaged for reuse, recycled or otherwise diverted. The Debris Recovery Program would reduce the construction debris headed to a landfill by diverting materials that can be recycled to appropriate recycling facilities. Nondiverted C&D debris is required to be transported to an approved Construction and Demolition Processing Facility. Accordingly, the environmental impact of construction waste would be less than significant.

With respect to residential waste, Contra Costa County contracts with franchise haulers for solid waste, recycling, and organics collection service for about one half of the unincorporated County. The Department of Conservation and Development, Solid Waste and Recycling Section administers four franchise agreements with Allied Waste Systems, Crockett Sanitary Service, Garaventa Enterprises, and Richmond Sanitary Service. Republic Services collects residential waste under the Allied Waste, Crockett Sanitary, and Richmond Sanitary agreements. Mt. Diablo

Resource Recovery collects residential waste under the Garaventa Enterprises agreement. In the other half of unincorporated County, collection service is managed by three different sanitary districts, the Kensington Community Services District, the Central Contra Costa Solid Waste Authority (RecycleSmart, a joint powers authority), and the City of San Ramon, where unincorporated areas of San Ramon are served under the city's collection franchise. California Public Resource Code (PRC) Division 30, and Title 14, Natural Resources, of the California Code of Regulations requires the County to show it has a minimum of 15-years of disposal capacity. The capacity of Keller Canyon Landfill is approximately 40 years if the maximum daily capacity was brought to the landfill. As is the case with construction debris, a portion of the residential waste is expected to be recycled and would thereby reduce the residential waste headed to a landfill by a franchise hauler. Thus, residential waste from construction of eight new townhomes and the demolition of the existing single-family residence and accessory structures would incrementally add to the operational waste handled by a franchise hauler; however, the impact of the project-related residential waste is considered to be less than significant.

e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?* ***(Less than Significant Impact)***

The proposed project would comply with applicable federal, state, and local laws related to solid waste. The project includes residential land uses that would not result in the generation of unique types of solid waste that conflict with existing regulations applicable to solid waste. The project was reviewed by the Conservation Program of Contra Costa County and the Conservation Program determined that the project will be required to comply with County Cde 418-6 and 418-20 which requires adequate container enclosures to collect all three waste streams and organic waste disposal reduction enclosures to be installed on drains. Furthermore, compliance with CalGreen's solid waste requirements, such as the Construction and Demolition Debris Recovery Program, would result in compliance with all applicable federal, state, and local laws related to solid waste.

Sources of Information

- Contra Costa County 2045 General Plan. *Public Facilities and Services Element*.
- Agency Comment Letter, West County Wastewater, dated May 13, 2022
- Agency Comment Letter, EBMUD, dated June 6, 2022
- 2025. *Contra Costa County, Conservation and Development Department, CalGreen / Construction & Demolition (C&D) Debris Recovery Program.* https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris-
- 2025. *Contra Costa County, Approved Construction & Demolition (C&D) Processing Facilities.* https://www.contracosta.ca.gov/DocumentCenter/View/44986/Approved-CD-Processing-Facilities?bidId=
- 2025. *Contra Costa County, Franchise Agreements.* https://cccrecycle.org/235/Franchise-Agreements
- 2025. *Contra Costa County, Waste Hauler Area Map.* https://cocogis.maps.arcgis.com/apps/webappviewer/index.html?id=2c5e6c6b1f7d419eac7005c84a76de90

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
20. ***WILDFIRE –*** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,* ***would the project:***				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

SUMMARY*:*

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

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

The project site and surrounding vicinity are designated "Locally Adopted Moderate" according to Fire Hazard Severity Maps published by CAL Fire. The nearest "High" is approximately 113 feet south of the site. Because the project site is not located in a state responsibility area or lands classified as very high, the project would have a less than significant impact on any 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? ***(Less than Significant Impact)***

As stated in the section a above, the project site is not within a high or very high fire hazard severity zone. The property has a very slight slope that will not exacerbate wildfire risks. Moreover, because

the site is not within a high or very high hazard severity zone, the risk of wildfire is less than significant.

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

The project site is currently developed with residential uses. However, new electrical power and natural gas lines on site and connecting to the project site would be installed underground, minimizing potential ignition and related fire risk above ground, at the project site according to the California Building Code, Uniform Fire Code, and the Contra Costa County General Plan Health and Safety Element Goal HS-7. The project plans will be reviewed and approved by the Fire District prior to issuance of a building permit. Lastly, off-site improvements, including frontage sidewalks and driveway curbs would not exacerbate fire risk. Therefore, the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment is less than significant.

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

A SWCP with C.3 compliant storm water controls including pervious areas, bio-retention basins, and storm drains that would collect storm water was prepared for the project. The C.3 measures would decrease the amount of surface runoff discharged from the site by metering the outflow. The County Public Works Department has reviewed the applicant's preliminary SWCP and determined that it is preliminary complete. Furthermore, the project site is located within a "Moderate" Fire Hazard Severity Zone (FHSZ) in a Local Responsibility Area as indicated in the County's mapping system in Accela. Therefore, any impacts would be less than significant.

Sources of Information

- California Department of Forestry and Fire Protection (Cal Fire). *Fire Hazard Severity Zones | OSFM*
- Contra Costa County Fire Protection District, *Agency Comment Letter dated June 1, 2022.*
- Contra Costa County Department of Public Works. *Staff Report and Conditions of Approval dated January 23, 2025.*
- Contra Costa County 2045 General Plan – Health and Safety Element

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. *MANDATORY FINDINGS OF SIGNIFICANCE*				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

SUMMARY:

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? ***(Less than Significant with Mitigation)***

The project to construct eight townhomes and associated improvements. The property is located in a developed area of the County and contains primarily residential land uses with retail and commercial uses mixed in within the surrounding area. Impacts to the quality of the environment related to Aesthetic, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Noise, and Tribal Cultural Resources are identified, but would be reduced to a less than significant level with the adoption of the mitigation measures that are specified in the respective sections of this initial study. Thus, the measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures.

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

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

when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) ***(Less than Significant Impact)***

The proposed project to allow eight new townhomes would not create substantial cumulative impacts. County Staff reviewed the immediate area for other surrounding development applications and identified CDDP24-03037, a 3,500 square-foot, five residential unit apartment building proposed approximately 286 feet northeast. However, this project is has been deemed incomplete. Moreover, these multiple family projects will need to obtain property approval from the local agencies and service providers. The project site is located within the Urban Limit Line in an area that is surrounded primarily by single-family residential development. In addition, there will be no significant increase in the demand for public services such as water, sewage disposal, or solid waste disposal that would require new or significantly expanded infrastructure improvements that could impact the environment. The project is consistent with the Mixed-Use Low Density (MUL) General Plan land use designation. Furthermore, the proposed project would be consistent with the existing residential development at and surrounding the project site.

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

This Initial Study has disclosed impacts that would be less than significant with the implementation of Mitigation Measures. All identified Mitigation Measures will be included in the conditions of approval for the proposed project, and the applicant will be responsible for implementation of the measures. The project would also comply with all applicable General Plan policies, County Codes, and other applicable local and state regulations. As a result, there would not be any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

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

1. Project Application and Plans
2. California Environmental Quality Act Guidelines
3. Contra Costa County 2045 General Plan
4. California Important Farmland Finder (webpage)
   DLRP Important Farmland Finder
5. Contra Costa County Ordinance (Title 8)
6. Contra Costa County Accela
7. County Geographic Information System (GIS) Data Layers
8. CAL Fire Fire Hazard Severity Zones (webpage) Office of the State Fire Marshal | OSFM
9. Bay Area Air Quality Management District. 2017. *Bay Area 2017 Clean Air Plan.*
10. Bay Area Air Quality Management District. 2017. *Air Quality Guidelines.*
11. Hazardous Waste and Substances Site List - "Cortese List" (Website)
12. Contra Costa County, 2024. *Climate Action and Adaptation Plan*
13. California Department of Finance. 2024.
14. Contra Costa County Department of Public Works. January 23, 2025. *Staff Report and Conditions of Approval.*
15. Contra Costa County Fire Protection District. *Agency Comment Response dated June 1, 2022*.
16. Contra Costa County Transportation Planning Section. *Agency Comment Response dated June 22, 2022.*
17. East Bay Municipal Utility District. *Agency Comment Response dated June 6, 2022.*
18. California Historical Resources Information System, Northwest Information Center. *Agency comment letter dated June 6, 2022*.
19. Darwin Myers Associates, County Geologist. 2025. *Geologic Peer Review for County File #CDDP22-03021, dated July 14, 2025*.

20. AHC, Daniel Shoup. *Archaeological Survey Report, dated January 2024.*

21. BIOMAASINC, Sandra Etchell, *Biological Resources Assessment, dated September 2, 2025.*

22. GEOTECNIA, Luis Moura, *Geotechnical Study, dated August 12, 2024.*

23. Matthew Trujllo*, Arborist Report, dated June 6, 2025.*

ATTACHMENTS

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

Numair Ali (Applicant) / Shakil and Anita Ali (Owner)

Mitigation Monitoring and Reporting Program
County File #CDDP22-03021

4301 Appian Way, El Sobrante, CA 94803
Martinez, CA 94553

November 2025

SECTION 1: AESTHETICS	
Impact AES-1: New exterior lighting from the project site could adversely affect nighttime views in the area.	
Mitigation Measure AES-1: Proposed exterior lighting shall be directed downward and away from adjacent properties and public/private right-of-way to prevent glare or excessive light spillover. All exterior lighting shall be turned off during the daytime hours.	
Implementing Action:	COA
Timing of Verification:	Prior to, during, and post construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	If proposed, include on construction plan set for CDD review.
SECTION 3: AIR QUALITY	
Impact AIR-1: Exhaust emissions and particulate matter produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants.	
Mitigation Measure AIR-1: The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be stated on the face of all construction plans: A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. D. All vehicle speeds on unpaved roads shall be limited to 15 mph. E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.	

H. The applicant shall post a publicly visible sign with the developer/project manager's name and telephone number regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.	
Implementing Action:	COA
Timing of Verification:	Prior to and during construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on construction plan set for CDD review.
SECTION 4: BIOLOGICAL RESOURCES	
Impact BIO-1: Grading and construction activities could have an adverse effect on protected species and habitat. Therefore, the developer/applicant is required to implement the following biological resource mitigation measures to reduce impacts to special status species will be less than significant.	
Mitigation Measure BIO-1: A protective buffer of 30 to 50 feet from Appian Creek will be established by the project applicant. Silt fence or similar Best Management Practices (BMPS) shall be established to prevent construction related debris and runoff from entering the creek during construction.	
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:	Include on construction plan set and submittal for CDD review.
Impact BIO-2: Grading and construction activities could have an adverse effect on protected species and habitat. Therefore, the developer/applicant is required to implement the following biological resource mitigation measures to reduce impacts to special status species will be less than significant.	
Mitigation Measure BIO-2: At least 5 days prior to vegetation removal, tree removal during the nesting season, (February 1 through August 31) a pre-construction survey shall be conducted by a qualified biologist who is familiar with the nesting behavior of a variety of species and can establish protective buffers around the nest based upon the type of construction activity. Nest buffers should be adhered to by all construction related personnel and can only be removed by the biologist after the nest is no longer active.	
Implementing Action:	COA

Timing of Verification:	Prior to issuance of a building/grading permit or prior to tree removal.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Biological survey to be submitted for CDD review.
Impact BIO-3 Grading and construction activities could have an adverse effect on protected species and habitat. Therefore, the developer/applicant is required to implement the following biological resource mitigation measures to reduce impacts to special status species will be less than significant.	
Mitigation Measure BIO-3: At least 5 days prior to beginning ground disturbance and/or construction, a qualified wildlife Biologist shall conduct surveys for special-status bats during the appropriate time of day to maximize detectability to determine whether bat species are roosting near the work area. If the Biologist determines bats are present, the Biologist shall exclude the bats from suitable spaces by installing one-way exclusion devices. After the bats vacate the space, the Biologist shall close off the space to prevent recolonization.	
Implementing Action:	COA
Timing of Verification:	Prior to issuance of a building/grading permit or prior to tree removal.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Biological survey to be submitted for CDD review.
Impact BIO-4: Grading and construction activities could have an adverse effect on protected species and habitat. Therefore, the developer/applicant is required to implement the following biological resource mitigation measures to reduce impacts to special status species will be less than significant.	
Mitigation Measure BIO-4: Vegetation removal, if necessary, should be kept to a minimum. If riparian vegetation removal is required, a CDFW Streambed Alteration Agreement, and RWQCB 401 Water Quality Certification if required prior to removal.	
COA	COA
Implementing Action:	During initial review of construction plan sets and throughout project.
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.

Compliance Verification:	Include on construction plan set and submittal for CDD review.

Impact BIO-5: Grading and construction could have an impact on the movement of any native resident or migratory fish or wildlife species.

See **Mitigation Measure BIO-1 – BIO-4.**

SECTION 5: CULTURAL RESOURCES

Impact CUL-1: The project could cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5. Subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact.

Mitigation Measure CUL-1: The project area has a high sensitivity for buried Native American archaeological deposits, and is located within 1000 feet of four shell midden sites (CA-CCO-126, CA-CCO-151, CA-CCO-155, and CA-CCO-505), three of which are known to contain burials. To ensure that the project does not cause substantial adverse impacts to historical resources as defined at 14 CCR §15064.5, the following shall be implemented prior to any ground disturbing activity:

1. Prior to any ground-disturbing activity, construction crews should receive a cultural resources training from a qualified archaeologist. The training should review the types of cultural resources that might be found, the legal obligations of the contractors, and steps to follow if archaeological materials or human remains are identified.

2. Prior to issuance of a building permit, a qualified archaeologist should design a subsurface testing program to assess the presence or absence of buried archaeological sites in the project area. Mechanical trenching of a representative sample of the project area to the level of potential ground disturbance or four feet, whichever is greater, should be completed in order to evaluate the presence and depth of possible cultural soils. Mechanical trenching may be supplemented by hand augering or other sampling strategies as needed. All mechanical excavations should be monitored by a qualified archaeologist and representative of the Native American community. If cultural resources are identified, it may be necessary to collect additional data to evaluate the significance of the resource.

3. Should subsurface testing not prove feasible, ground-disturbing activity on the project area should be monitored by a qualified archaeologist and representative of the Native American community until sufficient information has been gathered to demonstrate the presence or absence of archaeological resources within the area that will be disturbed by the proposed project.

4. If human remains are found during monitoring, the monitor will stop all activity within a 100-foot radius, and the Contra Costa County Coroner will be informed. If the remains appear to be Native American, the Native American Heritage Commission will be notified and invited to identify a Most Likely Descendant, who will make recommendations regarding reburial of the human remains, per §15064.5(e) of the CEQA Guidelines.

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:	Include on construction plan set and submittal of archaeologist report in the event of a find, for CDD review.

Impact CUL-2: Subsurface construction activities may have a significant impact to previously undiscovered archaeological resources.

See **Mitigation Measure CUL-1.**

Impact CUL-3: Project activities could have the potential to significantly impact previously undiscovered human remains.

See **Mitigation Measure CUL-1.**

SECTION 7: GEOLOGY AND SOILS

Impact GEO-1 – GEO - 5: Project activities could have the potential to significantly impact previously undiscovered paleontological resources or sites or unique geologic features.

Mitigation Measure GEO-1: Prior to issuance of building permits, the applicant shall prepare a geotechnical report to address liquefaction hazards. The evaluation of the liquefaction hazard shall be based on analysis of the Cone Penetration Test (CPT) data. The SHZ report should include a) Project description, b) Review of published geologic mapping and seismicity of the El Sobrante area, c) Provide justification for all assumptions used as inputs to the computer analysis of liquefaction potential based on analysis of CPT date. The methodology used by the project geotechnical engineers to evaluate liquefaction shall be consistent with guidelines adopted by the California Geological Survey for liquefaction analysis. If the CPT analysis confirms the presence of potentially liquefiable sands in the subsurface, the amount of anticipated total settlement and differential settlement across a building site shall be provided.

Mitigation Measure GEO-2: Prior to issuance of construction permits, the applicant shall evaluate the potential hazard posed by corrosive soils and provide mitigation for any substantial hazard posed by corrosive soils.

Mitigation Measure GEO-3: Prior to issuance of construction permits the applicant shall submit a geotechnical update of the 2024 Geotecnia report. The purpose of the update is to provide an opportunity for the geotechnical engineer to review and modify recommendations as warranted, based on the design level plans.

Mitigation Measure GEO-4: The applicant/contractor shall require adequate geotechnical monitoring to verify the design-level recommendations of Geotecnia are fully/correctly implemented in the field and documented in a final report from the geotechnical engineer. That report shall include monitoring dates on site, identify the location/nature of the features observed, provide any test results, and provide the engineer's professional opinion of compliance of the as-graded, as-built project with geotechnical recommendations.

Mitigation Measure GEO-5: All required reports shall be subject to peer review by the County Peer Review Geologist and shall be subject to review and approval by the Department of Conservation and Development.

Implementing Action:	COA
Timing of Verification:	Throughout grading and project, review of information submitted.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Prior to issuance of construction permits, the applicant will submit a geotechnical report to CDD and the County Geologist.

SECTION 13: NOISE

Impact NOI-1: Construction related activities could generate a temporary increase in ambient noise levels in the vicinity of the project.

Mitigation Measure NOI-1: The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

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

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

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

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

Federal Holidays: Federal Holidays (opm.gov)
California Holidays: http://www.ftb.ca.gov/aboutftb/holidays.shtml

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

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

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

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

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

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.

Responsible Department, Agency, or Party:	Project Proponent and CDD.
Compliance Verification:	Include on construction plan set for CDD review.
SECTION 18: TRIBAL CULTURAL RESOURCES	
Impact TRIBAL-1: The project could potentially have a significant impact related to historic resources during construction related activities.	
See **Mitigation Measure CUL-1**. Implementation of Mitigation Measure CUL-1 would reduce the impact to undiscovered historical resources to a less than significant level.	
SECTION 21: MANDATORY FINDINGS OF SIGNIFICANCE	
Impact: The project to create eight new townhouses may impact the quality of the environment (Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geological Resources, Noise and Tribal Cultural Resources).	
The impact would be reduced to a less than significant level with the adoption of the recommended Mitigation Measures that are specific in the respective sections of the Initial Study.	

Numair Ali

November 4th, 2025

We approve the mitigations and the mitigation measures for the townhome project for County File #CDDP22-03021 for the address listed below:

4301 Appian Way, El Sobrante, CA, 94803

Sincerely,

Numair Ali

Numair Ali (Applicant) / Shakil and Anita Ali (Owner)

Mitigation Monitoring and Reporting Program
County File #CDDP22-03021

4301 Appian Way, El Sobrante, CA 94803
Martinez, CA 94553

November 2025

SECTION 1: AESTHETICS	
Impact AES-1: New exterior lighting from the project site could adversely affect nighttime views in the area.	
Mitigation Measure AES-1: Proposed exterior lighting shall be directed downward and away from adjacent properties and public/private right-of-way to prevent glare or excessive light spillover. All exterior lighting shall be turned off during the daytime hours.	
Implementing Action:	COA
Timing of Verification:	Prior to, during, and post construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	If proposed, include on construction plan set for CDD review.
SECTION 3: AIR QUALITY	
Impact AIR-1: Exhaust emissions and particulate matter produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants.	
Mitigation Measure AIR-1: The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be stated on the face of all construction plans: A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. D. All vehicle speeds on unpaved roads shall be limited to 15 mph. E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.	

H. The applicant shall post a publicly visible sign with the developer/project manager's name and telephone number regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.	
Implementing Action:	COA
Timing of Verification:	Prior to and during construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on construction plan set for CDD review.
SECTION 4: BIOLOGICAL RESOURCES	
Impact BIO-1: Grading and construction activities could have an adverse effect on protected species and habitat. Therefore, the developer/applicant is required to implement the following biological resource mitigation measures to reduce impacts to special status species will be less than significant.	
Mitigation Measure BIO-1: A protective buffer of 30 to 50 feet from Appian Creek will be established by the project applicant. Silt fence or similar Best Management Practices (BMPS) shall be established to prevent construction related debris and runoff from entering the creek during construction.	
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:	Include on construction plan set and submittal for CDD review.
Impact BIO-2: Grading and construction activities could have an adverse effect on protected species and habitat. Therefore, the developer/applicant is required to implement the following biological resource mitigation measures to reduce impacts to special status species will be less than significant.	
Mitigation Measure BIO-2: At least 5 days prior to vegetation removal, tree removal during the nesting season, (February 1 through August 31) a pre-construction survey shall be conducted by a qualified biologist who is familiar with the nesting behavior of a variety of species and can establish protective buffers around the nest based upon the type of construction activity. Nest buffers should be adhered to by all construction related personnel and can only be removed by the biologist after the nest is no longer active.	
Implementing Action:	COA

Timing of Verification:	Prior to issuance of a building/grading permit or prior to tree removal.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Biological survey to be submitted for CDD review.
Impact BIO-3 Grading and construction activities could have an adverse effect on protected species and habitat. Therefore, the developer/applicant is required to implement the following biological resource mitigation measures to reduce impacts to special status species will be less than significant.	
Mitigation Measure BIO-3: At least 5 days prior to beginning ground disturbance and/or construction, a qualified wildlife Biologist shall conduct surveys for special-status bats during the appropriate time of day to maximize detectability to determine whether bat species are roosting near the work area. If the Biologist determines bats are present, the Biologist shall exclude the bats from suitable spaces by installing one-way exclusion devices. After the bats vacate the space, the Biologist shall close off the space to prevent recolonization.	
Implementing Action:	COA
Timing of Verification:	Prior to issuance of a building/grading permit or prior to tree removal.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Biological survey to be submitted for CDD review.
Impact BIO-4: Grading and construction activities could have an adverse effect on protected species and habitat. Therefore, the developer/applicant is required to implement the following biological resource mitigation measures to reduce impacts to special status species will be less than significant.	
Mitigation Measure BIO-4: Vegetation removal, if necessary, should be kept to a minimum. If riparian vegetation removal is required, a CDFW Streambed Alteration Agreement, and RWQCB 401 Water Quality Certification if required prior to removal.	
COA	COA
Implementing Action:	During initial review of construction plan sets and throughout project.
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.

Compliance Verification:	Include on construction plan set and submittal for CDD review.

Impact BIO-5: Grading and construction could have an impact on the movement of any native resident or migratory fish or wildlife species.

See **Mitigation Measure BIO-1 – BIO-4.**

SECTION 5: CULTURAL RESOURCES

Impact CUL-1: The project could cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5. Subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact.

Mitigation Measure CUL-1: The project area has a high sensitivity for buried Native American archaeological deposits, and is located within 1000 feet of four shell midden sites (CA-CCO-126, CA-CCO-151, CA-CCO-155, and CA-CCO-505), three of which are known to contain burials. To ensure that the project does not cause substantial adverse impacts to historical resources as defined at 14 CCR §15064.5, the following shall be implemented prior to any ground disturbing activity:

1. Prior to any ground-disturbing activity, construction crews should receive a cultural resources training from a qualified archaeologist. The training should review the types of cultural resources that might be found, the legal obligations of the contractors, and steps to follow if archaeological materials or human remains are identified.

2. Prior to issuance of a building permit, a qualified archaeologist should design a subsurface testing program to assess the presence or absence of buried archaeological sites in the project area. Mechanical trenching of a representative sample of the project area to the level of potential ground disturbance or four feet, whichever is greater, should be completed in order to evaluate the presence and depth of possible cultural soils. Mechanical trenching may be supplemented by hand augering or other sampling strategies as needed. All mechanical excavations should be monitored by a qualified archaeologist and representative of the Native American community. If cultural resources are identified, it may be necessary to collect additional data to evaluate the significance of the resource.

3. Should subsurface testing not prove feasible, ground-disturbing activity on the project area should be monitored by a qualified archaeologist and representative of the Native American community until sufficient information has been gathered to demonstrate the presence or absence of archaeological resources within the area that will be disturbed by the proposed project.

4. If human remains are found during monitoring, the monitor will stop all activity within a 100-foot radius, and the Contra Costa County Coroner will be informed. If the remains appear to be Native American, the Native American Heritage Commission will be notified and invited to identify a Most Likely Descendant, who will make recommendations regarding reburial of the human remains, per §15064.5(e) of the CEQA Guidelines.

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:	Include on construction plan set and submittal of archaeologist report in the event of a find, for CDD review.

Impact CUL-2: Subsurface construction activities may have a significant impact to previously undiscovered archaeological resources.

See **Mitigation Measure CUL-1.**

Impact CUL-3: Project activities could have the potential to significantly impact previously undiscovered human remains.

See **Mitigation Measure CUL-1.**

SECTION 7: GEOLOGY AND SOILS

Impact GEO-1 – GEO - 5: Project activities could have the potential to significantly impact previously undiscovered paleontological resources or sites or unique geologic features.

Mitigation Measure GEO-1: Prior to CDD-stamp approval of plans for the issuance of a building or grading permit, whichever occurs first, the applicant shall prepare a geotechnical report to address liquefaction hazards. The evaluation of the liquefaction hazard shall be based on analysis of the Cone Penetration Test (CPT) data. The SHZ report should include a) Project description, b) Review of published geologic mapping and seismicity of the El Sobrante area, c) Provide justification for all assumptions used as inputs to the computer analysis of liquefaction potential based on analysis of CPT date. The methodology used by the project geotechnical engineers to evaluate liquefaction shall be consistent with guidelines adopted by the California Geological Survey for liquefaction analysis. If the CPT analysis confirms the presence of potentially liquefiable sands in the subsurface, the amount of anticipated total settlement and differential settlement across a building site shall be provided.

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Mitigation Measure GEO-3: Prior to CDD-stamp approval of plans for the issuance of a building or grading permit, whichever occurs first, the applicant shall submit a geotechnical update of the 2024 Geotecnia report. The purpose of the update is to provide an opportunity for the geotechnical engineer to review and modify recommendations as warranted, based on the design level plans.

Mitigation Measure GEO-4: The applicant/contractor shall require adequate geotechnical monitoring to verify the design-level recommendations of Geotecnia are fully/correctly implemented in the field and documented in a final report from the geotechnical engineer. That report shall include monitoring dates on site, identify the location/nature of the features observed, provide any test results, and provide the engineer's professional opinion of compliance of the as-graded, as-built project with geotechnical recommendations.

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Responsible Department, Agency, or Party:	Project proponent and CDD.
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SECTION 13: NOISE

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Labor Day (State and Federal)
Columbus Day (Federal)
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Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
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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:	Include on construction plan set for CDD review.
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See **Mitigation Measure CUL-1**. Implementation of Mitigation Measure CUL-1 would reduce the impact to undiscovered historical resources to a less than significant level.	
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Impact: The project to create eight new townhouses may impact the quality of the environment (Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geological Resources, Noise and Tribal Cultural Resources).	
The impact would be reduced to a less than significant level with the adoption of the recommended Mitigation Measures that are specific in the respective sections of the Initial Study.	

A- SANTA RITA ACRES UNIT NO. 1 M.B. 22-645
POR. LOT 127 SAN PABLO RANCHO
1- RECORD OF SURVEY 37 L.S.M. 18 9-20-65
2- 79P.M.14 7-25-79
3- 139P.M. 38 & 39 5-9-89

1" = 100'

DP22-3021

SAN RITA RD.

WAY

LANE

GARDEN

APPIAN

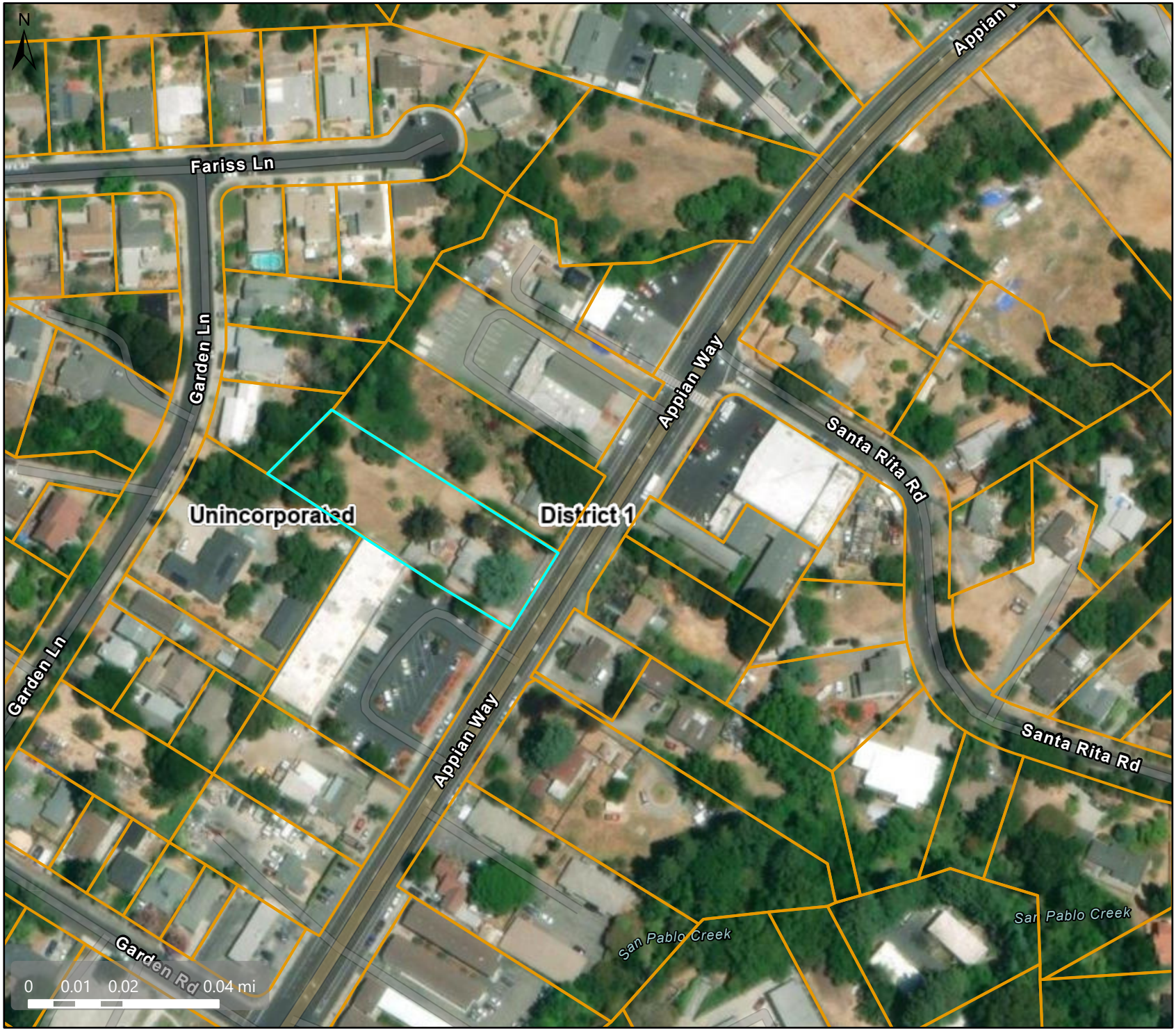
RD.

ANAHID LANE (PRIV.ROAD)

ASSESSOR'S MAP
BOOK 425 PAGE 14
4/1/63 CONTRA COSTA COUNTY, CALIF.

8-27-90

Vicinity Map



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

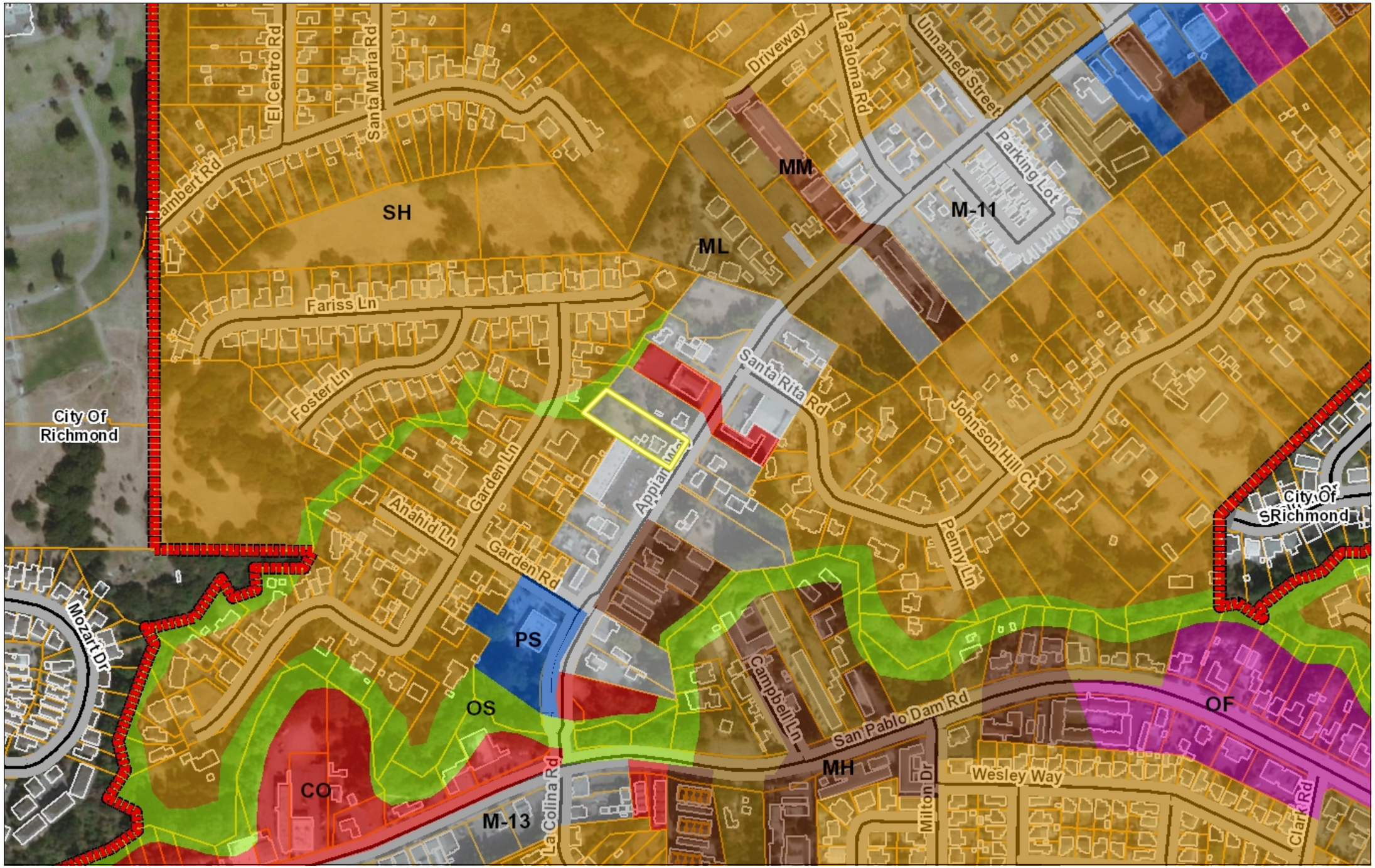
- Unincorporated
- Board of Supervisors' Districts

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

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

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

General Plan: Appian Way General Mixed Use (M-11)



Legend

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

1: 4,514

0.1 0 0.07 0.1 Miles

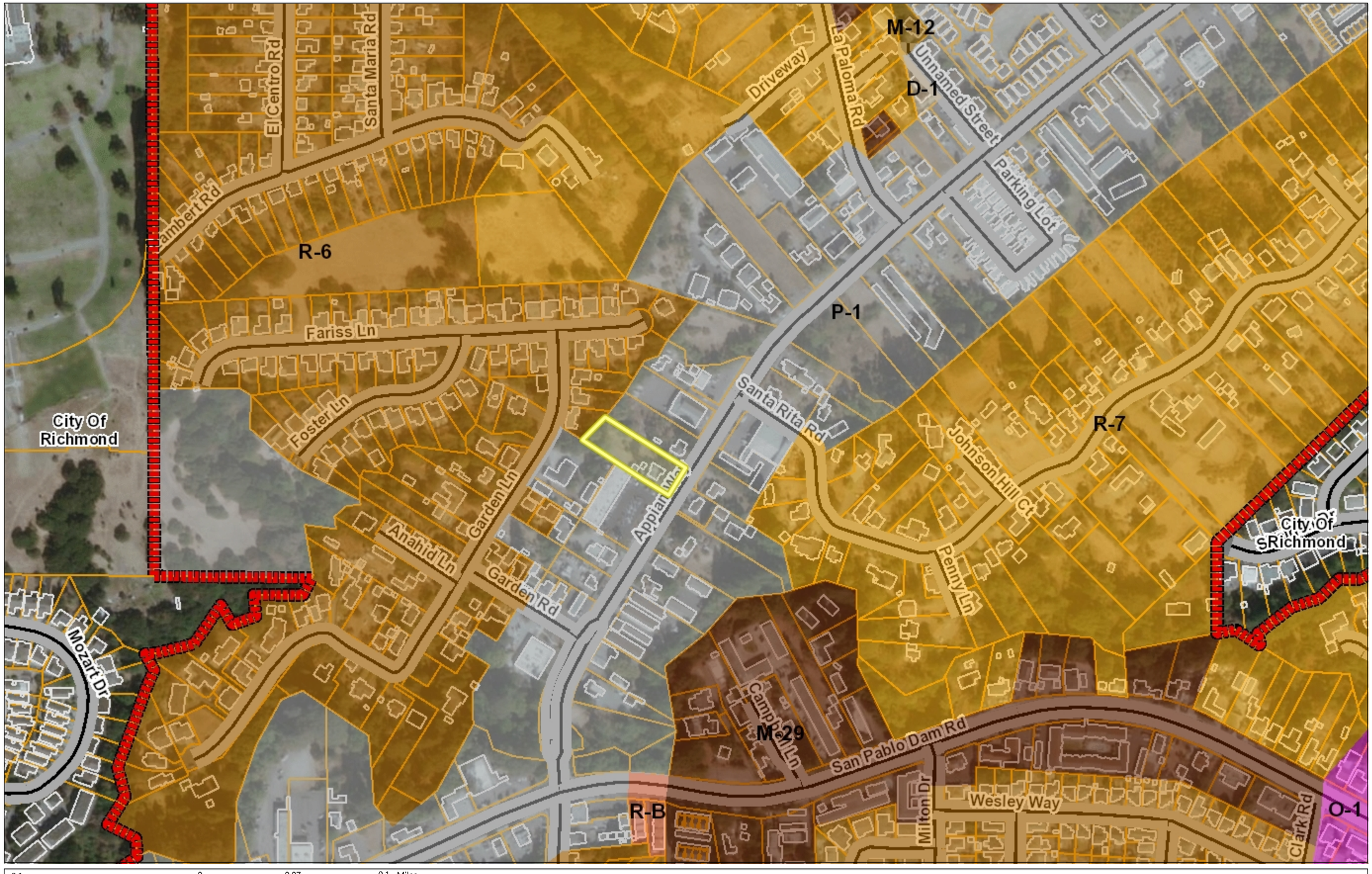
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

CDDP22-03021

Zoning: El Sobrante Planned Unit District (P-1)



Legend

City Limits

Zoning

- R-6 (Single Family Residential)
- R-6, -FH -UE (Flood Hazard and A
- R-6 -SD-1 (Slope Density Hillside D
- R-6 -TOV -K (Tree Obstruction and
- R-6, -UE (Urban Farm Animal Exclu
- R-6 -X (Railroad Corridor Combinin
- R-7 (Single Family Residential)
- R-7 -X (Railroad Corridor Combinin
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Exc
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exc
- R-40 (Single Family Residential)
- R-40, -FH -UE (Flood Hazard and A
- R-40, -UE (Urban Farm Animal Exc
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Transitional Combining Dist
- D-1, -UE (Urban Farm Animal Exclu
- M-12 (Multiple Family Residential)
- M-12 -FH (Flood Hazard Combining
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- F-R (Forestry Recreational)
- F-R -FH (Flood Hazard Combining
- F-1 (Water Recreational)
- F-1 -FH (Flood Hazard Combining D
- A-2 (General Agriculture)
- A-2, -BS (Boat Storage Combining
- A-2, -BS -SG (Boat Storage and So
- A-2 -FH (Flood Hazard Combining D
- A-2, -FH -SG (Flood Hazard and Sc
- A-2 -SD-1 (Slope Density Hillside D
- A-2, -SG (Solar Energy Generation

1: 4,514

0.1 0 0.07 0.1 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

CDDP22-03021

h. Sidewalk(s)
i. Street name(s)

2. Submit the plot plan directly to: permits@wcwd.org for WCW review and approval

3. A fee estimate will be prepared upon the submission of plans meeting the criteria in item #1 (above) and in the manner described in item #2 (above). Please see the attachment for a preview of the fees. It is important to note that the schedule of user fees is only valid from 07/01/2021 to 06/30/2022

   Note: Due to demolition work being required, 2 permits will be needed (1 for the demolition work and 1 for the plan check + new construction work).

   If you have any questions, please contact me at (510) 680-0913.

Sincerely,

Armondo Hodge

Armondo Hodge
Phone: (510) 680-0913
Email: ahodge@wcwd.org

Attachment(s):

1. WCW Schedule of Fees (07-01-21 to 06-30-22)
2. Map N-14
3. Map N-15

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees (Effective July 1, 2021)

ENVIRONMENTAL QUALITY (SEWER USE) RATES

USER TYPE

A.	**SINGLE FAMILY RESIDENTIAL**	
1	Flat rate	674.00
2	Min Charge	n/a
3	Flow Charge	n/a
4	BOD Charge	n/a
5	SS Charge	n/a
B.	**MULTI- FAMILY RESIDENTIAL**	
1	Flat rate	588.00
2	Min Charge	n/a
3	Flow Charge	n/a
4	BOD Charge	n/a
5	SS Charge	n/a
C.	**MOBILE HOME RESIDENTIAL**	
1	Flat rate	588.00
2	Min Charge	n/a
3	Flow Charge	n/a
4	BOD Charge	n/a
5	SS Charge	n/a
D.	**COMM. DOMESTIC STRENGTH**	
1	Flat rate	n/a
2	Min Charge	674.00
3	Flow Charge	7.22
4	BOD Charge	n/a
5	SS Charge	n/a
E.	**COMM. HIGH STRENGTH**	
1	Flat rate	n/a
2	Min Charge	674.00
3	Flow Charge	12.15
4	BOD Charge	n/a
5	SS Charge	n/a
F.	**INDUSTRIAL**	
1	Flat rate	n/a
2	Min Charge	674.00
3	Flow Charge	4.64
4	BOD Charge	0.47
5	SS Charge	0.57

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees (Effective July 1, 2021)

ANNEXATION FEES

	Annexation Fees	(per parcel)	2,691.00

PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION

USER TYPE

A.	SINGLE FAMILY		
1	Plan Approval	(per building)	205.00
2	Permit		410.00
B.	MULTIPLE FAMILY DWELLINGS, TRAILER COURTS, GUEST DWELLINGS OR CONDOMINIUMS		
1	Plan Approval	(per building)	238.00
2	Permit	(per building Sewer)	443.00
C.	SCHOOL BUILDINGS OR CHURCHES		
1	Plan Approval		238.00
2	Permit		443.00
D.	COMMERCIAL INSTALLATIONS		
1	Plan Approval		1,067.00
2	Permit		683.00
E.	INDUSTRIAL INSTALLATIONS		
1	Contributing Domestic Flow Only		
a	Plan Approval		827.00
b	Permit		344.00
2	Contributing Industrial Waste (Ordinance 1-12-71A, Sec. 5)		
a	Plan Approval		758.00
b	Permit		3,042.00
F.	MISCELLANEOUS INSTALLATIONS		
1	Plan Approval		103.00
2	Permit		435.00
G.	MINOR REPAIRS, ALTERATIONS AND DEMOLITION		
1	Plan Approval		170.00
2	Permit		307.00

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees (Effective July 1, 2021)

TENTATIVE MAP REVIEW

	Number of Proposed Lots in Subdivision	
1	20 lots and Under	3,726.00
2	21 + lots	4,002.00

SEWER MAIN CONSTRUCTION PERMIT FEES

1	Permit - District Maintained (per 1,500 l.f. or fraction thereof)	11,930.00
2	Permit - Privately Maintained (per 1,000 l.f. or fraction thereof)	7,470.00
3	Per Manhole (applies to all SME projects)	344.00

CONNECTION FEE

USER TYPE		
1	Single Family	10,244.00
2	Multi Family	7,350.00
3	Commercial Domestic Strength	Varies by service unit
4	Commercial Non-Domestic Strength	Varies by service unit

FLOW ZONE CHARGE	
Zone	
1	463.00
2	1,148.00
3	1,610.00
4A	1,610.00
4B	1,384.00
5	3,681.00
6	463.00
7-13	
14	1,148.00
15	920.00
16	463.00
17	1,384.00
18A	463.00

18B	3,681.00

DENSITY CHARGES

Dwelling Units/Acre	
1-12	
13-20	128.00
21-30	257.00
31-40	385.00
41-50	514.00
51-60	643.00
61-70	771.00
71-80	900.00
81-90	1,030.00
91-100	1,158.00
101+	1,287.00

ENVIRONMENTAL COMPLIANCE INSPECTIONS

Business Type		
1	Food Service Establishment Inspection	328.00
2	Dental Facility Inspection	328.00
3	Permitted Industrial User - Inspection	649.00
4	Permitted Industrial User - Sampling	1,307.00
5	Auto Service Facility Sampling	485.00

The fee for construction re-inspection, non-compliance re-inspection or sampling shall be at the appropriate fee category listed above.

TEMPORARY DISCHARGE PERMIT

Temporary Discharge Permit	568.00

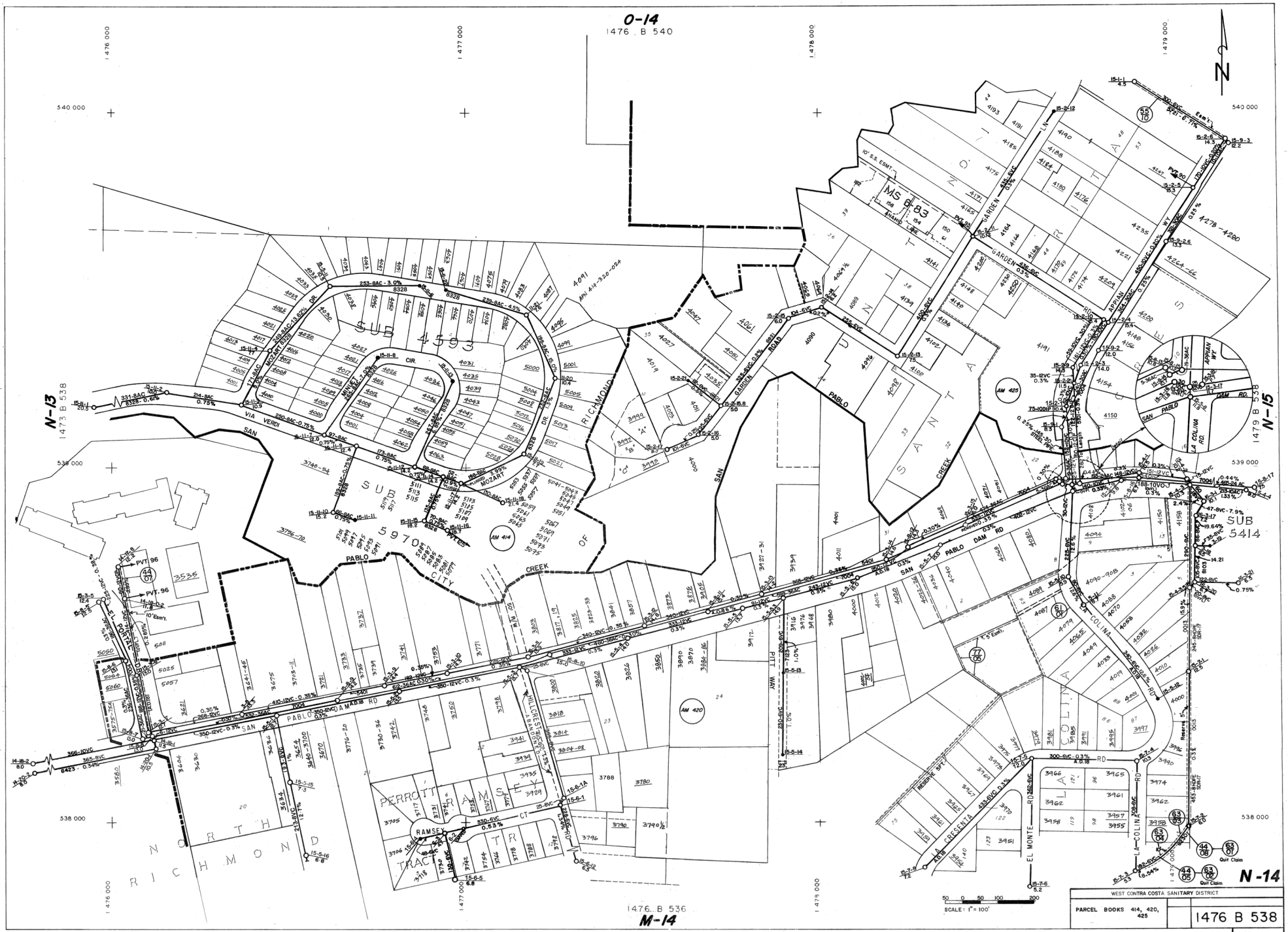
OTHER FEES

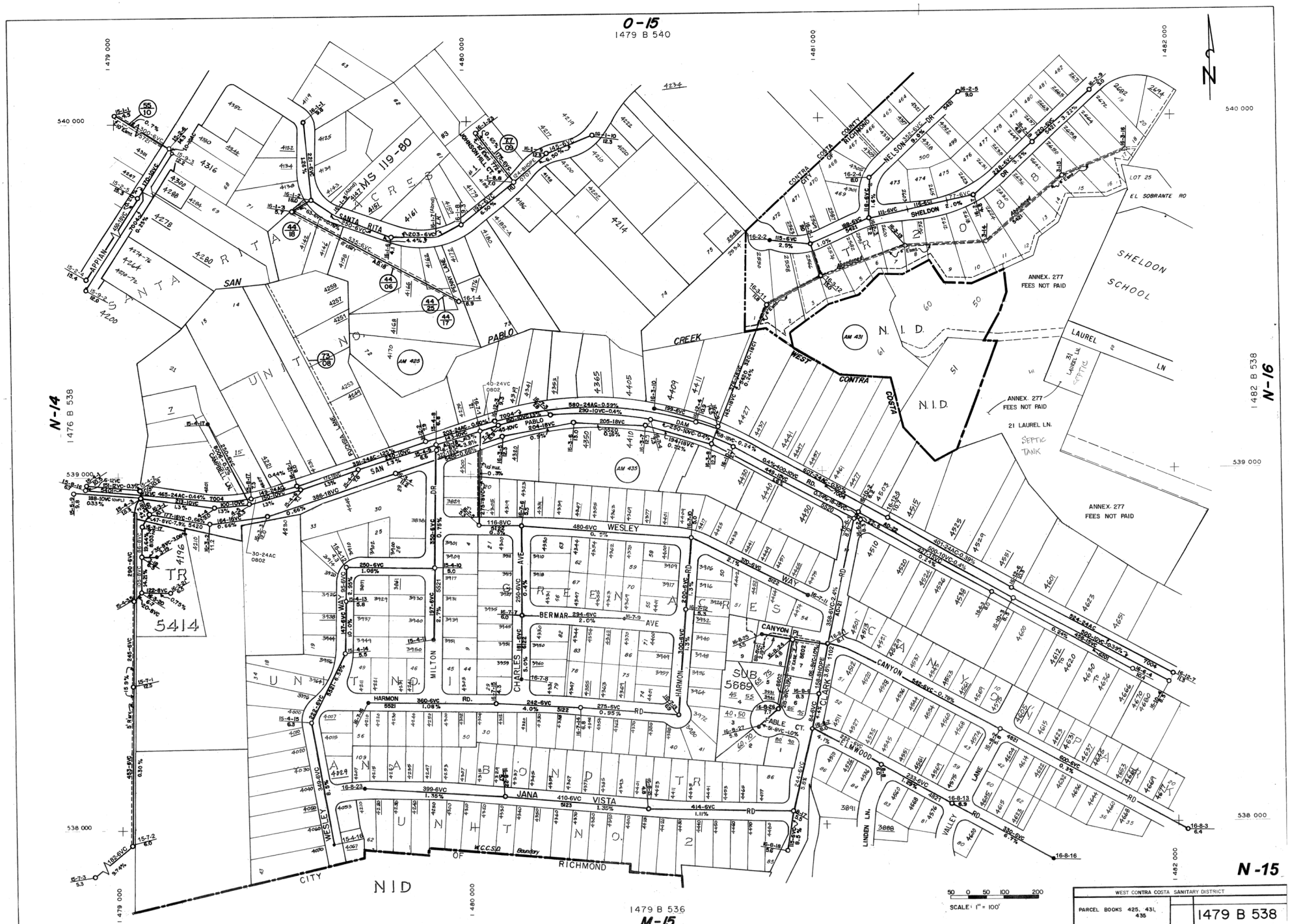
1	Dishonored Check Fee	10.00
2	Collection Fee	See Note

Note: The Collection Fee is the District's actual cost to collect delinquent charges. The fee may include collection agency fees, applicable County charges, legal fees, and court costs.

The District shall refund services fees to the person requesting the services only upon proof that the requested service was not performed. If any portion of the requested services is performed, then no portion of the fee shall be refunded. Connection fees shall be refunded to the owner of the property for which the connection was requested upon proof that the connection was not completed.

AUTHORITY: WEST COUNTY WASTEWATER DISTRICT CODE CHAPTER 8.20.030


O-14
1476 . B 540
N-13
1473 B 538
N-15
1479 B 538
M-14
1476 B 536
N-14
SUB 4503
SUB 5970
SUB 5414
SUNSET
SANTA
CLARA
COLINA
ALTA
MESA
PARK
NORTH
RICHMOND
PERROTT RAMSEY TRACT
PABLO
DAM RD
SAN PABLO CREEK
VIA VERDI
MOZART
RICHMOND
GARDEN
APPIAN WAY
LA COLINA RD
EL PORTAL
EL MONTE
PITT WAY
RAMSEY CT
HILLSIDE CRESCENTA
AM 414
AM 420
AM 425
MS 6-83
N
SCALE: 1" = 100'
WEST CONTRA COSTA SANITARY DISTRICT
PARCEL BOOKS 414, 420, 425
1476 B 538
N-14
2-4-04
2-15-08
Quit Claim


O-15
1479 B 540
N-14
1476 B 538
N-16
1482 B 538
N-15
1479 B 536
M-15
SANTA RITA
SAN PABLO CREEK
WEST CONTRA COSTA
SHELDON SCHOOL
ANNEX. 277 FEES NOT PAID
21 LAUREL LN.
SEPTIC TANK
N. I. D.
WESLEY
BERMAR AVE
CANYON PL
HARMON RD.
JANA VISTA RD
CLARK RD
LINDEN LN.
VALLEY RD.
EL SOBRANTE RD
SHELDON
NELSON DR
LAUREL LN
CITY OF RICHMOND
WCCSD Boundary
SCALE: 1" = 100'
WEST CONTRA COSTA SANITARY DISTRICT
PARCEL BOOKS 425, 431, 435
1479 B 538
N-15
5-20-04
2-15-08

Everett Louie

From: Russ Leavitt <RLeavitt@centralsan.org>
Sent: Thursday, May 12, 2022 4:42 PM
To: Anne Nounou; Everett Louie
Cc: Melody LaBella
Subject: RE: Anne Nounou shared "ACR Packet_CDDP22-03021" with you.

This property is outside the Central Contra Costa Sanitary District service area. Thanks!

RUSSELL B. LEAVITT
Engineering Assistant III
v: (925) 229-7255 f: (925) 228-4624
RLEAVITT@centralsan.org

Central Contra Costa Sanitary District
5019 Imhoff Place, Martinez, California 94553-4392

From: Anne Nounou <Anne.Nounou@dcd.cccounty.us>
Sent: Thursday, May 12, 2022 3:55 PM
To: Bret Wickham <Bret.Wickham@dcd.cccounty.us>; Amalia Cunningham <Amalia.Cunningham@dcd.cccounty.us>; Will Nelson <Will.Nelson@dcd.cccounty.us>; Daniel Barrios <Daniel.Barrios@dcd.cccounty.us>; Robert Sarmiento <Robert.Sarmiento@dcd.cccounty.us>; Eric Fung <eric.fung@cchealth.org>; Takeya Foster <TAKEYA.FOSTER@CCHEALTH.ORG>; slava.gospodchikov <slava.gospodchikov@pw.cccounty.us>; Larry Gossett <Larry.Gossett@pw.cccounty.us>; Randolf.Sanders <Randolf.Sanders@pw.cccounty.us>; Russ Leavitt <RLeavitt@centralsan.org>; McGregor, Jennifer <jennifer.mcgregor@ebmud.com>; Planning.review <planning.review@ebmud.com>; Joson, Loriezel <ljoson@ebmud.com>; Everett Louie <Everett.Louie@dcd.cccounty.us>; bob.hendry@pw.cccounty.us; Angela.Pantera@cchealth.org; jocelyn.larocque@pw.cccounty.us; Simone.Saleh@pw.cccounty.us; mark.delao@pw.cccounty.us; jeff.valeros@pw.cccounty.us; monish.sen@pw.cccounty.us; Jorge Hernandez <jhern@pw.cccounty.us>; Catherine.windham@pw.cccounty.us; fire@cccfpd.org; david.rehnstrom@ebmud.com; ahodge@wcwd.org; nwic@sonoma.edu; jshannon@contracostamosquito.com; tlangesmac.cc@gmail.com
Subject: Anne Nounou shared "ACR Packet_CDDP22-03021" with you.

Anne Nounou shared a file 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 5/12/22

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

DISTRIBUTION

INTERNAL

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

HEALTH SERVICES DEPARTMENT

- ✓ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

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

LOCAL

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

OTHERS/NON-LOCAL

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

ADDITIONAL RECIPIENTS

_____

_____

Please submit your comments to:

Project Planner Everett Louie
Phone # 925-655-2873
E-mail everett.louie@dcd.cccounty.us
County File # CDDP22-03021

Prior to June 6, 2022

* * * * *

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. Water collection and conveyance structures, bioretention basins, etc. should not hold standing water in excess of 72 hours in order to prevent creating suitable mosquito habitat.

Print Name Jeremy Shannon

Jeremy Shannon 5/13/2022
Signature DATE

Agency phone # 925-685-9301

Contra Costa County Fire Protection District

June 1, 2022

Mr. Everett Louie
Contra Costa County- Community Development Division
30 Muir Rd.
Martinez, CA 94553

Subject: 8 Multi Family Units
4301 Appian Way, El Sobrante
Planning #: CDDP22-03021
CCCFPD Project No.: P-2022-017264

Dear Mr. Louie:

We have reviewed the development application to establish 8 multi-family units at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), the 2019 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. Access as shown on plans does not comply with Fire District requirements.

   For buildings with roofline of greater than 30 feet in height, aerial fire apparatus access must be met. See below.

   Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

   Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2019 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words ***NO PARKING – FIRE LANE*** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have ***NO PARKING – FIRE LANE*** signs posted, allowing for parking on one side only or curbs painted red with the words ***NO PARKING – FIRE LANE*** clearly marked. (22500.1) CVC, (503.3) CFC

3. **Provide emergency escape and rescue openings in Group R occupancies of type V construction**. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

   Landscaping, signage and other obstructions must not hinder the positioning of firefighting ground ladders from apparatus access to the rescue windows.

4. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

   The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

   All existing or proposed hydrant locations,
   Fire apparatus access to include slope and road surface
   Aerial fire apparatus access,
   Elevations of building,
   Size of building and type of construction,
   Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
   Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
   Striping and signage plan to include "NO PARKING-FIRE LANE" markings
   Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

   This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

5. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

   Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

6. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13D or Section R313.3 of the 2019 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2019-37.

CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

Michael Cameron
Fire Inspector

File: 4301 APPIAN WAY-PLN-P-2022-017264

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

June 6, 2022 File No.: 21-1922

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

re: CDDP22-03021 / APN 425-142-030 at 4301 APPIAN WAY, EL SOBRANTE, CA 94803 / Numair Ali

Dear Everett Louie,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description: Request approval of a Downtown El Sobrante Planned Unit Development Plan application to develop 8 multi-family units. The project requires demolition of a single-family residence and tree removal.

Previous Studies:
XX Study #7131 (Banks 1985) and Study #11534 (Flynn 1988), covering approximately 100% of the proposed project area, identified no cultural resources within those portions of the proposed project area *(see recommendation below)*.

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological sites. Due to the passage of time since the previous surveys listed above, combined with the archaeological sensitivity of the proposed project area and the changes in archaeological theory and method since that time, we recommend a qualified archaeologist conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

____ The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

Built Environment Recommendations:

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

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at http://www.chrisinfo.org. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

Bryan Much
Coordinator

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: 06/06/2022	EBMUD MAP(S):	EBMUD FILE:S-11233
AGENCY: Department of Conservation and Development Attn: Evertt Louie 30 Muir Road MARTINEZ, CA 94553	AGENCY FILE: CDDP22-03021	FILE TYPE: Other
APPLICANT: Numair Ali 2021 Elderberry Drive San Ramon, CA 94582		OWNER: Shakil and Anita Ali 835 Alhambra Avenue Martinez, CA 94553

DEVELOPMENT DATA

ADDRESS/LOCATION: 4301 Appian Way City:EL SOBRANTE Zip Code: 94803

ZONING:P-1 PREVIOUS LAND USE: Residential

DESCRIPTION: Develop 8 multi-family units, demolition of a single family residence and tree removal	TOTAL ACREAGE:0.71 ac.

TYPE OF DEVELOPMENT:
Single Family Residential:8 Units

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 112-114	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 112-112

All of development may be served from existing main(s)
Location of Main(s):Appian Way

PRESSURE ZONE	SERVICE ELEVATION RANGE
A1A	100-200

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

PRESSURE ZONE	SERVICE ELEVATION RANGE

COMMENTS

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California¿s Water Code & Section 1954.201-2019 of California's Civil Code. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

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

_____

Jennifer L Mcgregor,Senior Civil Engineer; DATE
WATER SERVICE PLANNING SECTION

Everett Louie

From: Jorge Hernandez <jorge.hernandez@pw.cccounty.us>
Sent: Thursday, June 9, 2022 9:22 AM
To: Everett Louie
Subject: FW: Anne Nounou shared "ACR Packet_CDDP22-03021" with you.--4301 Appian Way, El Sobrante area--who do you want it assigned to?
Attachments: DA 73 Fee Calc Form 6-6-22.pdf; San Pablo Ck Mit. Fee Calc Form 6-6-22.pdf; Improvement Plan - LP87-02078.pdf

Mr. Louie,

We reviewed the permit application and Preliminary Grading and Drainage plan for DP 22-3021, for the proposed 8-unit multi-family residential development, adjacent to Appian Creek, on a 30,750 square-foot parcel, located in the unincorporated area of El Sobrante at 4301 Appian Way, APN 425-142-030. **We recommend that the application be deemed incomplete until the applicant can demonstrate that the drainage impacts on Appian Creek, downstream of the project can be adequately mitigated.** We offer the following completeness issues and general comments:

COMPLETENESS ISSUES:

1. This development should be required to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed, per Title 9 of the County Ordinance Code.

   The preliminary Grading and Drainage plans indicate that the this project's storm water runoff will drain into Appian Creek. Appian Creek has sections that have been known to be inadequate and experience significant erosion. Any additional runoff generated by this development will adversely impact Appian Creek. Prior to deeming the permit submittal complete, the applicant should submit hydrology and hydraulic calculations to the Engineering Services Division of the Public Works Department that prove the adequacy of the in-tract and downstream drainage systems. The hydraulic and hydrology calculations should demonstrate that the drainage impacts on Appian Creek can be adequately mitigated. Specifically, the adequacy of the existing culvert under Garden Lane should be evaluated as the channel up and down stream of the culvert, as well as the culvert itself, has historically tended to be obstructed with silt.

   We defer review of the local drainage to Engineering Services. However, the Flood Control and Water Conservation District (FC District) is available to provide technical review under our Fee-for-Service program.

2. The preliminary Grading and Drainage plans indicate that there is an existing 10-foot wide drainage easement along the southwestern property line, however no existing drainage facilities are shown on the plans. Prior the deeming the submittal complete, all existing drainage facilities should be illustrated and dimensioned on the site plan. Please see attached copy of the improvement plans for a 15-inch diameter drainage line and outfall structure on the project parcel and have applicant confirm that these improvements were built per plan. If hydraulically possible, we recommend utilizing the existing creek outfall for the project site's stormwater runoff, instead of installing a new one.

3. Appian Creek, which traverses the project parcel along the northwestern property line, is classified as a Federal Emergency Management Agency (FEMA) Floodway. The area adjacent to Appian Creek is within

a FEMA Flood Hazard Area Zone "AE", meaning that this area has a 1% chance of inundation in any given year. Prior to deeming the submittal complete, the FEMA Floodway, Flood Hazard Area Zone "AE" and base flood elevation should be illustrated and dimensioned on the site plan.

GENERAL COMMENTS:

1. This project is located within DA 73, for which a drainage fee is due in accordance with Flood Control Ordinance Number 88-68. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance. Effective January 1, 2022, the current fee in this drainage area is $0.10 per square foot of newly created impervious surface. The drainage area fee for this lot should be collected prior to issuing a building permit for this project.

2. The Contra Costa County Flood Control and Water Conservation District (FC District) is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the FC District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The FC District regularly adjusts its drainage fees to reflect increasing construction costs. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.

3. The DA 73 fee for this project is estimated to be $1,760, based on the Ali Carriage Rental Homes Preliminary Grading and Drainage Plan, prepared by the Human Company Inc. and dated April 11, 2022. The development was charged the multifamily residential building permit rate. Please see attached spreadsheet for our drainage fee calculation.

4. This development may be eligible for credit against their drainage area fees for existing impervious surface area on the property. The Developer's engineer should submit a worksheet, which includes a scalable map, that calculates the deduction of fees for the existing impervious surface and the total amount of credit requested.

5. This development lies within the Appian Creek Watershed, which is tributary to the San Pablo Creek watershed. We recommend the applicant construct creek capacity improvements as called for in the "San Pablo Creek Watershed Study," as directed by the Public Works Department, Flood Control Division; or upon written request by the developer, the applicant should contribute $0.25 per square foot of impervious surface area to the San Pablo Creek Watershed Mitigation Fund, in addition to the DA 73 fee. The Mitigation Fund is used for creek capacity improvements within the San Pablo Creek Watershed. The applicant should submit calculations for the total area of all proposed impervious surfaces, so that this fee can be accurately calculated.

6. The San Pablo Creek Watershed Mitigation Fee for this project is estimated to be $4,400, based on Ali Carriage Rental Homes Preliminary Grading and Drainage Plan. This development is being charged the Building Permit rate for 8 Multi-family units between 3,000 to 3,999 sq-ft per unit. Please see the enclosed spreadsheet for our drainage fee calculation. Prior to issuance of the Building permit, the applicant's architect/engineer should submit a worksheet, which includes a scalable map that quantifies the project's total proposed square footage of impervious surface area, so that this fee can be more accurately calculated.

7. We recommend that this development be required to comply with the current National Pollutant Discharge Elimination System (NPDES) requirements under the County Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the State's goal of providing best management practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development. The FC District is available to provide technical assistance for meeting these requirements under our Fee-for-Service program.

8. Permits from the Department of Fish and Game, the Army Corps of Engineers, and the Regional Water Quality Control Board may be required, and the applicant should contact these agencies to determine their requirements. Any mitigation measures within the Appian Creek corridor should be reviewed and approved by the FC District.

9. The applicant should coordinate with the Engineering Services Division of the Public Works Department to determine if the creek structure setback illustrated on the preliminary grading and drainage plans adheres to the requirements of and is in accordance with Division 914 of the Ordinance Code.

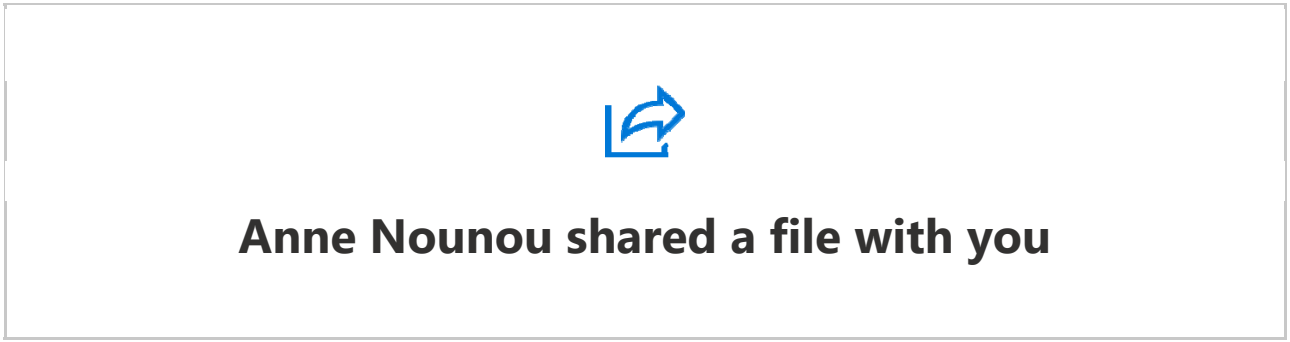
10. The 1010 Drainage Ordinance of Contra Costa County regulates work on watercourses and drainage facilities in the unincorporated County areas. Applicant should be aware that any work that involves man-made drainage facilities or natural watercourses may require a drainage permit from the FC District.

We appreciate the opportunity to review projects involving drainage matters and welcome continued coordination. Should you have any questions, please contact me by e-mail at jorge.hernadnez@pw.cccounty.us.

Best regards,

Jorge Hernandez
Flood Control Division, CCC PWD
(925) 313-2346

From: Anne Nounou <Anne.Nounou@dcd.cccounty.us>
Sent: Thursday, May 12, 2022 3:55 PM
To: Bret Wickham <Bret.Wickham@dcd.cccounty.us>; Amalia Cunningham <Amalia.Cunningham@dcd.cccounty.us>; Will Nelson <Will.Nelson@dcd.cccounty.us>; Daniel Barrios <Daniel.Barrios@dcd.cccounty.us>; Robert Sarmiento <Robert.Sarmiento@dcd.cccounty.us>; Eric Fung <eric.fung@cchealth.org>; Takeya Foster <TAKEYA.FOSTER@CCHEALTH.ORG>; Slava Gospodchikov <slava.gospodchikov@pw.cccounty.us>; Larry Gossett <Larry.Gossett@pw.cccounty.us>; Randolf Sanders <Randolf.Sanders@pw.cccounty.us>; Russ Leavitt <rleavitt@centralsan.org>; McGregor, Jennifer <jennifer.mcgregor@ebmud.com>; Planning.review <planning.review@ebmud.com>; Joson, Loriezel <ljoson@ebmud.com>; Everett Louie <Everett.Louie@dcd.cccounty.us>; Bob Hendry <bob.hendry@pw.cccounty.us>; Angela.Pantera@cchealth.org; Jocelyn LaRocque <jocelyn.larocque@pw.cccounty.us>; Simone Saleh <Simone.Saleh@pw.cccounty.us>; Mark De La O <mark.delao@pw.cccounty.us>; Jeff Valeros <Jeffrey.Valeros@pw.cccounty.us>; Monish Sen <monish.sen@pw.cccounty.us>; Jorge Hernandez <jorge.hernandez@pw.cccounty.us>; Catherine Windham <catherine.windham@pw.cccounty.us>; fire@cccfpd.org; david.rehnstrom@ebmud.com; ahodge@wcwd.org; nwic@sonoma.edu; jshannon@contracostamosquito.com; tlangesmac.cc@gmail.com
Subject: Anne Nounou shared "ACR Packet_CDDP22-03021" with you.



File No CDDP22-03021 Agency Comment Request

ACR Packet_CDDP22-03021

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

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

TO: Everett Louie, Project Planner

FROM: Robert Sarmiento, Transportation Planning Section RS

DATE: June 22, 2022

SUBJECT: **Ali Carriage Rental Homes (DP22-03021)**

The Transportation Planning Section has reviewed the subject project. Comments are below; in summary, the comments pertain to bicycle parking and electric vehicle (EV) charging infrastructure. Please let me know if you have any questions.

Background

The project is subject to the following policies:

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

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

Comments

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

   Project Characteristics
   - Number of Residential Units: 8 units

   VMT Screening Criteria
   - Projects of 20 residential units or less

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

[1] County Transportation Analysis Guidelines (TAG): link
[2] CCTA Technical Procedures:
https://ccta.net/wp-content/uploads/2018/12/Final_Technical_Procedures_Full_Jan2013-1.pdf

Estimated Trip Generation
New New Peak-Hour Trips (based on ITE Category: "Multifamily Housing (Low-Rise)" land use (Code 220)): 6/8 AM/PM Peak Hour Trips

Threshold for Review
From CCTA's Technical Procedures:
1.6 Traffic Impact Analysis: The analysis should be conducted for projects that exceed a trip generation threshold of 100 net new peak hour vehicle trips.
From the County's TAG:
Applicants may be required to prepare a LOS operational analysis if any of the following apply to a proposed project…Development project that adds 50 or more net new peak hour vehicle trips to an intersection.

3. Please have the applicant identify the number of short-term and long-term bicycle parking spaces that will be included as part of the project.[3]

4. In accordance with the County's EV Ordinance[4], the project will be required to include EV charging infrastructure. Ten (10) percent of the parking spaces shall be electric vehicle charging spaces ("EV spaces"). Half of the EV spaces, but not less than one, shall be equipped with fully operational electric vehicle supply equipment (EVSE). The remaining EV spaces shall be capable of supporting future EVSE.

   In addition, Transportation Planning staff recommends that the garage for each residential unit include a listed raceway to accommodate a dedicated 208/240-volt branch circuit.

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

[3] Please refer to page 14 of the County Off-Street Parking Ordinance (link) for bicycle parking requirements.
[4] Section 4.106.4.2 – "New multifamily dwellings" (link)

Everett Louie

From: Thomas Lang <tlangesmac.cc@gmail.com>
Sent: Wednesday, July 13, 2022 9:11 PM
To: Everett Louie
Cc: Edgar J. Rosales
Subject: CDDP22-03021

The El Sobrante MAC voted to support this application at its July 13 meeting. Members commended the applicant for providing 24 parking spaces on site and encouraged more if possible to minimize impact on street parking.Members also encouraged the applicant to provide green disposal units to the residences for green household waste.

--

Thomas Lang
Chair, El Sobrante Municipal Advisory Council
Co-Chair, El Sobrante Stroll Committee, El Sobrante Chamber of Commerce
email: tlangesmac.cc@gmail.com
mobile: 510-364-5131

Everett Louie

From: Will Nelson
Sent: Thursday, October 27, 2022 2:34 PM
To: Everett Louie
Subject: RE: DP22-3021 Advance Planning Comments

Hi Everett,

The site's General Plan designation is M-11 Mixed Use, which allows up to 8 units per net acre. The site's net acreage is 29, 250 square feet (0.67 acre) according to the cover sheet of the plans. This results in a maximum yield is 5.37 units. If the net acreage is 0.546 acre, as you indicated below, then the max yield is 4.37 units. The densities related to these acreages are 11.9 units/net acre and 14.65 units/net acre, respectively. We would support the 8-unit project the applicant proposes, but it requires a General Plan amendment.

Let me know if you need additional information.

-Will

William R. Nelson
Principal Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
Phone (925) 655-2898
Web www.contracosta.ca.gov

We're planning for the future of Contra Costa County.
Learn more and get involved at envisioncontracosta2040.org.

This message was sent from a public e-mail system and may be subject to disclosure under the California Public Records Act.

From: Everett Louie <Everett.Louie@dcd.cccounty.us>
Sent: Thursday, October 27, 2022 10:31 AM
To: Will Nelson <Will.Nelson@dcd.cccounty.us>
Subject: RE: DP22-3021 Advance Planning Comments

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 5/12/22

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

DISTRIBUTION

INTERNAL

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

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

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

LOCAL

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

OTHERS/NON-LOCAL

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

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Everett Louie
Phone # 925-655-2873
E-mail everett.louie@dcd.cccounty.us
County File # CDDP22-03021

Prior to June 6, 2022

* * * * *

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

It does not appear the project has accounted for the collection of garbage/recycling/organics for these units. The applicant needs to include adequate container (carts or bins) enclosures and accessibility for collection vehicles to collect all three waste streams pursuant to County Code Chapters 418-6 Mandatory Subscription and 418-20 Organic Waste Disposal Reduction. Enclosures should be covered and drains tied to sanitary/sewer (per C.3 reqs?).

Typical commercial bin (dumpster) sizes have been included with these comments.

Print Name David Brockbank

2/1/2023
Signature DATE

Agency phone # 5-2911

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

CONTRA COSTA
HEALTH SERVICES

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

May 16, 2022

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

RE: CDDP22-03021 – Application For Development Plan For 8 Multi-Family Units
4301 Appian Way, El Sobrante, CA 94803
APN: 425-142-030
Service Request #: SR0019197

Dear Mr. Louie:

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

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

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

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

4. Substantial construction and demolition (C & D) waste could result from this project. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.

5. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic

yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.

6. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

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

Sincerely,

W. Eric Fung, REHS
Environmental Health Specialist II

WEF:ap

Contra Costa County
Public Works
Department

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

Memo

January 23, 2025

TO: Everett Louie, Project Planner, Department of Conservation and Development

FROM: Larry Gossett, Senior Civil Engineer, Engineering Services Division

SUBJECT: **DEVELOPMENT PLAN PERMIT – DP22-3021**
STAFF REPORT & CONDITIONS OF APPROVAL
(Ali/Appian Way/El Sobrante/APN 425-142-030)

FILE: DP22-03021

MESSAGE:

We have reviewed the revised site plan and supporting documents for DP22-3021 received by your office on **November 19, 2024**, and submit the following comments:

Background

The applicant proposes demolishing a single-family residence to develop eight multi-family rental units on the site. The property is located on the west side of Appian Way 250 feet south of its intersection with Santa Rita Road in El Sobrante.

The site slopes towards Appian Creek along the northwest portion of the property. The eight multi-family rental units will be served by a new 24-foot-wide driveway connection with Appian Way. There is a proposed turnaround at the terminus of the proposed driveway, as well as eight parking spots for the rental units. Each rental unit is also proposed to have a two-car garage.

Traffic and Circulation

Appian Way is a County maintained road. It's half-width configuration along the project frontage is 22 feet of pavement within a 25-foot right of way and is planned to have 32 feet of pavement within a 40-foot right of way. A 15-foot right of way dedication, pavement widening, curb and sidewalk to match the improvements previously installed on neighboring parcels as shown on the applicant's site plan will be required.

Applicant proposes to relocate the existing driveway off Appian Way further north to serve the new residential units. The site plan proposes eight on-site parking spaces and a turnaround subject to approval by the Fire District.

Class II bike lanes currently exist on Appian Way. On-street parking along Appian Way will be prohibited to reduce adverse impacts to bike lane usage.

Countywide Street Light Financing

The subject property is already within Service Area L-100. No annexation to County Facilities District (CFD) 2010-1 for Countywide Street Light Financing is necessary.

Utility Undergrounding

Utility services in this area have already been placed underground. All new utilities are also required to be installed underground.

Drainage

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

The site currently appears to slope slightly towards Appian Creek located in the northwest of the property. Two bio-retention basins are proposed on this site, with storm drain lines to convey drainage towards Appian Creek in the back of the property. Unfortunately, Appian Creek, which abuts the subject property, is not adequate due to an inadequate culvert at Garden Lane that would be prohibitively expensive and have access and right of way constraints that would be prohibitive for a relatively small project such as this. The applicant's engineer submitted an exception request from the "collect and convey" requirements in response to our December 18, 2024, memo. He had previously provided a Hydrology and Hydraulics report with this resubmittal to demonstrate residual capacity available in the bioretention basins to mitigate the additional runoff volume resulting from the increased impervious surface area being created by the project. Public Works does not object to this approach taking into account the situation and we are not averse to the granting of the exception.

The site plan shows a creek structure setback line. No structures are planned to be constructed within the creek structure setback.

Stormwater Management and Discharge Control

A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. A Stormwater Control Plan prepared by the Humann Co. received by your department on November 11, 2024, has been reviewed and determined to be "preliminarily complete". A final SWCP will be required, incorporating any design level changes prior to issuance of building permits.

Floodplain Management

Portions of the property lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The applicant shall be aware of the requirements of the National Flood Insurance Program and the County Floodplain Management Ordinance as they pertain to development and construction of any structures on this property. The buildings as proposed appear to meet our Code requirements, but a Letter of Map Amendment (LOMA) or Revision (LOMR) will be required for the building housing Units 6, 7 and 8 as they encroach into the Special Flood Hazard Area delineated by FEMA. Note that FEMA currently has a moratorium on LOMR-F applications. This could be an issue regarding the encroaching building if fill material is required to raise it above the base flood elevation

Area of Benefit Fee

The applicant will need to comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the WCCTAC Transit/Pedestrian/Bridges/Roads, and El Sobrante Road Areas of Benefits, as adopted by the Board of Supervisors. The fee shall be paid prior to the issuance of building permits.

Drainage Area Fee and Creek Mitigation

The applicant will be required to comply with the drainage fee requirements for Drainage Area 73 as adopted by the Board of Supervisors. This fee shall be paid prior to issuance of a building permit.

LG:ss
G:\engsvc\Land Dev\DP\DP 22-3021\DP22-3021 Staff Report and COAs.docx

cc: J. LaRocque, Engineering Services
A, Vazquez, Engineering Services
Numair Ali *(Applicant)*
2021 Elderberry Drive
San Ramon, CA 94582
Izzat S. Nashashibi – The Humann Company *(Engineer)*
1021 Brown Avenue
Lafayette, CA 94549

PUBLIC WORKS RECOMMENDED
CONDITIONS OF APPROVAL FOR PERMIT DP22-3021

Applicant shall comply with the requirements of Title 8, Title 9 and Title 10 of the Ordinance Code. Any exceptions(s) must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan submitted to the Department of Conservation and Development on November 19, 2024.

UNLESS OTHERWISE NOTED, COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

General Requirements:

- For Public Works review for compliance relative to this Land Use Permit, a Compliance Review Fee deposit shall be submitted directly to the Public Works Department in accordance with the County's adopted Fee Schedule for such services. This fee is separate from similar fees required by the Department of Conservation and Development and is a deposit to offset staff costs related to reviewing and processing of these conditions of approval and other Public Works related services ancillary to the issuance of building permits and completion of this project.

- Improvement plans prepared by a registered civil engineer shall be submitted, if necessary, to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this permit. Any necessary traffic signing and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.

Roadway Improvements (Appian Way Frontage):

- Applicant shall construct curb, 8-foot sidewalk, necessary longitudinal and transverse drainage, street lighting, and pavement widening and transitions along the frontage of Appian Way. Applicant shall construct face of curb 8 feet from the ultimate right-of-way line.

Access to Adjoining Property:

Proof of Access

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

Encroachment Permit

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

Abutter's Rights:

- Applicant shall relinquish abutter's rights of access along Appian Way with the exception of the proposed private driveway intersection.

Road Alignment/Intersection Design/Sight Distance:

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

On-Site Vehicular Circulation:

- Applicant shall construct the on-site private drive to current County private road standards with a minimum traveled width of 20 feet.

- Applicant shall construct a paved turnaround at the end of the proposed private drive.

- Internal access and turnaround are subject to approval by the Fire District and Public Works.

Road Dedications:

- Property owner(s) shall convey to the County, by Offer of Dedication, the right-of-way necessary for the planned future half-width of 40 feet along the frontage of Appian Way.

Bicycle - Pedestrian Facilities:

Pedestrian Access

- Applicant shall design all public and private pedestrian facilities for accessibility in accordance with Title 24 and the Americans with Disabilities Act. This shall include all sidewalks, paths, driveway depressions, and curb ramps.

Parking:

- Parking shall be prohibited along the internal driveway and turnaround with the exception of designated parking stalls opposite Units 1, 2 and 3. "No Parking" signs and/or pavement markings shall be installed along these portions of the roads subject to the review and approval of the Fire District and Public Works Department.

- "No Parking" signs shall be installed along Appian Way subject to the review of the Public Works Department and the review and approval of the Board of Supervisors.

Utilities/Undergrounding:

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

Drainage Improvements:

Collect and Convey

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

Exception (Subject to Advisory Agency findings and approval)

Due to existing downstream drainage constraints that cannot be reasonably remedied, Applicant shall be permitted an exception from the collect and convey requirements of the County Ordinance Code provided that on-site detention measures are employed to mitigate the additional runoff rate from the site to pre-project conditions.

Miscellaneous Drainage Requirements:

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

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

Floodplain Management:

- The project is located in a Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency's Flood Insurance Rate Maps. The applicant shall be aware of and comply with the requirements of the National Flood Insurance Program (Federal) and the County Floodplain Management Ordinance as they pertain to development and future construction of any structures on this property.

- Prior to issuance of a building permit for the westerly building (Units 6, 7, and 8) , the applicant shall obtain a Letter of Map Amendment (LOMA) that removes the building footprint for that building area from the Special Flood Hazard Area. If the conditions are such that it does not qualify for a LOMA, a Conditional Letter of Map Revision based on Fill (CLOMR-F) will be required. In the latter case, a final Letter of Map Revision based on Fill will be required prior to occupancy.

Creek Banks and Creek Structure Setbacks:

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

  Hold Harmless

- The property owner shall be aware that the creek banks on the site are potentially unstable. The property owner shall execute a recordable agreement with the County which states that the developer and the property owner and the future property owner(s) will hold harmless Contra Costa County and the Contra Costa County Flood Control and Water Conservation District in the event of damage to the on-site and off-site improvements as a result of creek-bank failure or erosion.

National Pollutant Discharge Elimination System (NPDES):

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

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

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

Stormwater Management and Discharge Control Ordinance:

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

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

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

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

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

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

Area of Benefit Fee Ordinance:

- Applicant shall comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the WCCTAC Transit/Pedestrian/Bridges/Roads, and El Sobrante Road Areas of Benefits as adopted by the Board of Supervisors.

Drainage Area Fee and Creek Mitigation:

- The applicant will be required to comply with the drainage fee requirements for Drainage Area 73 as adopted by the Board of Supervisors. This fee shall be paid prior to issuance of a building permit.

- The applicant shall construct creek capacity improvements as called for in the "San Pablo Creek Watershed Study" and as directed by the Public Works Department or Flood Control and Water Conservation District.

  OR

  Applicant shall contribute $0.25 per square foot of additional impervious surface area to the San Pablo Creek watershed mitigation fund, to be used for creek capacity improvements within the San Pablo Creek Drainage Area.

ADVISORY NOTES

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

- This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.

DARWIN MYERS ASSOCIATES
ENVIRONMENTAL RESEARCH ■ ENGINEERING GEOLOGY

July 14, 2025

Everett Louie, Project Planner
Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Subject: **Geologic Peer Review / CDDP22-03021**
4301 Appian Way / APN 425-142-030
Ali Family Trust (owner) / Shakil Ali (applicant)
Ali Carriage Rental Homes (8 proposed units)
El Sobrante Area, Contra Costa County
DMA Project #3025.25

Dear Everett,

Based on your authorization we have reviewed project plans for a proposed 8-unit residential development consisting of eight (8) three-story single-family residences that is proposed within the El Sobrante area. The application included architectural plans prepared by Arete, Inc., architecture.[1] The Humann Company, Inc. prepared the civil engineering plans;[2] and the application was accompanied by foundation investigation report prepared by Geotechnia.[3] The civil engineering plans provided for our review included: *(a)* topographic map & creek structure setback, *(b)* preliminary grading and drainage plans. Not included were utility plans, typical sections and plan details for road and drainage improvements, nor was a preliminary stormwater control plan included.

Purpose

The purpose of our review is to provide the professional opinion of an engineering geologist on the adequacy of published geologic and soils reports and maps issued by public agencies and professional organizations, in combination with the geotechnical report of Geotecnia, for the full processing of the application. It should be noted that for the purposes of CEQA, final geotechnical design-level recommendations are not required. Instead, CEQA requires at least a preliminary evaluation of a broad range of potential geologic hazards. Additionally, the CDDP22-03021 project site is located within a Seismic Hazard Zone, which imposes specific additional requirements as prescribed by the State Seismic Hazard Mapping Act, and associated guidelines issued by the California Geological Survey (CGS). It is the adequacy of the Geotecnia report for these purposes that must be evaluated.

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[1] Arete, Inc. Architecture, 2024, *Ali Carriage Rental Homes, 4301 Appian Way – El Sobrante, CA*, Arete Job #5154 (plans dated July 22, 2024).

[2] Humann Company, 2024, *DP22-3021, Topographic and Creek Structure Setback; & Preliminary Grading and Drainage, Lot 54 Sana Rita Acres, Unit No. 1 (22M645), 4301 Appian Way – APN 425-142-030, El Sobrante, California, (2 Sheets),* Humann Co. Job #22026 13-1060-12 (plans dated May 13, 2024).

[3] Geotechnia, 2024, *Geotechnical Study, Proposed 8-Unit Residential Development at 4301 Appian Way, El Sobrante, California,* Geotechnia Job #244073 (report dated August 12, 2024).

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

County Expectations

a) The County requires sufficient data on site geologic/ seismic conditions to allow: *(i)* delineation the potential geologic hazards based on adequate subsurface data, and *(ii)* the data must be sufficient to serve as the primary basis for preparation of the "Geology and Soils" chapter of the CEQA document. Appendix G of the CEQA Guidelines issued by the State of California identifies the potential geologic and seismic hazards that must be evaluated by the CEQA document (see Table 1), and the project must comply with requirements of the SHZ Mapping Act.

b) Geologic/geotechnical engineering studies which define and delineate potentially hazardous conditions must also be compliance with investigation standards for projects located in an SHZ.

c) The required report must recommend means of mitigation of any adverse conditions that were confirmed to be present on the project site (e.g. landslide hazards, but also including expansive and/or corrosive soils, ponding of water, etc.), and

d) Consultation by the project geotechnical engineer with the client and contractor in ensure the intent of the geo-recommendations are correctly interpreted and followed by geotechnical monitoring that shall extend throughout the construction period to verify (and document) all geo-recommendations were correctly interpreted and constructed by the contractor.

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?	☐	☐	☐	☐

Regulatory Framework

1. County General Plan

In November 2024 the County adopted the updated County General Plan - 2045. Geologic hazard related policies are presented in the Health and Safety Element (see Table 2). Policy HS-P11.1 requires that for at-risk projects, the engineering geologic / geotechnical report shall including *(i)* a map showing the location of areas of the site where hazardous conditions have been confirmed to be present, *(ii)* recommended mitigation measures that would substantially reduce damage and/or injury potential, and *(iii)* provide detailed recommendations to assuring effective implementation of all geo-related mitigation measures during construction.

Table 2
Health & Safety Element Geologic Hazard Policies

HS-P11.1
For projects in Alquist -Priolo Earthquake Fault Zones or Seismic Hazard Zones (areas considered at-risk of earthquake triggered liquefaction or landslide displacement) delineated by the California Geological Survey, as well as any other areas of steep slopes or areas of suspected ground failure known to the County, require submittal of appropriately detailed engineering geologic or geotechnical investigations. The reports must be compliant with State Guidelines and include:

a) A map showing the outline of any geologic or potentially hazardous soil conditions and areas subject to inundation.
b) Recommended means of mitigation of any adverse condition representing a hazard to improvements.
c) Recommendations to assure proper implementation of mitigation measures during construction.

HS-P11.2
Prohibit construction of buildings intended for human occupancy in areas where seismic and other geologic hazards (e.g. landslides, liquefaction and fault lines) cannot be adequately mitigated.

HS-P11.3
Discourage construction of critical facilities and buildings intended for human occupancy in Alquist-Priolo Fault Zones and encourage earthquake retrofitting where such development already exists. If there is no feasible alternative to siting critical facilities and buildings intended for human occupancy in the Fault Zones, buildings must be sited, designed and constructed to withstand the anticipated seismic stresses.

HS-P11.4
Refer geotechnical and engineering geologic reports to the County Peer Review Geologist for evaluation of their adequacy, as required by State Law for projects in State-designated hazard zones. Reports deemed inadequate will require further engineering analysis and revision until the findings/ opinions of the Peer Revie Geologist have been addressed to the County`s satisfaction.

HS-P11.5
Discourage development on slopes exceeding 15 percent and prohibit development on slopes of 26 percent or greater to avoid slope instability, unnecessary grading and extensive land disturbance, and facilitate long-term control of erosion and sedimentation. Exceptions may be considered for infrastructure projects and development on existing legal lots where no other feasible building sites exist.

HS-P11.6
Require projects to form a Geologic Hazard Abatement District (GHAD) or join an existing GHAD whenever necessary to adequately mitigate anticipated or residual geologic hazards.

HS-P11.7
Do not accept public road dedications or allow construction of private roads on unstable hillsides or in landslide hazard areas unless potential hazards have been mitigated to the County`s satisfaction. All private roads constructed in such areas must be fully compliant with private road standards adopted by the County and fire protection district with jurisdiction.

Source: Contra Costa County 2045 General Plan – Health and Safety Element, pages 9-52 & -53

2. Seismic Hazard Zone Mapping Act

The project site is located in the Seismic Hazard (SHZ) for earthquake induced liquefaction. Specifically, the site is located within the Richmond Quadrangle.[4] Accompanying release of the SHZ map, the California Geological Survey (CGS) issued the SHZ report.[5] The proposed residential development is a project that is subject to the required rigorous geotechnical investigation mandated by the Seismic Hazard Mapping Act and the implementing policies and criteria of the Mining and Geology Board, and CGS guidelines (see Table 3).

Table 3
Seismic Hazard Zone Mapping Act

Legal Framework. 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 DCD for the past 50 years. However, the official Seismic Hazard Zone (SHZ) maps issued by the CGS identify areas that are at risk of earthquake triggered landslides and earthquake triggered liquefaction. The official SHZ map of the Richmond 7.5-Minute Quadrangle was issued by the California Geological Survey (CGS) in 2024. The project site as well as nearly all parcels located on the floor of the valley floor area of El Sobrante is classified as potentially subject to earthquake induced liquefaction.

Relationship to CEQA. Regarding relationship of SHZ's to the CEQA process, the State of California CEQA Guidelines state that *nothing in these guidelines is intended to negate, supersede or duplicate any requirements of CEQA···At the discretion of the lead agency, some or all of the investigations required by the Seismic Hazard Mapping Act may occur either before, concurrent with, or after the CEQA process.* The Guidelines go on to indicate that if the investigation does not precede CEQA, it may be desirable for the CEQA document to describe the full range of mitigation measures that may be required to stabilize the land development project. However, if all or part of the investigation is performed prior to completion of the CEQA process, it may be possible to narrow the discussion of mitigation alternatives to only those that would provide reasonable protection of the public safety given site-specific knowledge of field conditions. In this case the report of Geotecnia. provides an evaluation of liquefaction potential, based on preliminary evaluation of on-site auger borings. which is intended to satisfy the requirements of the Seismic Hazard Mapping Act.

Scope of the Seismic Hazard Mapping Act. The SHZ Mapping Act requires investigations for a broad range of land development applications, including issuance planning-related approvals that would lead to future development of structures for human occupancy. Clearly, CDDP 22-03021 is a "project" that fall under the authority of state law. Note that the issuance of building permits for remodels/ expansions of existing non-single family residential buildings, where the proposed improvement would increase the estimated value of the structure by 50% (or more), fall under the authority of the state law. For the purposes of the law, the State Mining and Geology Board has determined that an occupancy factor of 2,000 person hours per year (or more) constitutes human occupancy. This human occupancy standard applies to any structure that is even partially within the SHZ. For projects that fall under the authority of the SHZ Mapping Act, the required investigations must be prepared by a certified engineering geologist and/or geotechnical engineer registered in the State of California. A copy of each consultant prepared report, along with evidence of peer review by the local jurisdiction, must be forwarded to the CGS within 30 days of County approval of the report. Exemptions from the SHZ Mapping Act are narrowly defined and limited chiefly to the construction of a single-family residence on a legally established parcel that was created prior to the issuance of the SHZ map, and the proposed dwelling must not exceed 2½ stories.

[4] California Geological Survey, 2024, *Earthquake Zones of Required Investigation, Richmond Quadrangle*, (official map released February 14, 2024).

[5] California Geological Survey, 2024, *Seismic Hazard Zone Report for the for the Richmond, Mare Island, and San Quentin 7.5-Minute Quadrangles, Contra Costa County, California,* SHZ Report #134.

Geologic and Seismic Setting

1. Active Faults

The site is located in the unincorporated El Sobrante area. Figure 1, Vicinity Map, which identifies the location of the site with respect to the local road network, Interstate Highway 80, and boundary of the unincorporated area with nearby cities. The site boundary is shaded in red and is centered within a red bullseye. For reference purposes, Figure 1 also shows the location of the Alquist-Priolo Earthquake Fault Zone (A-P zone) that encompasses recently active and potentially active traces of the Hayward fault. It is the northwest-trending zone (shaded yellow) the trends N30°W and passes approximately 1.2 mi. southwest of the site. The A-P Zone was delineated by the California Geological Survey (CGS). Its width varies depending on the quality of the geologic features available to delineate the fault. The criteria used by the CGS to identify active faults is clear evidence that surface fault rupture has occurred during Holocene time (i.e. during the last 11,000 years±). The Hayward fault is characterized by right-lateral, strike-slip displacement. Evidence of active faulting includes *(i)* evidence of shearing and offset of Holocene deposits in exploratory trenches logged by geologic consultants for land development projects, *(ii)* tectonic creep features, *(iii)* geomorphic features characteristic of active faulting, and *(iv)* a concentration of small magnitude earthquakes distributed along the mapped fault trace. The last major earthquake on the Hayward fault occurred on October 21, 1868. Previous scientifically oriented investigations of the United States Geological Survey (USGS) utilized absolute aging techniques to establish the recurrence interval and approximate dates the major seismic events on the Hayward fault during the last 700± years. A total of 5 major earthquakes are well documented (circa 1315, 1470, 1630, 1725 and 1868). This historic record indicates a recurrence interval of approximately 140 years±, and it has been nearly 157 years since the last major earthquake. Figure 1 also shows the location of faults that are delineated by a USGS bedrock geology map of Contra Costa County. That particular map does not classify faults by activity status, but it identified location where geologist's have confirmed evidence of faulting within bedrock in the El Sobrante area (bedrock faults are represented by broad green lines).

2. Geologic Mapping

Figure 2 presents a portion of a digitized geologic map of Contra Costa County that emphasized bedrock formations.[6] As shown, the project site fronts on the northwest site of Appian Way, with the channel of Appian Creek passing along the northwest property boundary. This map used existing published mapping as a point of departure for their study. A primary source for the El Sobrante area was the dissertation mapping of Wagner.[7] The project site is indicated to be on the valley floor and is mapped as Surficial Deposits, undivided (Qu). According to Figure 2 the upland hills in the immediate vicinity of the site are underlain by bedrock units classified as Orinda Formation (Tor). Also note the two bedrock faults (represented as green lines) pass approximately 2,000 ft. west and the other 1,300 ft. east of the site, respectively. Note that the eastern fault trace is shown to form a geologic contact between Tor and Tcgl.

Another USGS publication characterized the rock types and engineering properties of the formation that have been identified in the vicinity.[8] Tor formation, whose distribution is shown in Figure 2, is referred to as the *Contra Costa Group* by the authors of the USGS Professional Paper 1357. Ellen, et. al. describes the Contra Costa Group as interbedded (1) conglomerate, (2) medium-grained to very coarse-grained

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[6] 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.

[7] Wagner, J.R., 1978, *Late Cenozoic History of the Coast Ranges East of San Francisco Bay,* Ph.D. Dissertation, U.C. Berkeley.

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

sandstone, (3) siltstone and (4) mudstone; each of these four units contains some of each composition. Bedding is mostly distinct in conglomerate; internal bedding in dirty sandstones is indistinct, but some sandstone is laminated; much of the unit has irregular or lenticular bedding and crossbedding. Regarding the depth of weathering, conglomerate and the med-to-coarse grained sandstone is regarded as weathered to depths of 25 to 30 ft.; less permeable units (i.e., siltstone and mudstone) are fresh at 15 to 20 ft. below the ground surface. This formation is regarded as expansive and some severely expansive; the residual soils formed from weathering of this unit are considered by Ellen et. al. to be highly to severely expansive.

The Tcgl formation which is shown in Figure 2 is referred to by Ellen et. al. as the *Garrity Formation* of Wagner. As described by Ellen et. al., the composition of this unit is estimated to be about 35% clean (i.e., relatively clay free) sandstone; 35% dirty sandstone (i.e. sandstone that is saturated with clayey matrix material; 20% conglomerate and 10% mudstone. The weathering of this unit is known to extend to depths of 30+ ft. Regarding expansion potential, Ellen et. al. considers this formation to be largely unexpansive, except for the mudstone unit, which is considered to have some expansion potential.

3. Quaternary Geology

In 1997 the USGS issued a map that divided Quaternary deposits of Contra Costa County into nine (9) categories. The units identified varied in a) age, b) depositional environment and c) engineering properties. Figure 3 presents a portion of this map, showing the surficial deposits that were identified in the vicinity of the project site include the following (i) stream channel deposits of San Pablo Creek and its major tributaries (Qhsc, Holocene age), (ii) fan and fluvial deposits (Qhaf, Holocene age), and (iii) alluvial fan and fluvial deposits (Qpaf, Pleistocene age). Table 4 presents a brief summary of the properties of the units that occur in the vicinity of the Project Site. According to the USGS Map, the central and southeastern portion of the project site is shown to be within the area mapped as Pleistocene alluvium (Qpaf) and the northwest portion of the site is interpreted as bedrock (b) at/ near the ground surface

Table 4

Quaternary Deposits that Occur in the Site Vicinity

Stream channel deposits (Qhsc)
These are deposits of Holocene age (<11,700 years before present) and consist of stream channel deposits of San Pablo Creek and its major tributaries.
Alluvial fan and fluvial deposits (Qhaf)
These are alluvial fan and fluvial deposits of Holocene age. They tend to be brown to tan and medium dense (never reddish).
Alluvial fan and fluvial deposts (Qpaf)
These deposits are of inferred Pleistocene age and consist of brown, dense gravely and clayey sand or clayey gravel that fines upward to sandy clay. All Qpaf deposits are related to modern stream channels and are distinguished from the younger Qhaf deposits by higher topographic position, greater degree of dissection and stronger soil profile development.

4. Seismic Hazard Zone Map

The CGS has issued a *Seismic Hazard Zone* map of the project site and vicinity. The hazard map identifies areas deemed to be at-risk of earthquake-induced liquefaction as well as areas considered to be at-risk of earthquake-induced landslide displacement and other forms of ground failure. As shown in Figure 4, lands deemed to be potentially subject to liquefaction are shaded a yellow-ocher color and the area deemed to be potentially subject to earthquake triggered landsliding and ground failure are shaded a muted, reddish pink color. As shown the central and southeastern portions of the site are indicated to be at risk of liquefaction, which the northwestern portion of the project site is not shown to in a hazard zone. The nearest area of inferred earthquake induced landslide displacement is approximately 850 ft. southwest of the project site.

The provision of the Seismic Hazard Mapping Act is summarized on Table 3 (see pg. 3). The project proponent is required to submit a comprehensive investigation of liquefaction potential that is compliant with the provisions of the State Law and guidelines adopted by the CGS.

Geotecnia, Inc.

1. Purpose and Scope

The purpose of this investigation was to explore the existing soil and groundwater conditions on the project site and provide geotechnical engineering conclusions and recommendations for the design and construction of the proposed residential subdivision and associated improvements.

The scope of services included a) site reconnaissance, b) review of pertinent geologic references, c) perform subsurface exploration (excavation and logging of 5 boring to depths ranging from 19 to 21½ ft.)[9] d) collect representative bulk samples, e) laboratory testing of selected samples (8 sample tested to assess the expansion potential, e) engineering analysis of the data gathered, and f) preparation of a report presenting Geotecnia's findings, conclusions and recommendations, and g) statement of limitations.

2. Findings and Conclusions

The primary hazards were considered highly expansive soils and very strong earthquake ground shaking. The mitigation measures provided to mitigate expansive soils and earthquake ground shaking. The recommended measure includes the following:

- Providing positive drainage
- Use of concrete mat or drilled pier foundation systems (construction details would be provided in a subsequent report), and
- Mitigation for the ground shaking hazard relies on conservative design, quality construction and compliance with the latest provisions of the California Building Code as a minimum standard.

3. Recommendations

Limited data on the project was provided to Geotecnia, and consequently their recommendations are somewhat generalized, but nevertheless adequate for the purposes of CEQA. This section of the report commences on pg. 5 and is divided into sections titled a) general, b seismic design parameters c) site preparation and grading, d) potential foundation systems) and e) retaining wall lateral pressures, f) exterior concrete flatwork, g) flexible pavements, h) drainage improvements, i) supplemental services and j) limitations.

DMA Comment on Geotecnia Recommendations

We must consider these to be Preliminary Recommendations in the sense that they do not reference specific/ detailed development plans. Nevertheless, it is anticipated that Geotecnia's recommendations will assist their client in estimating costs and in evaluating the complexity of the geotechnical work that is recommended. We anticipate that a report update will be needed prior to issuance of construction permits.

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[9] With regard to groundwater, only boring B-2 encountered groundwater at the time of drilling. In that borehole, groundwater was present at 19 ft. below the ground surface.

DMA Evaluation

1. Introduction

The recommendations of Geotecnia for grading, foundation design, drainage design of will not be recited here because the primary objective of this review is to comment on the adequacy of Geotecnia's evaluation of potential geologic hazards and b) the adequacy of the recommended mitigation measures for the impacts that were confirmed to be present on the project site. It should be recognized that the project geotechnical engineer did not have a detailed Improvement Plans for the project. Based on relatively limited information the future housing project, Geotecnia provided *Preliminary Recommendations,* which address a) earthwork b) foundations c) drainage, d) pavements and e) retaining walls. However, the County does not need detailed geotechnical recommendations at this stage of the planning process. In our opinion when improvement plans are available for the project in the future, Geotecnia should be authorized by their client to review those plans and update the geotechnical recommendations in the 2024 report as warranted, based on plan review provided prior to issuance of construction permits.

2. Seismic Hazard Mapping Act

The Seismic Hazards Mapping Act (SHMA) requires a site-specific geotechnical investigation to evaluate the potential seismic hazard that is identified in a Seismic Hazard Zone (SHZ) map issued by the California Geological Survey (CGS), and there are adopted guidelines for the investigation In this case, the *Ali Carriage Rental Homes* project site is within an area identified as having potential for earthquake-induced liquefaction. SHMA also requires that the report provide adequate mitigation measures prior to permitting by the local jurisdiction. This requirement can be satisfied either prior to deeming the application complete; or some of the required investigation can be incorporated into a Condition of Approval. In this case the project proponent has submitted a geotechnical report that includes borings that ranged up to 21½ ft. in depth. The report does not provide SPT or normalized blow counts and the borings did not extend to penetrate the underlying bedrock. Nevertheless, it provides an adequate amount of subsurface data on the upper 20 thickness of alluvial deposits, but we note that Geotecnia provides only a reconnaissance level of analysis of that data gathered. Additionally, auger drilling involves sampling of what are selected intervals. The auger drilling method of exploration could inadvertently fail to sample a relatively thin sandy layer, which if saturated, could potentially be liquefiable. It should also be recognized that the CGS map considers all alluvial deposits on the valley floor area of El Sobrante floor to be potentially liquefiable.

The proposed project clearly falls into the SHZ for liquefaction induced ground failure. The required investigation must be compliant with the standards and guidelines for projects located in the SHZ. That said, the preliminary data provided by the Geotecnia report, while not adequate to meet the standards for a project in the SHZ, can be considered adequate basis to defer further evaluation of the liquefaction hazard to a Condition of Approval. That COA would need to be satisfied prior to the issuance of construction permits. The approach to the required supplemental investigation is the responsibility of the project geotechnical engineer to determine. Nevertheless, we offer the following guidance to an approach that would adequately comply SHZ requirements/ expectations: Provide a single Cone Penetration Test (CPT) that reaches a depth of 50 ft. (or to bedrock, whichever is less). Computer-based analysis of the CPT data shall be expected to provide detailed information on the engineering properties of the alluvial deposits penetrated. Liquefaction analysis must consider the location of the project with respect to the Hayward fault, as well as other known active faults in proximity to the site (i.e. provide justification for the peak ground acceleration used in the analysis). The computer analysis should also yield an estimate of the total settlement anticipated. The project geotechnical engineer shall provide an estimate of the amount of differential settlement across the footprint of the future residential buildings. Although the computer

analysis may use a deterministic PGA, we request that the geotechnical engineer include in their report a discussion that compares the earthquake acceleration used in the computer analysis of the CPT data with Probabilistic PGA used in SHZ Report 134.

3. State CEQA Guidelines

The County relies on the Geotechnical report submitted by the project proponent as the primary source when evaluating the broad range of potential hazards that must be evaluated in the *Geology & Soils Chapter* of the CEQA document. In our opinion the Geotecnia report adequately respond to the full range of hazards identified in CEQA Guidelines. The primary hazard confirmed on the site was highly expansive soils, and the report identifies appropriate foundation systems as the recommended mitigation measures. Additionally, they provide a recommendation to mitigate the seismic ground shaking hazard (i.e., reliance on the seismic parameters included in the California Building Code as a minimum standard, in combination with conservative design and quality construction. For that reason, it is our opinion that the application can be considered complete from the standpoint of potential geologic and geotechnical hazards.

DMA Recommendations

GEO-1 The evaluation of the liquefaction hazard shall be based on analysis of the CPT data. The SHZ report should include a) project description, b) review of published geologic mapping and seismicity of the El Sobrante area, c) provide justification for all assumptions used as inputs to the computer analysis of liquefaction potential based on analysis of CPT data. The methodology used by the project geotechnical engineers to evaluate liquefaction shall be consistent with guidelines adopted by the California Geological Survey for liquefaction analysis. If the CPT analysis confirms the presence of potentially liquefiable sands in the subsurface, the amount of anticipated total settlement and differential settlement across a building site shall be provided.

GEO-2 Require evaluation of the potential hazard posed by corrosive soils and provide mitigation for any substantial hazard posed by corrosive soils.

GEO-3 Prior to issuance of construction permits the applicant shall submit a geotechnical update of the 2024 Geotecnia report. The purpose of the update is to provide an opportunity for the geotechnical engineer to review and modify recommendations as warranted, based on the design level plans.

GEO-4 Require adequate geotechnical monitoring to verify the design-level recommendations of Geotecnia are fully/correctly implemented in the field and documented in a final report from the geotechnical engineer. That report shall include monitoring dates on site, identify the location/nature of the features observed, provide any test results, and provide the engineer's professional opinion of compliance of the as-graded, as-built project with geotechnical recommendations.

GEO-5 All required reports shall be subject to peer review by the County Peer Review Geologist and shall be subject to review and approval by the Zoning Administrator.

Limitations and Purpose

This review has been performed to provide technical advice to assist the Community Development Division with discretionary permit decisions. Our services have been limited to providing a review of the documents identified in this peer review letter. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the engineering geology profession.

We trust this letter provides the evaluation and comments that you requested. Please call if you have any questions.

Sincerely,
DARWIN MYERS ASSOCIATES

Darwin Myers, CEG 946
Principal

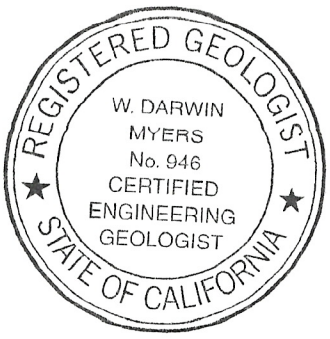
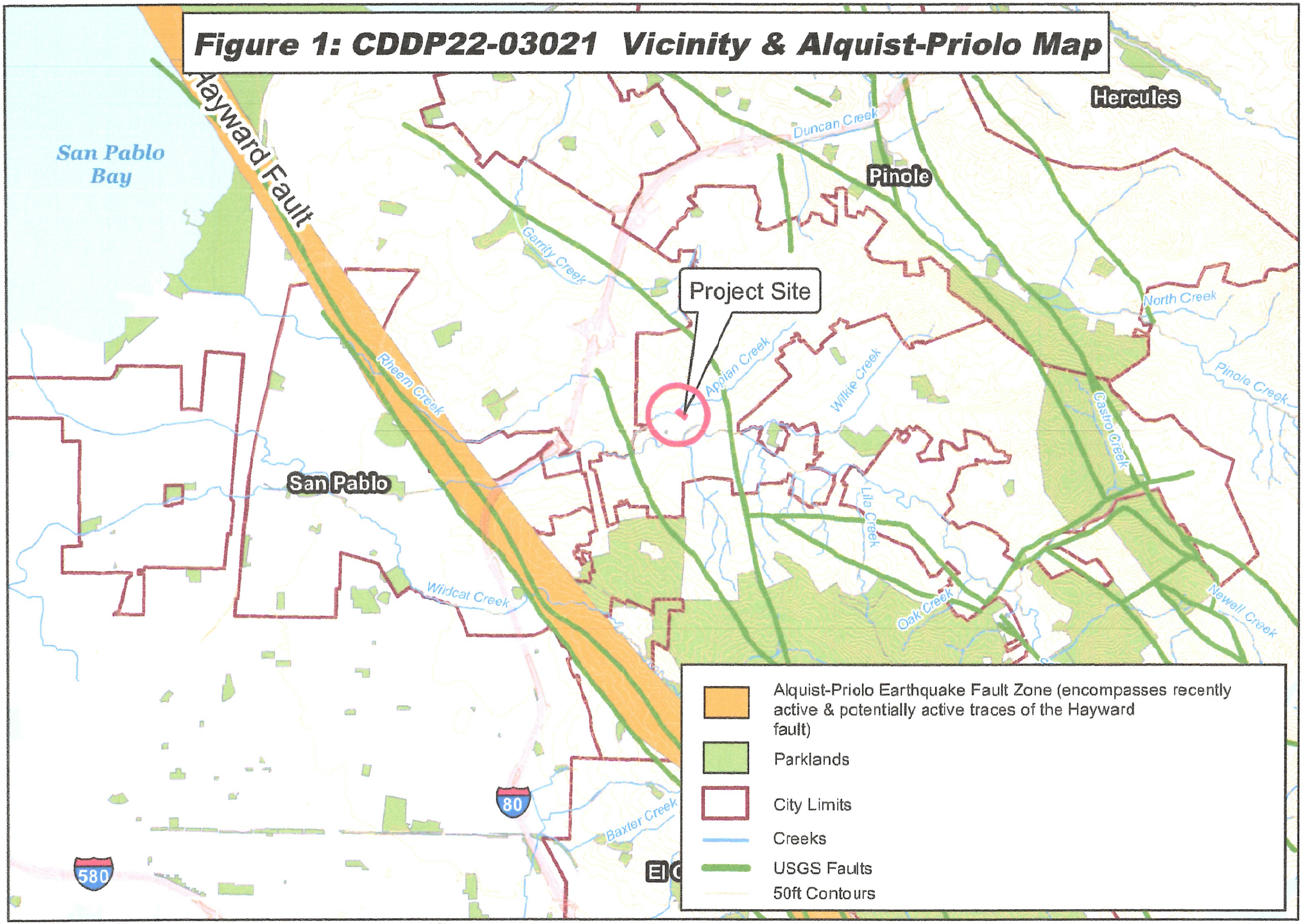


Figure 1: CDDP22-03021 Vicinity & Alquist-Priolo Map



source CGS, Special Publication 42 (revised in 2018) & USGS Open File Report 94-622 (1994)

Map Created 7/8/2025
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

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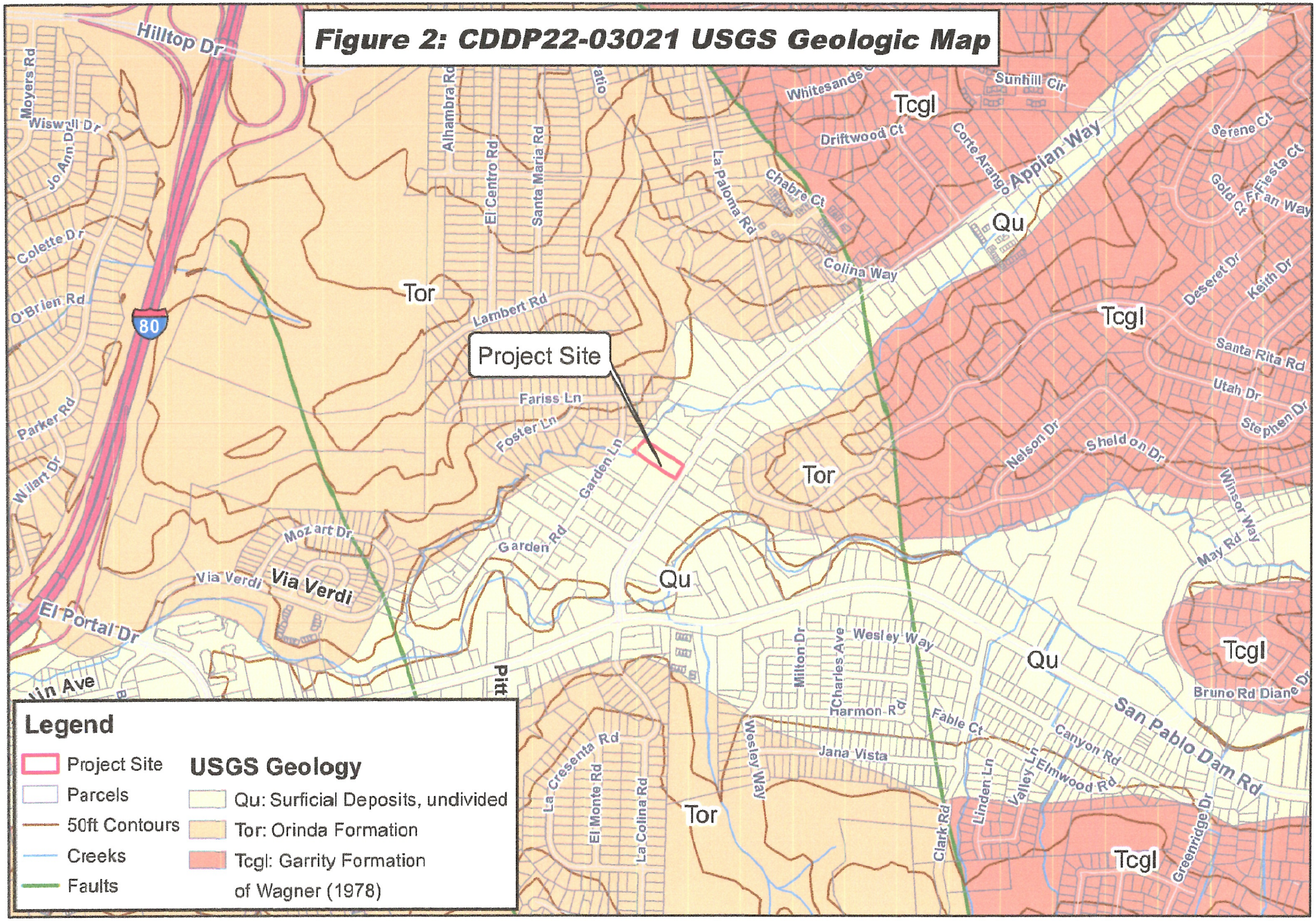
Figure 2: CDDP22-03021 USGS Geologic Map



Legend

- Project Site
- Parcels
- 50ft Contours
- Creeks
- Faults

USGS Geology

- Qu: Surficial Deposits, undivided
- Tor: Orinda Formation
- Tcgl: Garrity Formation of Wagner (1978)

0 405 810 1,620 Feet

Source: USGS Open File Report 94-622

Map Created 7/8/2025
by Contra Costa County Department of
Conservation and Development, GIS Group
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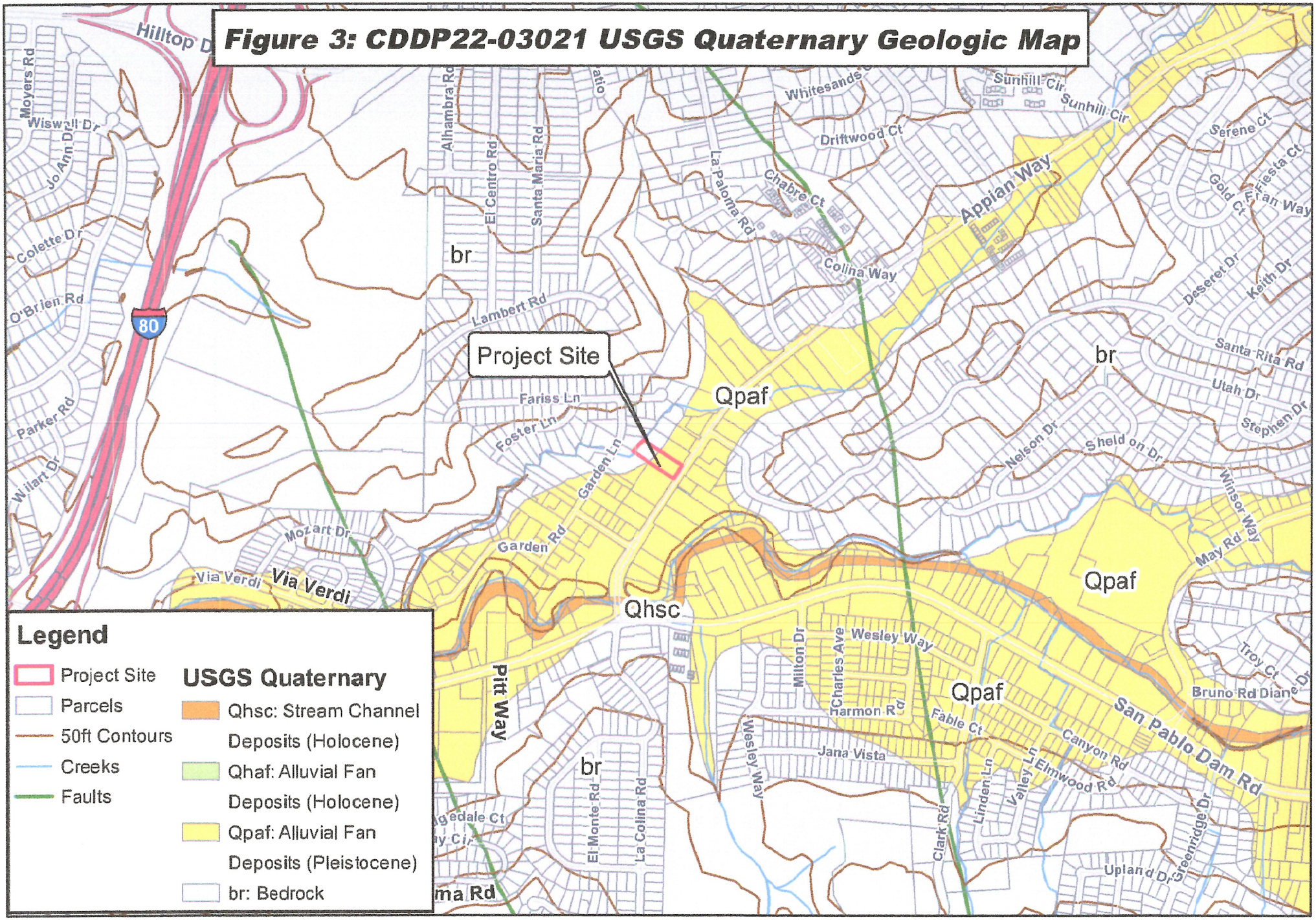
Figure 3: CDDP22-03021 USGS Quaternary Geologic Map



Source: USGS Open File Map 97-98

Map Created 7/8/2025
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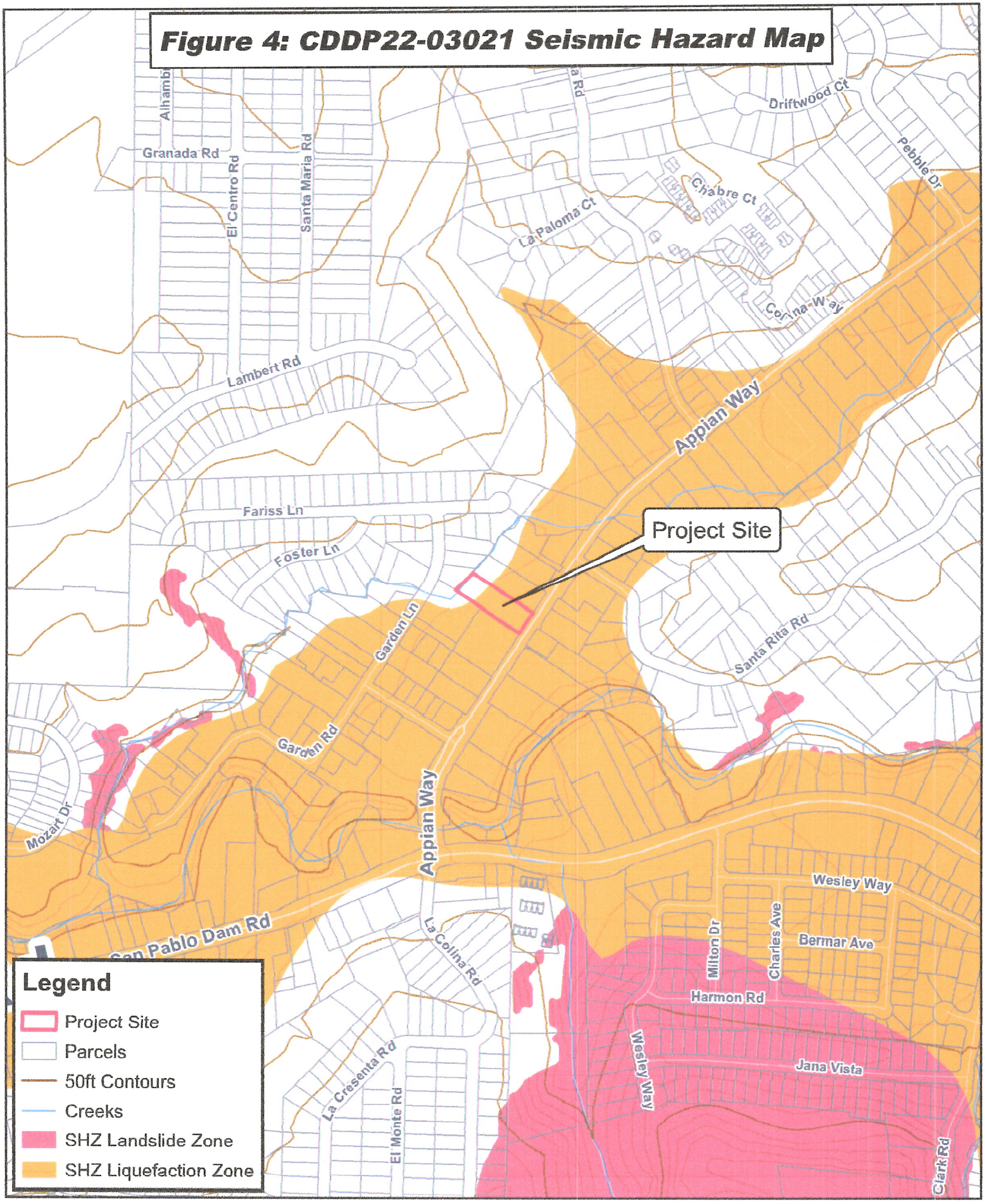
Figure 4: CDDP22-03021 Seismic Hazard Map



Feet
0 125 250 500

Source: CGS Richmond SHZ Map 2024

Map Created 7/8/2025
by Contra Costa County Department of Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37.99 41,791N 122.07 03,756W

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4301 Appian Way, El Sobrante, CA 94803, County File CDDP22-03021

Inclusionary Housing Ordinance

1. A residential development of five or more rental units is subject to the County's Inclusionary Housing Ordinance. Pursuant to Section 822-4.402(a) of the County Ordinance Code, in a residential development of five through one hundred twenty-five rental units, at least fifteen percent of the rental units shall be developed and rented as inclusionary units under the terms and conditions of Section 822-4.410(a) of the County Ordinance Code. At least twenty percent of the inclusionary units shall be rented at an affordable rent to lower-income households. An in-lieu fee may be paid pursuant to Section 822-4.404 of the County Ordinance Code as an alternative to providing some or all of the required inclusionary units.

   Required Inclusionary Housing Unit Calculation:

   - 8 units x 15% = 1.2 inclusionary units required
   - 1.2 x 20% = 0.24 units shall be rented at an affordable rent to very low-income households
   - 1.2 – 0.2 = 0.96 units shall be rented at an affordable rent to lower-income households.

   The applicant, owner, and/or developer (Applicant) is required to construct 1.2 inclusionary units for the project. The Applicant has submitted an Inclusionary Housing Plan received on August 30, 2024, which proposed the construction of one inclusionary unit within the multi-family housing development. One unit shall be available to and occupied by a very low-income household (50% Area Median Income). The fractional unit of 0.2 would be satisfied with the payment of a partial in-lieu fee.

Inclusionary Housing Agreement

2. At least 90 days prior to the Community Development Division's (CDD) approval of a building, demolition, or grading permit application, whichever occurs first, and with the filing of a condition of approval compliance review, the Applicant shall initiate the County's preparation and execution of an Inclusionary Housing Agreement (Agreement), form to be provided by the County, with the County pursuant to County Ordinance Chapter 822-4 Inclusionary Housing, County Ordinance and Government Code 65915 to ensure that one (1) of the approved units is affordable to and occupied by a very low-income household. The Agreement shall be submitted to the Board of Supervisors for approval on behalf of the County. Following the execution of the Agreement, the completed Agreement will be filed and recorded on the subject property.

   The one on-site inclusionary unit identified will include:

   1 Two-bedroom unit for Very Low-Income (50% AMI)

   Maximum affordable rents shall be determined annually by the County and adjusted for family size appropriate for the unit.

The continued affordability of the very low-income rental units shall remain restricted and affordable to the designated income category for fifty-five (55) years or longer if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

Definitions

Terms and definitions used in these conditions of approval may be found in the above-referenced County Ordinance Codes and Government Code.

A. Affordable rent – means rent, including a reasonable utility allowance determined by the Department of Conservation and Development (DCD) Director or designee, that does not exceed the following calculations pursuant to Health & Safety Code Section 50053:

   For Lower-Income Households: the product of thirty percent times sixty percent of the area median income adjusted for family size appropriate for the unit.

   For Very Low-Income Households: the product of thirty percent times fifty percent of the area median income adjusted for family size appropriate for the unit.

B. Inclusionary Unit – means a rental unit that must be rented at an affordable rent to the households specified in Section 822-4.402.

C. Lower-Income Households – means a household whose income does not exceed the lower income limits applicable to Contra Costa County, adjusted for household size, as published, and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.

D. Very Low-Income Households – means a household whose income does not exceed the very low-income limits applicable to Contra Costa County adjusted for household size, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.

Inclusionary Housing Partial In-Lieu Fee

3. Prior to CDD approval of a building, demolition, or grading permit for the housing development, whichever occurs first, the Applicant shall pay the County the partial in-lieu fee for the remaining fractional 0.2 inclusionary unit. The current in-lieu fee calculation, based on the 8 base units, is $32,267.40. However, the actual fee collected will be that which is applicable prior to CDD approval of the grading permit, building permit, or demolition permit, whichever occurs first.

   This in-lieu fee is non-refundable and non-transferable.

General

4. The following are general terms for the Inclusionary Housing Ordinance.

   A. The Applicant hereby represents, warrants, and covenants that it will cause the Agreement to be recorded in the real property records of Contra Costa County, California, and in such other places as the County may reasonably request. The Applicant shall pay all fees and charges incurred in connection with any such recording. The recording of the Agreement shall occur after the acceptance of the document by the County and prior to CDD's approval of a building permit or grading permit.

   B. The County will provide the Applicant a form for income certification to be completed by the renters. The income levels of all very low-income household and lower-income household applicants for units in the project shall be certified by DCD prior to initial occupancy and annually thereafter, and records shall be maintained by the Applicant over the entire term of the period of affordability.

   C. The one (1) inclusionary units in the project shall be available for rent on a continuous basis to members of the general public who are income-eligible. The Applicant shall not give preference to any particular class or group of persons in renting the units, except to the extent that the units are required to be rented to a very low-income household and lower-income households. There shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, source of income (e.g., SSI), age (except for lawful senior housing), ancestry, or disability, in the rent of any unit in the Project nor shall the Applicant or any person claiming under or through the Applicant, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of renters of any unit or in connection with employment of persons for the construction of the project.

   D. In addition to any other marketing efforts, the lower-income units and very low-income units shall be marketed through local non-profits, social services, faith-based organizations, and other organizations with potential renters as clients or constituents. The Applicant shall translate marketing materials into Spanish and Chinese. A copy of the translated marketing materials, tenant selection plan, and marketing plan shall be submitted to DCD at least three months prior to the marketing of the inclusionary units for the review and approval of DCD and on an annual basis with the annual report.

      Marketing may also include publicity through local television and radio stations and local newspapers, including the Contra Costa Times, Classified Flea Market, El Mensajero, Thoi Bao Magazine, Berkeley/Richmond/San Francisco Posts, Korea Times, El Mundo, Hankook Il Bo, and the Sing Tao Daily.

   E. Upon violation of any of the provisions of the Agreement by the Applicant, the County may give written notice to the Applicant specifying the nature of the violation. If the violation is not corrected to the satisfaction of the County within a reasonable period of time, not longer than thirty (30) days after the date the notice is deemed received, or within such

further time as the County determines is necessary to correct the violation, the County may declare a default under this Agreement. Upon declaration of a default or if the County determines that the Applicant has made any misrepresentation in connection with receiving any benefits under this Agreement, the County may apply to a court of competent jurisdiction for such relief at law or in equity as may be appropriate.

Development Standards

5. The inclusionary units are subject to the standards of Section 822-4.412 of the County Ordinance.

6. All inclusionary units must be constructed and occupied prior to or concurrently with the market rate units within the same residential development.

Location

7. Inclusionary units must be dispersed throughout the residential development and have access to all on-site amenities available to market-rate units.

Annual Reporting and Compliance Review

8. Prior to the initial occupancy of each inclusionary unit, the Applicant shall submit to the Department of Conservation and Development a condition of approval compliance review application and fee along with the following information for review and approval of qualified tenants: forms and documentation that demonstrates the tenants of the inclusionary units have been certified as a qualified lower income household or very low-income households. A hold shall be placed on the final inspection of the building permit until all documentation has been deemed adequate by the Department of Conservation and Development.

9. After the initial occupancy of the inclusionary units, the Applicant shall submit to the Department of Conservation and Development a condition of approval compliance review application and fee along with an annual compliance review report for all inclusionary units and density bonus units. The report must include the name, unit number, household size, and income of each person occupying inclusionary units, identify the number of bedrooms and monthly rent or cost (including utility allowance) of each inclusionary unit, and the affordability restriction of the unit. Tenants in rental housing developments shall provide consent to the owners to allow these disclosures. **The annual compliance review report is due April 1**.

10. The Applicant is responsible for keeping the Department of Conservation and Development informed of the contact information of the owner or local designee who is responsible for maintenance and compliance with this permit and how they may be contacted (i.e., mailing and email addresses, and telephone number) at all times.

    A. Prior to CDD approval of a building or grading permit, whichever occurs first, and with the filing of a condition of approval compliance review application, the Applicant shall provide the name of the owner or local designee representing the owner of the property for permit

compliance and their contact information including phone number, e-mail address, and mailing address.

B. Should the contact subsequently change (e.g., new designee or owner), within 30 days of the change, the Applicant shall issue a letter to the Department of Conservation and Development with the project name, project address, name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedures to revoke the permit.

Arborist Report

Prepared For: Shakil Ali and Numair Ali
Property Address: 4301 Appian Way, El Sobrante, CA 94803
Date of Inspection: Friday, October 24th, 2025
Arborist: Aaron Sunshine, ISA Certified Arborist # WE-12959A
Purpose of Report: Tree inventory and map of property, including species, location, measurements, condition, and recommendations based on planned development of the site. This report is not a formal tree risk assessment.

Executive Summary:

This report details the inspection findings for 8 mature trees and 4 stumps located on the subject property: one deodar cedar (*Cedrus deodara*), three Douglas firs (*Pseudotsuga menziesii*), one citron (*Citrus medica*), one tree privet (*Ligustrum lucidum*), one common pear (*Pyrus communis*), one common fig (*Ficus carica*), two olives (*Olea europaea*), and two Northern California black walnut (*Juglans hindsii*). The two walnuts and two of the Douglas firs were previously felled due to hazardous conditions and were only stumps. Based on the site assessment and discussions with the client and project architect regarding planned development of the property, it is recommended that all eight remaining trees be removed. This recommendation is based on a combination of tree health, structural integrity, and proximity to planned structures.

Tree 1: Deodar Cedar (*Cedrus deodara*)

- **Location:** South corner of property in front of main building.
- **Coordinates:** 37.9689601, -122.3082426
- **Height:** Approx. 70 ft
- **DBH (Diameter at Breast Height):** 30 inches
- **Dripline Radius:** 30 ft
- **Condition:** Fair
- **Observations:** Main trunk splits into codominant stems at about 30 ft from the ground. Soil compaction is present around root flare and the root zone due to foot traffic and pavement. Limbs overhang roofline of current main building.
- **Recommendation:** Removal. The tree falls fully within the planned construction limits and the planned location of Unit 1 falls within the tree’s dripline.

Tree 2: Douglas fir (*Pseudotsuga menziesii*)

- **Location:** Backyard behind main building, just north of garage.
- **Coordinates:** 37.9691206, -122.3085470
- **Height:** Approx. 80 ft
- **DBH (Diameter at Breast Height):** 32 inches
- **Dripline Radius:** 20 ft
- **Condition:** Fair
- **Observations:** Canopy shows some signs of dieback. Soil compaction is present around root flare and the root zone due to foot traffic and pavement.
- **Recommendation:** Removal. The tree falls fully within the planned construction limits and the planned locations of Units 4 and 5.

Tree 3: Citron (*Citrus medica*)

- **Location:** Backyard near chainlink fence.
- **Coordinates:** 37.9692041, -122.3085836
- **Height:** Approx. 18 ft
- **DBH (Diameter at Breast Height):** Numerous codominant stems converging well below breast height, average diameter 1.5 inches.
- **Dripline Radius:** 7 ft
- **Condition:** Fair
- **Observations:** Canopy shows some signs of dieback.
- **Recommendation:** Removal. The tree falls fully within the planned construction limits and planned hardscape for the fire department turnaround area.

Tree 4: Tree privet (*Ligustrum lucidum*)

- **Location:** Center of backyard.
- **Coordinates:** 37.9691917, -122.3086687
- **Height:** Approx. 20 ft
- **DBH (Diameter at Breast Height):** Numerous codominant stems converging well below breast height, average diameter 2 inches.
- **Dripline Radius:** 8 ft
- **Condition:** Good
- **Observations:** Tree 4 is growing up against Tree 5, with the stems almost fused.
- **Recommendation:** Removal. The tree falls fully within the planned construction limits and planned hardscape for the fire department turnaround area.

Tree 5: Common pear (*Pyrus communis*)

- **Location:** Center of backyard.
- **Coordinates:** 37.9691917, -122.3086687
- **Height:** Approx. 15 ft
- **DBH (Diameter at Breast Height):** 3x codominant stems, 4 inches, 5 inches, and 5 inches, respectively.
- **Dripline Radius:** 8 ft
- **Condition:** Fair
- **Observations:** Canopy shows some signs of dieback. Tree 5 is growing up against Tree 4, with the stems almost fused.
- **Recommendation:** Removal. The tree falls fully within the planned construction limits and planned hardscape for the fire department turnaround area.

Tree 6: Common fig (*Ficus carica*)

- **Location:** Center of backyard.
- **Coordinates:** 37.9692570, -122.3086734
- **Height:** Approx. 10 ft
- **DBH (Diameter at Breast Height):** Numerous codominant stems converging well below breast height, average diameter 1 inch.
- **Dripline Radius:** 6 ft
- **Condition:** Fair
- **Observations:** Canopy shows some signs of dieback.
- **Recommendation:** Removal. The tree falls fully within the planned construction limits and planned hardscape.

Tree 7: Olive (*Olea europaea*)

- **Location:** North corner of property.
- **Coordinates:** 37.9693423, -122.3086825
- **Height:** Approx. 40 ft
- **DBH (Diameter at Breast Height):** 4x codominant stems, 7 inches, 7 inches, 7 inches, and 11 inches, respectively.
- **Dripline Radius:** 20 ft
- **Condition:** Good
- **Observations:** None.
- **Recommendation:** Removal. The tree falls partially within the planned construction limits and its dripline partially overlaps the planned location of Unit 8. The tree is unlikely to survive grading and soil compaction even if tree protection

measures are implemented.

Tree 8: Olive (*Olea europaea*)

- **Location:** North corner of property.
- **Coordinates:** 37.9693767, -122.3087901
- **Height:** Approx. 40 ft
- **DBH (Diameter at Breast Height):** 5x codominant stems, 7 inches, 9 inches, 7 inches, 6 inches, and 10 inches, respectively.
- **Dripline Radius:** 20 ft
- **Condition:** Good
- **Observations:** None.
- **Recommendation:** Removal. The tree falls partially within the planned construction limits and its dripline partially overlaps the planned location of Unit 8. The tree is unlikely to survive grading and soil compaction even if tree protection measures are implemented.

Tree 9: Northern California black walnut (*Juglans hindsii*, but see Observations)

- **Location:** West edge of property.
- **Coordinates:** 37.9692554, -122.3089876
- **Height:** N/A
- **DBH (Diameter at Breast Height):** N/A, but stumps of 3x codominant stems measured 15 inches, 10 inches, and 17 inches, respectively.
- **Dripline Radius:** N/A
- **Condition:** Poor
- **Observations:** Only stump remains. Stump-sprouting shoots appear to be northern California black walnut (*Juglans hindsii*), but this species is frequently used as rootstock grafted to English walnut (*Juglans regia*).
- **Recommendation:** N/A, tree has already been removed.

Tree 10: Northern California black walnut (*Juglans hindsii*, but see Observations)

- **Location:** West edge of property.
- **Coordinates:** 37.9693339, -122.3089312
- **Height:** N/A
- **DBH (Diameter at Breast Height):** N/A, but stumps of codominant stems measured 13 inches and 8 inches, respectively.
- **Dripline Radius:** N/A

- **Condition:** Poor
- **Observations:** Only stump remains. Stump-sprouting shoots appear to be northern California black walnut (*Juglans hindsii*), but this species is frequently used as rootstock grafted to English walnut (*Juglans regia*).
- **Recommendation:** N/A, tree has already been removed.

Tree 11: Douglas fir (*Pseudotsuga menziesii*, but see Observations)

- **Location:** Northeast corner of main building.
- **Coordinates:** 37.9690867, -122.3082429
- **Height:** N/A
- **DBH (Diameter at Breast Height):** N/A, but stump measured 37 inches.
- **Dripline Radius:** N/A
- **Condition:** Dead
- **Observations:** Only stump remains and shows no sign of stump-sprouting. Cones scattered around stump are from Douglas fir (*Pseudotsuga menziesii*), so tree was most likely this species, but identification is tentative.
- **Recommendation:** N/A, tree has already been removed.

Tree 12: Douglas fir (*Pseudotsuga menziesii*, but see Observations)

- **Location:** Northwest corner of main building.
- **Coordinates:** 37.9691243, -122.3083489
- **Height:** N/A
- **DBH (Diameter at Breast Height):** N/A, but stump measured 34 inches.
- **Dripline Radius:** N/A
- **Condition:** Dead
- **Observations:** Only stump remains and shows no sign of stump-sprouting. Cones scattered around stump are from Douglas fir (*Pseudotsuga menziesii*), so tree was most likely this species, but identification is tentative.
- **Recommendation:** N/A, tree has already been removed.

Conclusion & Recommendation:

Based on the assessment, all eight remaining trees fall either partially or entirely within the construction limits and overlap with planned hardscape or structures. In alignment with the client's goals for long-term safety and property use, **the most appropriate action is the professional removal of all eight trees**. Removals should be conducted by a

licensed tree removal service following all applicable safety regulations and local laws.

If you have any questions or need further information, please feel free to contact me.

Best,

Aaron Sunshine
ISA Certified Arborist
WE-12959A
aaronsunshine@biomaas.com
310-467-9751

Photos:

Photo 1. Tree 1, Deodar Cedar (*Cedrus deodara*) at south corner of property in front of main building.

Photo 2. Tree 2, Douglas fir (*Pseudotsuga menziesii*), in backyard behind main building, just north of garage.

Photo 3. Trees 3 (left), 4 and 5 (center), and 6 (right) in backyard.

Photo 4. Trees 7 (right) and 8 (left), both olive (*Olea europaea*), at north corner of property.

GENERAL NOTES

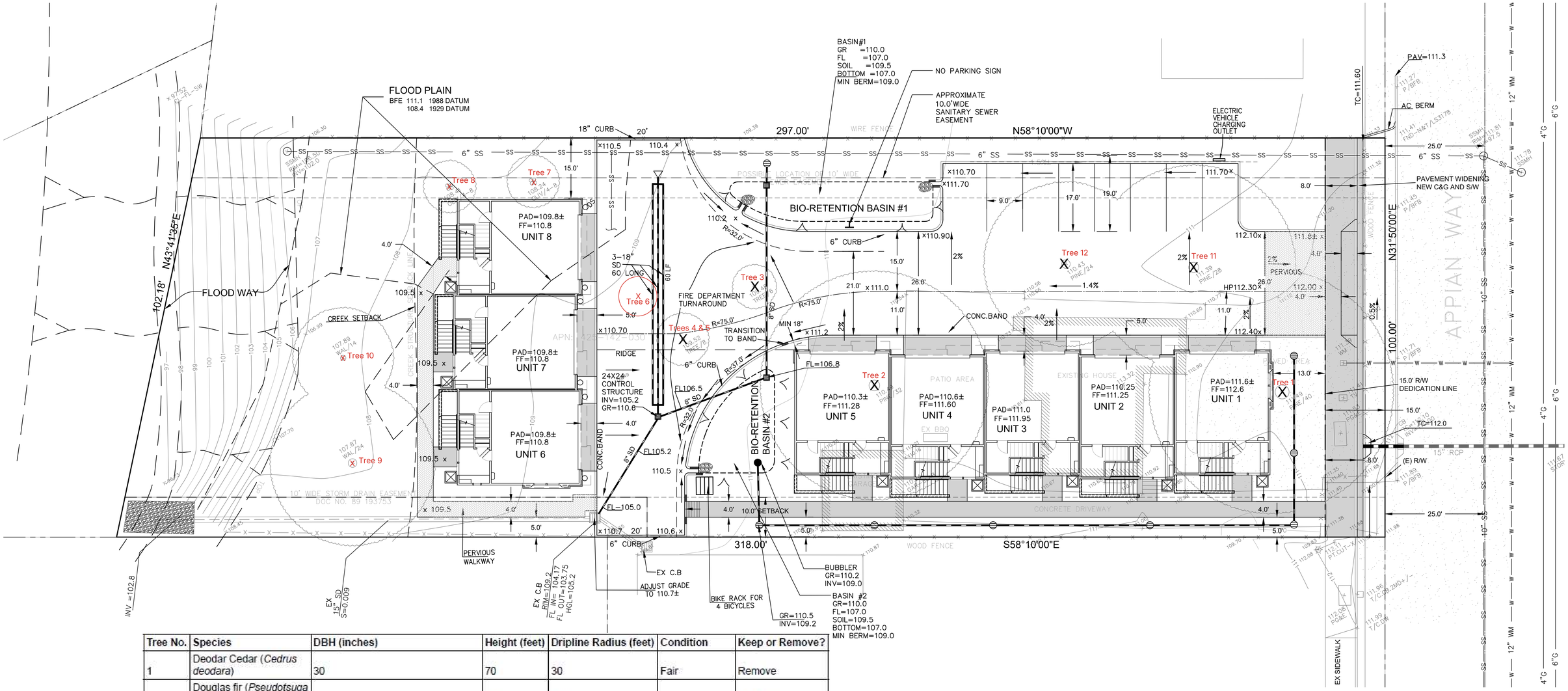
THE BOUNDARY AND TOPOGRAPHY SHOWN IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DEBOLT CIVIL ENGINEERING, DATED 11/08/2017, JOB NO. 17277. PROVIDED BY ARCHITECT, GARY WHEELER. ELEVATIONS HAVE BEEN ADJUSTED TO COUNTY DATUM USING BENCHMARK NO. 3197, BRASS TAG IN HEADWALL OF CONCREET BOX CULVERT ON APPIAN WAY APPROX. 200' NE OF SANTA RITA ROAD. BM ELEVATION = 110.58'.

EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

CUT	200 ± CU. YDS.
FILL	750 ± CU. YDS.

NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.



Tree No.	Species	DBH (inches)	Height (feet)	Dripline Radius (feet)	Condition	Keep or Remove?
1	Deodar Cedar (*Cedrus deodara*)	30	70	30	Fair	Remove
2	Douglas fir (*Pseudotsuga menziesii*)	32	80	20	Fair	Remove
3	Citron (*Citrus medica*)	Many codominant stems below breast height, average diameter 1.5	18	7	Fair	Remove
4	Tree privet (*Ligustrum lucidum*)	Many codominant stems below breast height, average diameter 2	20	8	Good	Remove
5	Common pear (*Pyrus communis*)	3x codominant stems, 4, 5, 5	15	8	Fair	Remove
6	Common fig (*Ficus carica*)	Many codominant stems below breast height, average diameter 1	10	6	Fair	Remove
7	Olive (*Olea europaea*)	4x codominant stems, 7, 7, 7, 11	40	20	Good	Remove
8	Olive (*Olea europaea*)	5x codominant stems, 7, 9, 7, 6, 10	40	20	Good	Remove
9	Northern California black walnut (*Juglans hindsii*)	N/A, codominant stem stumps 15, 10, 17	N/A	N/A	Poor	N/A (stump)
10	Northern California black walnut (*Juglans hindsii*)	N/A, codominant stem stumps 13, 8	N/A	N/A	Poor	N/A (stump)
11	Douglas fir (*Pseudotsuga menziesii*)	N/A, stump 37	N/A	N/A	Dead	N/A (stump)
12	Douglas fir (*Pseudotsuga menziesii*)	N/A, stump 34	N/A	N/A	Dead	N/A (stump)

LEGEND

- WM — WATER METER
- PG&E — PG&E UTILITY BOX
- STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- X — FENCE
- ×742.6 — EXISTING GRADE
- AREA DRAIN
- DRAIN INLET
- LIGHT
- RIP-RAP

0 10 20 30
(IN FEET)
1 inch = 10 ft.

BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

DP 22-3021

NO.	DATE	BY	REVISIONS
1	10/29/24	KU	REVISION PER CCC MEMO

SCALE 1" = 10
DATE 11/19/2024
ENGINEER
JOB NO. 22026

REGISTERED PROFESSIONAL ENGINEER IZZAT S. NASHASHIBI No. 29528 CIVIL STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY GRADING AND DRAINAGE

LOT 54, "SANTA RITA ACRES, UNIT NO.1" (22M645)
4301 APPIAN WAY -- APN:425-142-030
EL SOBRANTE CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET 2
OF 2 SHEETS
JOB NO. 22026

J:\PROJ\22026\22026_GRAD-DR.DWG 11x17 Tuesday, November 19, 2024 9:15:59 AM PLOT DATE: Tuesday, November 19, 2024 10:44:24 AM LAYOUT: GRAD-DR

ARCHAEOLOGICAL SURVEY REPORT

4301 APPIAN WAY, EL SOBRANTE

PREPARED BY:

DANIEL SHOUP, RPA

ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

PREPARED FOR: NUMAIR ALI

313 SYCAMORE VALLEY ROAD W

DANVILLE, CA 94526

JANUARY 2024

609 AILEEN STREET, OAKLAND, CA 94609 / AHC-HERITAGE.COM

TABLE OF CONTENTS

INTRODUCTION AND SUMMARY OF FINDINGS 1

PREVIOUS STUDIES AND ARCHIVAL RESEARCH 5

Record Search Results 5
Sacred Lands File Search 7

BACKGROUND 8

Setting and Environment 8
Native American Settlements 8
The Historic Era 9
Land Use in the Project Area 12

ARCHAEOLOGICAL SURVEY 13

Methods and Constraints 13
Results 14

ARCHAEOLOGICAL SENSITIVITY 15

Native American Archaeological Site Sensitivity 15
Historic-Period Archaeological Site Sensitivity 15

RECOMMENDATIONS 16

REFERENCES 17

Appendix 1: NWIC Record Search

Appendix 2: NAHC Correspondence

INTRODUCTION AND SUMMARY OF FINDINGS

The project at 4301 Appian Way in El Sobrante (APN 425-142-305) proposes to demolish the existing structures on the 0.71-acre parcel and construct new single-family homes. The parcel is currently developed with a single-family home built circa 1938.

To ensure that the project does not affect historical resources or unique archaeological resources as defined in the CEQA Guidelines, Archaeological/Historical Consultants reviewed archival sources and completed a pedestrian survey to assess the archaeological sensitivity of the project area.

The project area has a high sensitivity for buried Native American archaeological deposits. Archaeological testing and/or monitoring are recommended as mitigation measures in order to assure that the project does not cause a significant adverse effect to the integrity of a historical resource as defined at 14 CCR §15064.5.

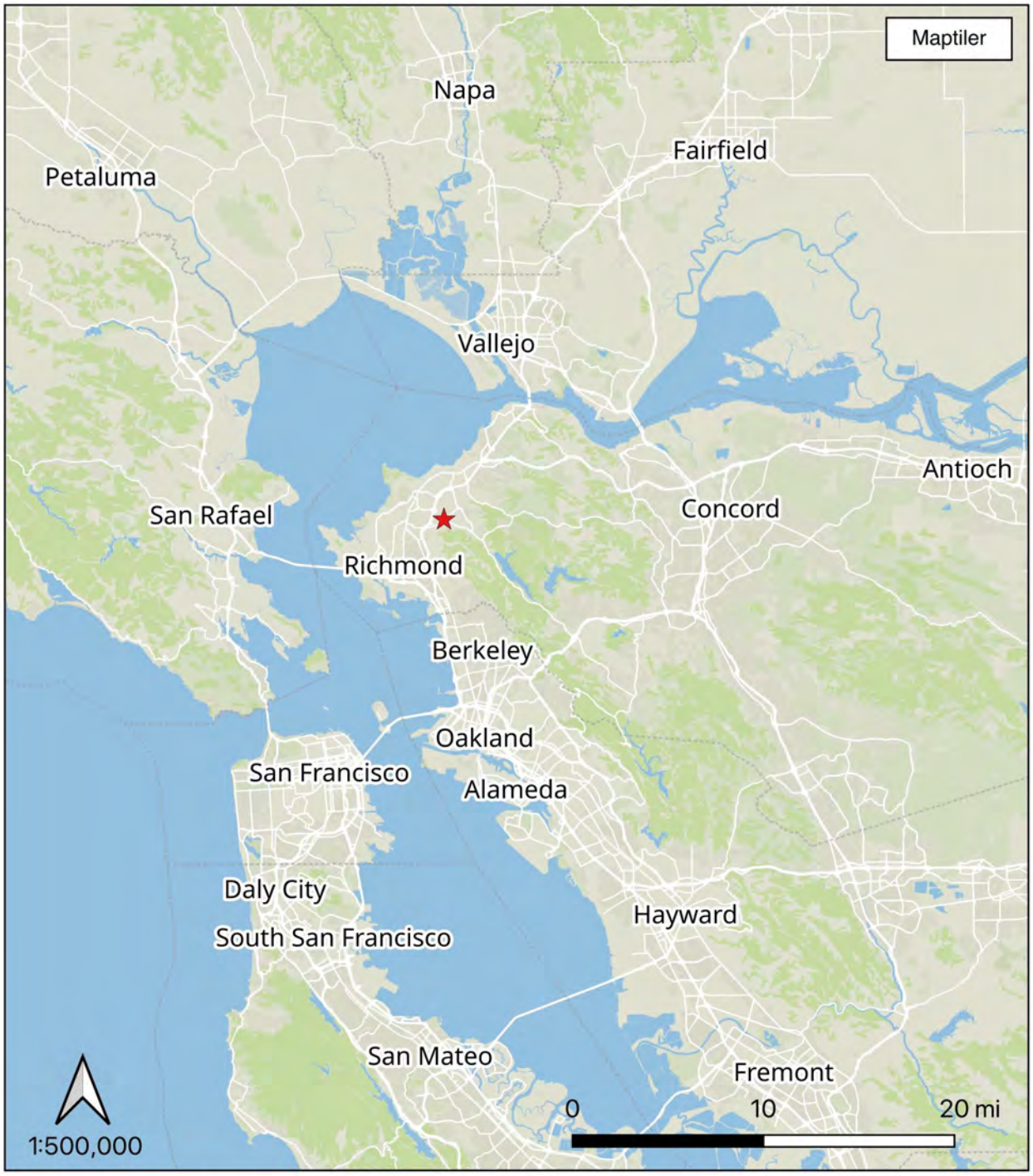
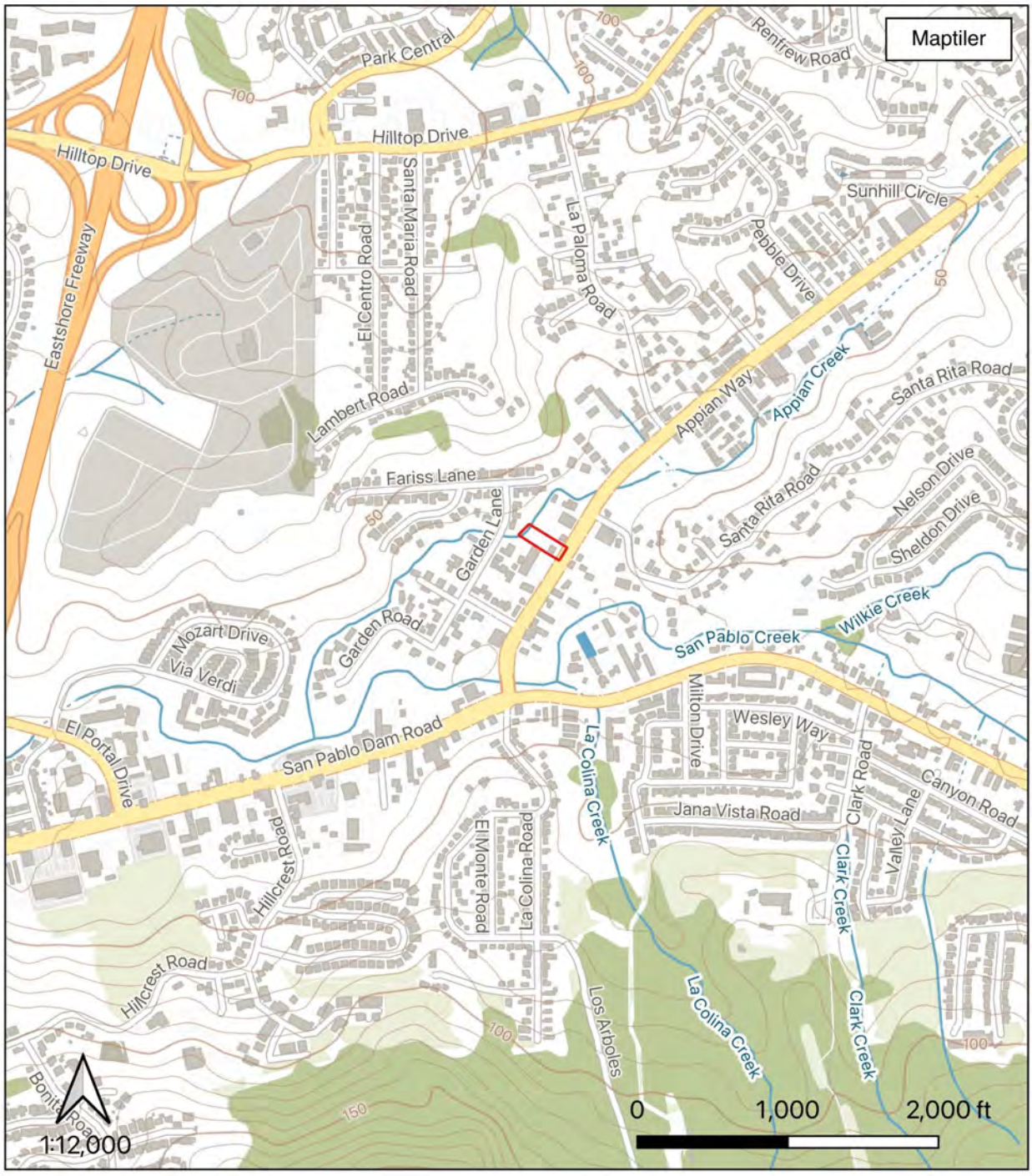


Figure 1: Project Location



Project Vicinity Map

4301 Appian Way, El Sobrante

Legend

Project Area

Figure 2: Project Vicinity

Figure 3: Project Area Limits Map

PREVIOUS STUDIES AND ARCHIVAL RESEARCH

RECORD SEARCH RESULTS

A record search for the project area and a ¼-mile radius around it was completed on January 17, 2024 (NWIC File No. 23-0807). No cultural resources were identified within the project area.

CULTURAL RESOURCES WITHIN ¼ MILE OF PROJECT AREA

Five cultural resources have been previously recorded within the search radius, including four Native American archaeological sites and one historic-period ranch property.

- P-07-000068 (CA-CCO-126) is located 1000 feet southeast of the project area on the south bank of San Pablo Creek. In 1950 Baumhoff recorded it as a Native American "occupation site" and neighbors noted the discovery of Native American artifacts. Far Western tested part of the recorded site area in 2018, leading to adjustments to the site boundary.
- P-07-000093 (CA-CCO-151) is a Native American shell midden site located on the north bank of San Pablo Creek, 800 feet southeast of the project area. Artifacts observed in 1949 included charmstones, projectile points, mica ornaments, pestles, and a mortar. A burial was also recorded in 1953.
- P-07-000097 (CA-CCO-155) is a 3-acre shell midden site 500 feet southwest of the project area. Artifacts observed in 1950 included chert and obsidian tools, bone tools, projectile points, and choppers; the site has never been excavated.
- P-07-000276 (CA-CCO-505) is a shell midden site located about 500 feet northeast of the project area. In 1950, burials and artifacts were recovered by the former owners, including a large mortar.
- P-07-000839, the Lu Farm Complex, is located at 4439 Appian Way. It consists of historic features associated with the former ranch on the property.

PREVIOUS STUDIES

The project area has not been previously surveyed in its entirety. In 1986, archaeological surveys for the Appian Way widening project examined part of the project area, but did not identify new resources (S-7131, Banks 1986a, 1986d). The property next door at 4247 Appian Way was surveyed in 1988 prior to development of the existing commercial building, but no resources were identified on the surface (Flynn 1988). Other nearby properties that have been previously surveyed include 4150 Appian Way (S-027935, Holson 2004), 4439 Appian Way (S-022273, Schneyder 1999), and 4441 Appian Way (S-031545, Pastron 2006). Please see Table 1 for a complete list of studies and resources identified.

Table 1: Reports within ¼ mile of the project area

S#	Reference	Title	Resources
S-007131	Banks 1985	An Archaeological Reconnaissance of the Appian Way Widening Project: Phase II, El Sobrante, Contra Costa County, California.	07-000097, 07-000276
S-007131	Banks 1986a	Subsurface Archaeological Investigations for the Appian Way Widening Project, El Sobrante, Contra Costa County, California	
S-007131	Banks 1986b	Historic Property Survey Report for Appian Way Road Widening and Improvement Project	
S-007131	Banks 1986c	Historic Structures Survey Report for Appian Way Road Widening and Improvement Project	
S-007131	Banks 1986d	Subsurface Archaeological Investigations for the Appian Way Widening Project, El Sobrante, Contra Costa County, California (Revised)	
S-011534	Flynn 1988	Archaeological survey of property located at 4247 Appian Way, El Sobrante, Contra Costa County (letter report)	
S-001999	Baldrica 1980	An Archaeological Survey of the Kraus Property, Contra Costa County, California.	
S-006577	Baker 1984	Archaeological Reconnaissance of the El Sobrante Condominiums Development, Contra Costa County, California	
S-006592	Banks 1984	An Archaeological Reconnaissance of the Appian Way Widening Project, El Sobrante, Contra Costa County, California.	
S-007988	Orlins 1986	A Cultural Resource Investigation for the San Pablo Dam Road Widening Project, El Sobrante, Contra Costa County, California.	07-000068
S-008100	Baker 1986	Archaeological Reconnaissance of the Tyson Property, Parcel #425-170-025, El Sobrante, Contra Costa County.	
S-008852	Miller and Baker 1986	Archaeological Reconnaissance of the El Sobrante Partnership Property, El Sobrante, California	
S-009687	Flynn 1987	Archaeological survey of lot at 4221 San Pablo Dam Rd., El Sobrante, Contra Costa County (Co. File No. 3027-87, APN 425-160-008)	
S-010228	Wood 1988	The Archaeological Monitoring of Excavations for Three Electrical Vaults on Appian Way, El Sobrante, Contra Costa County, California	
S-011533	Flynn 1988	Archaeological evaluation of 4158 Santa Rita Road, El Sobrante, Contra Costa Co., Subdivision MS 7-88 (letter report)	
S-012297	Flynn 1991	Archaeological evaluation of 4201 Garden Lane, El Sobrante, Contra Costa Co., Project No. MS 192-90 (letter report)	
S-022273	Schneyder 1999	A Cultural Resources Study of 4439 Appian Way (APN# 425-110-021), El Sobrante, Contra Costa County, California	07-000839
S-027935	Holson 2004	Archaeological Survey and Record Search Results for 4150 Appian Way, El Sobrante (APN 425-170-030) (letter report)	
S-031545	Pastron 2006	Phase II - Cultural Resources Evaluation of an Approximately 1.2-acre Parcel Located at 4441 Appian Way, City of El Sobrante, Contra Costa County, California (letter report)	07-000276
S-044169	DeGeorgey and Snyder 2013	Cultural Resources Constraints Report: Santa Rita and Penny GPRP ED El Sobrante	
S-051734	Whitaker 2018	Historic Property Survey Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California, 4-CCO-HSIPL-5928(133)	07-000068
S-051734	Whitaker et al. 2018	Archaeological Survey Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California	
S-051734	Parker et al. 2018	Extended Phase I Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California	

Please see Appendix 1 for complete record search results.

SACRED LANDS FILE SEARCH

On December 15, 2023, the Native American Heritage Commission (NAHC) completed a search of its Sacred Lands File for information about Native American sacred sites and tribal cultural resources in the project vicinity. The search was positive, and the NAHC recommended contacting tribes on their contact list for Contra Costa County for additional information.

Please see Appendix 2 for search results and contact list.

BACKGROUND

SETTING AND ENVIRONMENT

The project area totals 0.71 acres and is approximately 100 feet above sea level. It slopes gently downward from Appian Way northwest toward Appian Creek. Site soils are alluvium laid down in the Holocene era, classified by the USDA as part of the Cropley Complex, a clayey bottomland soil (Witter et al. 2006; USDA 2023). The project area lies between San Pablo Creek, 360 feet (110 meters) to the southeast, and Appian Creek, which flows along the northwest edge of the project area.

In the early historic era, the environment of the project area was oak woodland, with grassland alternating with groves of coast live oak, buckeye, and bay laurel. Underneath and between the oak groves was low herbaceous vegetation characterized by native grasses and wildflowers. The dense woodlands were very beautiful, and settlers often compared their appearance to parks or orchards. This park-like environment was likely a reflection of Native American forest management practices, which often used fire to remove understory plants allowing space for trees and meadows to flourish. (Golla 2007; Beller et al. 2010: 46, 52-53).

NATIVE AMERICAN SETTLEMENTS

At the time of Spanish contact, the Huchiun people inhabited the project area. They spoke the Chochenyo dialect of the Ohlone/Costanoan language, which was used along the eastern, western, and southern shores of San Francisco Bay prior to 1770. Though there were significant differences among Ohlone/Costanoan dialects, they were likely to have been mutually intelligible (Milliken et al. 2007:33). Ohlone, which is closely related to the Miwok languages, is a branch of the Yok-Utian subfamily of the Penutian languages that are spoken in Central California and along the Pacific Coast as far as southeast Alaska. Penutian speakers likely entered central California from the northern Great Basin around 4000-4500 years ago and arrived in the San Francisco Bay Area about 1500 years ago, displacing speakers of Hokan languages (Golla 2007:74).

Ohlone society was organized in independent local tribes of 200-400 people, living in several semi-permanent villages, that controlled fixed territories averaging 10 to 12 miles in diameter (Milliken *et al.* 2007). Shoup and Milliken (1999:8) note that local tribes: were clusters of unrelated family groups that formed cooperative communities for ceremonial festivals, for group harvesting efforts, and – most importantly – for interfamily conflict resolution." Hereditary village leaders, who could be male or female, played an important role in conflict resolution, receiving guests, directing ceremonies, organizing food-gathering expeditions, and leading war parties but did not otherwise exercise direct authority (Levy 1978:487). Despite their autonomy, intermarriage between local tribes appears to have been frequent (Milliken 1995:22-24).

Huichun territory appears to have extended from Temescal Creek in present-day Oakland northward along the bay shore to San Pablo Bay. In prehistory, the San Francisco Bay region was densely populated compared to most hunter-gatherer societies. Milliken et al. (2007:64-65) estimate a population density for the East Bay shore at 5-6 people per square mile and a Huichun population of

approximately 779 around the time of Spanish contact. Much of this population was concentrated along San Pablo and Wildcat Creeks.

THE HISTORIC ERA

FIRST CONTACT AND MISSIONIZATION

The first direct Spanish contact with the Huchiun seems to have been the expedition of 1792 led by Pedro Fages. In March 1772, the expedition came to a village on the southeast shore of San Pablo Bay, perhaps in the Wildcat Creek/San Pablo Creek vicinity, where they experienced a warm welcome with an exchange of gifts (Milliken 1995:36-37). Father Juan Crespí, a diarist with the expedition, noted:

> We found a good village of heathen, very fair and bearded, who did not know what to do, they were so happy to see us in their village. They gave us many cacomites, amoles, and two dead geese, dried and stuffed with grass…We returned the gift with beads, for which they were very grateful, and some of them went with us to another village near by (Crespí [1772] 1927:291, quoted in Milliken 1995:37).

When the Spanish ship *San Carlos* came to San Pablo Bay in 1775, a group of Huchiun men visited the boat and carried out an elaborate exchange of courtesies between the two groups (Milliken 1995:47-49). In April 1776 the Juan Bautista de Anza expedition passed through Huchiun territory, stopping at a large village somewhere north of San Pablo Creek, where they were welcomed with singing and dancing and an exchange of gifts (Milliken 1995:55). At this village they encountered 23 men and seven women, with the rest "in the woods hunting for tule, herbs, and roots they eat" (Font 1930:364, quoted in Holson *et al.* 2000:19).

Mission Dolores was founded in San Francisco in 1776. Sometime between 1776 and 1787 a few Huchiun people appear to have gone to the mission, but the first large groups came in the fall of 1794. Mission records indicate that there were approximately 384 Huchiun converts, as well as 95 from an apparently mixed group of Huchiun and Aguastos (Milliken 1995:243). However, dismal conditions at the Mission – including abusive treatment by the priests, hunger, disease, and overwork – led to extensive resistance followed by Spanish military reprisals. A massive flight of converts from the mission took place in 1795 and led to the end of voluntary conversions (Milliken 1995:142-146). In 1797 Spanish military actions against native villages in the east bay included attacks on three Huchiun villages near San Pablo Bay and the capture of numerous Huchiun resisters. Such resistance was quelled by 1801 (Milliken 1995:158-160,170). The last unmissionized Huchiun went to San Francisco between 1801 and 1805 (Milliken et al. 2007:107).

Missionization was a disaster for the native people of the San Francisco Bay area. European diseases ran rampant, with death tolls reaching 8% per year, higher among women and children, and Mission livestock grazing began to degrade the local environment, impacting the availability of traditional food resources for those Native Americans who remained outside the Mission system; by 1810 traditional cultures were collapsing throughout coastal and central California (Milliken 1995:221).

RANCHO SAN PABLO IN THE SPANISH AND MEXICAN PERIODS (1800-1848)

Mission Dolores established a cattle station on San Pablo Creek by 1820 (or perhaps earlier). The area, called "San Ysidro del los Juchiunes" saw at least nine births and five deaths of Mission Dolores Indian families between 1820 and 1823 (Milliken et al. 2007:123). Living quarters and a storehouse, probably made of adobe, were built sometime between 1817 and 1823 (Hendry and Bowman 1940:488). These structures were probably located about two miles west of the project area in present day San Pablo (Banks and Orlins 1979:5.2).

In 1823, Mission Dolores agreed to give up the San Pablo outstation, which was transferred to Francisco María Castro as part of the Rancho Cochiyumes or Rancho San Pablo land grant. Rancho San Pablo included four square leagues (almost 18,000 acres), including present-day Richmond, San Pablo, and Kensington. The project area is at the eastern edge of the grant. Francisco Castro (1775-1831) had arrived in California as a boy with the Anza expedition, served as an artillery corporal at the Presidio of San Francisco, and lived at the Pueblo de San José from 1796 to 1824, serving as alcalde and in other offices. Castro and his wife, María Gabriela Berryessa de Castro, lived at the ranch from 1826 and continued cattle operations there (Hendry and Bowman 1940:489; Hoover et al. 1966:54). It is unknown whether any of the Indian families who worked on the rancho prior to 1823 remained.

After Castro's death, the land was divided between his widow and 11 children. The Rancho San Pablo grant was confirmed to Castro's heirs by the Mexican government in 1834 and patented by the United States government in 1852 (Hoover *et al* 1966:54; Beck and Haase 1974:section 30). None of the adobe buildings constructed by the Castros were located near the project area (Hendry and Bowman 1940).

THE AMERICAN PERIOD (1849-1950)

When California joined the Union in 1850, the extended Castro family had to defend their land against American squatters who occupied large tracts of the rancho. Although rights to the rancho were collectively held, some Castro family members sold specific lots to American newcomers, creating uncertainty about land title in the area that culminated in the *Emeric vs. Alvarado* case, involving hundreds of claimants and settled by the California Supreme Court in 1889, with a final partition decision in 1894 (California Superior Court 1894).

Though Appian Way was established in its current alignment by 1894, the part of Rancho San Pablo that lies within today's El Sobrante remained largely undeveloped until 1916 (Sandow 1894; McMahon 1908). That year, the People's Water Company began constructing San Pablo Dam and the adjoining San Pablo Dam Road (Emanuels 1986). At that time there was only one house at the junction of Appian Way and San Pablo Dam Road, with no development along Appian Way (USGS 1915). The East Bay Municipal Utility District (EBMUD) took over San Pablo Dam in 1923. The advent of World War II saw a huge population boom in western Contra Costa County, as workers flocked from around the country to new jobs at the Kaiser Richmond shipyards. El Sobrante's population grew from 100 in 1937 to 1800 in 1944. A cluster of commercial buildings developed along Appian Way after the war, including a new fire station, movie theater, post office, and library. The area, however, retained its rural character: Appian Way remained unpaved in the 1950s (Emanuels 1986:153; El Sobrante Historical Society 2018). Suburban development in the late 20th century increased the population of El Sobrante to over 12,000 by 2000.

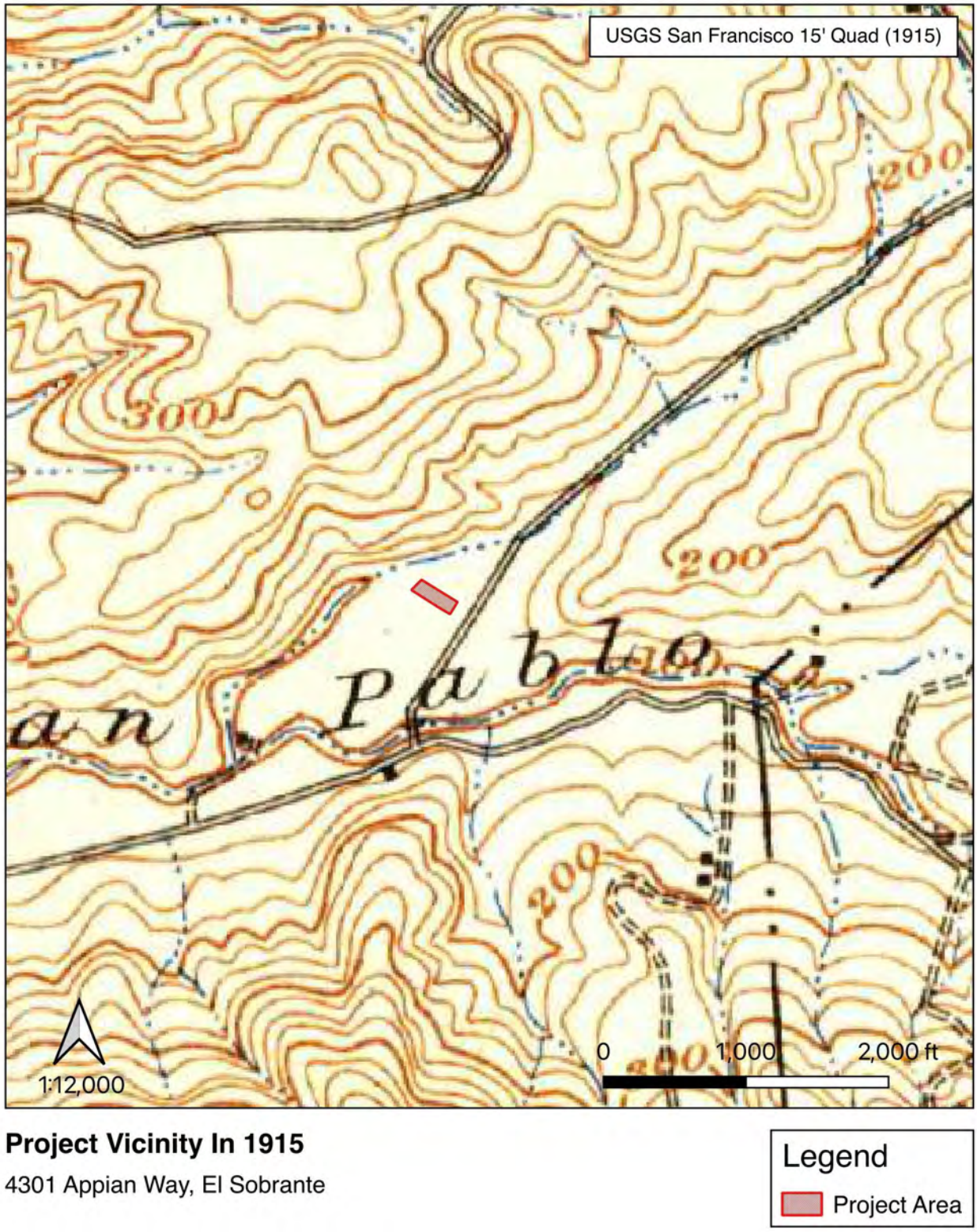


Figure 4: Project Vicinity in 1915

LAND USE IN THE PROJECT AREA

As noted above, members of the Castro family sold parts of the undivided rancho to American newcomers after 1852. In the 1880s, the project area was part of a 336-acre property owned by Linder and McGee. Reynold Linder was an agricultural products salesman in San Pablo (Contra Costa Assessor 1883, 1887; Martinez News-Gazette 1879). No information was available on McGee or on land use in the project area.

At the final partition of Rancho San Pablo in 1894, the project area was part of a 426-acre tract owned by Theodore Hittell (Sandow 1894). Hittell (1830-1917) was a native of Ohio who arrived in California in 1855 and was a reporter, land use lawyer, state senator, author, and historian of California (Dickey et al. 1918). His residence was in San Francisco, and the El Sobrante parcel was one of many properties he owned; no evidence was found of his direct connection to the project area. Hittell owned the project area until at least 1908. By 1924, however, it was part of the Jack McMahon dairy ranch. McMahon (1871-1924) was a rancher from Ireland who operated the Varsity Creamery Company (Richmond Independent 1914). He may have been in partnership with George Mulligin; a 1930 county map shows the project area as part of a 425-acre tract owned by Mulligin and McMahon (Martinez News Gazette 1924; Arnold 1930).

Appian Way began to be subdivided in the 1930s and was part of the Santa Rita Acres subdivision by 1938 (Arnold 1938). The current house on the property was constructed circa 1939. Appian Way was paved in 1953, and was widened in the late 1980s (Emanuels 1986:153).

ARCHAEOLOGICAL SURVEY

METHODS AND CONSTRAINTS

Alexi Atteberry surveyed the area of potential effect (APE) at 4301 Appian Way on December 28, 2023. Mr. Atteberry is a qualified archaeologist with nearly 10 years of experience in California archaeology. The project area was surveyed in approximately 10-meter transects. The majority of ground surface within the project area was unpaved and soil exposure using a hand trowel was conducted throughout the transects.

Figure 5: clockwise from left: overview from southeast corner of project area, looking northwest; soil exposure in the northeast corner; overview of western part of parcel, looking west; soil exposure in the northwest area.

RESULTS

Ground visibility of was good, except for the southeast part of the property, where a single-family home and driveway are located. Most of the project area is covered with grass and small trees, with moderate obstruction of view near the creek due to a heavy growth of English ivy *(Hedera helix)*. Due to significant rainfall prior to survey, observed soils fell within range of damp to wet, affecting the Munsell color reading. Throughout the project area, the soil type was observed as a loam with rock inclusions ranging from 10% in the majority of the survey area to approximately 20% in the west-northwest part of the property near the creek bank. In the northeast corner the soil color was a very dark grayish brown (Munsell 10YR 3/2) with low moisture, transitioning to a very dark brown (Munsell 10YR 2/2) loam with increased moisture in the northwest; and finally a black (Munsell 10YR 2/1) loam in the southwest area.

Figure 6: at left, overview from the northwest corner, looking southeast; at right, soil exposure in the center of the project area.

Observed materials throughout the project area include brick fragments and other building debris such as nails and wood, as well as modern refuse near the creek. No cultural material from the historic or prehistoric periods was observed throughout the project area.

ARCHAEOLOGICAL SENSITIVITY

NATIVE AMERICAN ARCHAEOLOGICAL SITE SENSITIVITY

Archaeological sites are most often found in flat locations with access to a perennial source of fresh water. Soils deposited during the Holocene era (since 11,700 years ago), especially young alluvium from the last 2,000-3,000 years, are more likely to contain buried archaeological deposits. Native American sites are most often found within ½-mile of major and ¼-mile of minor watercourses, and within 500 feet of shorelines (Meyer and Kaijankoski 2017).

The project is mostly flat, located on Holocene-era alluvial soils, and is adjacent to two perennial watercourses. The vicinity is known to have had a dense pre-contact Native American population, and four Native American archaeological sites are located within ¼ mile of the project area. The project area thus appears to have a high sensitivity for buried Native American archaeological resources.

HISTORIC-PERIOD ARCHAEOLOGICAL SITE SENSITIVITY

Several factors can be used to infer an area's sensitivity for buried historic-period archaeological resources (Caltrans 2007). These include surface scatters of artifacts, documentary sources (historic maps, deeds, or photographs), standing buildings or structures that suggest patterns of land use (homes, barns, ponds, fences, industrial facilities), and ecological or landscape features (steep hills, bodies of water, wetlands).

Historical research did not identify any development on the project area prior to 1939. Before that, it was likely used intermittently for cattle grazing. While trash deposits associated with the current residence may be present on the project area, they are unlikely to have sufficient information potential to make them eligible to the California Register of Historical Resources. The project area thus has a low sensitivity for buried historic-period archaeological deposits.

RECOMMENDATIONS

The project area has a high sensitivity for buried Native American archaeological deposits, and is located within 1000 feet of four shell midden sites (CA-CCO-126, CA-CCO-151, CA-CCO-155, and CA-CCO-505), three of which are known to contain burials. To ensure that the project does not cause substantial adverse impacts to historical resources as defined at 14 CCR §15064.5, we recommend the following mitigation measures:

1. Prior to any ground-disturbing activity, construction crews should receive a cultural resources training from a qualified archaeologist. The training should review the types of cultural resources that might be found, the legal obligations of the contractors, and steps to follow if archaeological materials or human remains are identified.
2. Prior to issuance of a building permit, a qualified archaeologist should design a subsurface testing program to assess the presence or absence of buried archaeological sites in the project area. Mechanical trenching of a representative sample of the project area to the level of potential ground disturbance or four feet, whichever is greater, should be completed in order to evaluate the presence and depth of possible cultural soils. Mechanical trenching may be supplemented by hand augering or other sampling strategies as needed. All mechanical excavations should be monitored by a qualified archaeologist and representative of the Native American community. If cultural resources are identified, it may be necessary to collect additional data to evaluate the significance of the resource.
3. Should subsurface testing not prove feasible, ground-disturbing activity on the project area should be monitored by a qualified archaeologist and representative of the Native American community until sufficient information has been gathered to demonstrate the presence or absence of archaeological resources within the area that will be disturbed by the proposed project.
4. If human remains are found during monitoring, the monitor will stop all activity within a 100-foot radius, and the Contra Costa County Coroner will be informed. If the remains appear to be Native American, the Native American Heritage Commission will be notified and invited to identify a Most Likely Descendant, who will make recommendations regarding reburial of the human remains, per §15064.5(e) of the CEQA Guidelines.

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APPENDIX 1: NWIC RECORD SEARCH

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA, COLUSA, CONTRA COSTA, DEL NORTE, HUMBOLDT, LAKE, MARIN, MENDOCINO, MONTEREY, NAPA, SAN BENITO, SAN FRANCISCO, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, SONOMA, YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

1/17/2024 NWIC File No.: 23-0807

Daniel Shoup
Archaeological/Historical Consultants
609 Aileen Street
Oakland, CA 94609

Re: 23-64 4301 Appian Way

The Northwest Information Center received your record search request for the project area referenced above, located on the Richmond USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a ¼ mi. radius:

Resources within project area:	None listed
Resources within ¼ mi. radius:	P-07-000068, P-07-000093, P-07-000097, P-07-000276, P-07-000839
Reports within project area:	S-7131, 11534
Reports within ¼ mi. radius:	[15] Please see attached list, page 3

Resource Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Report Digital Database Records:	☒ enclosed	☐ not requested	☐ nothing listed
Resource Record Copies:	☒ enclosed	☐ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☒ not requested	☐ nothing listed
CA Inventory of Historic Resources (1976):	☐ enclosed	☒ not requested	☐ nothing listed
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed

Local Inventories:	☐ enclosed	☒ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Annette Neal

Researcher

Reports In 1/4 mi. Buffer

DocCo	DocNo
S-	001999
S-	006577
S-	006592
S-	007988
S-	008100
S-	008852
S-	009687
S-	010228
S-	011533
S-	012297
S-	022273
S-	027935
S-	031545
S-	044169
S-	051734

Resource Detail: P-07-000068

Identifying information

Primary No.: P-07-000068
Trinomial: CA-CCO-000126
Name: [none]
Other IDs:

Type	*Name*
Resource Name	[none]

Cross-refs:

Attributes

Resource type: Site
Age: Prehistoric
Information base: Testing, Other
Attribute codes: AP15 (Habitation debris)
Disclosure: Not for publication
Collections: Yes
Accession no(s):
Facility: Nelson (a neighbor)

General notes

Recording events

	Date	*Recorder(s)*	*Affiliation*	*Notes*
a	2/4/1950	Baumhoff	University of California	
b	7/26/2018	John Berg	Far Western Anthropological Research Group	

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
S-007988	1986	A Cultural Resource Investigation for the San Pablo Dam Road Widening Project, El Sobrante, Contra Costa County, California.	California Archaeological Consultants, Inc.
S-051734	2018	Historic Property Survey Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California, 4-CCO-HSIPL-5928(133)	Far Western Anthropological Research Group, Inc.
S-053807	1978	Phase I Study of Identified Cultural Resources Within the Impact Area of the East Bay Municipal Utilities District Subregional Water Reclamation Study Projects Area	Ann S. Peak & Associates

Location information

County: Contra Costa
USGS quad(s): Richmond
Address:
PLSS:
UTMs: Zone 10 561450mE 4202170mN NAD27

Management status

Database record metadata

	Date	*User*	
Entered:	4/1/2005	icrds	
Last modified:	2/4/2020	hagell	
IC actions:	*Date*	*User*	*Action taken*
	3/1/2019	murazzoj	Adjusted site boundary slightly. Location and general shape are consistent.
	4/1/2005	jay	Appended records from discontinued ICRDS.
	2/28/2019	akmenkalnsj	Verified

Record status: Verified

Resource Detail: P-07-000093

Identifying information

Primary No.: P-07-000093
Trinomial: CA-CCO-000151
Name: [none]
Other IDs:

Type	*Name*
Resource Name	[none]

Cross-refs:

Attributes

Resource type: Site
Age: Prehistoric
Information base: Survey, Excavation, Other
Attribute codes: AP15 (Habitation debris)
Disclosure: Not for publication
Collections: Yes
Accession no(s): 44, 313
Facility: UCAS

General notes

Recording events

Date	*Recorder(s)*	*Affiliation*	*Notes*
10/28/1949	T. Meighan, B. Squire, A. Pilling	[none]	

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
S-002458	1981	Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda	Northwest Regional Office, California Archaeological Sites Survey, Anthropological Studies Center, Sonoma State University
S-049780	2017	San Francisco Bay-Delta Regional Context and Research Design for Native American Archaeological Resources, Caltrans District 4	California Department of Transportation, District 4
S-053807	1978	Phase I Study of Identified Cultural Resources Within the Impact Area of the East Bay Municipal Utilities District Subregional Water Reclamation Study Projects Area	Ann S. Peak & Associates

Location information

County: Contra Costa
USGS quad(s): Richmond
Address:
PLSS:
UTMs: Zone 10 561150mE 4202300mN NAD27

Management status

Database record metadata

	Date	*User*	
Entered:	4/1/2005	icrds	
Last modified:	2/4/2020	hagell	
IC actions:	*Date*	*User*	*Action taken*
	4/1/2005	jay	Appended records from discontinued ICRDS.

Record status: Verified

Resource Detail: P-07-000097

Identifying information

Primary No.: P-07-000097
Trinomial: CA-CCO-000155
Name: El Sobrante Library Site
Other IDs:

Type	*Name*
Resource Name	El Sobrante Library Site

Cross-refs:

Attributes

Resource type: Site
Age: Prehistoric
Information base: Survey
Attribute codes: AP15 (Habitation debris)
Disclosure: Not for publication
Collections: No
Accession no(s):
Facility:

General notes

Recording events

	Date	*Recorder(s)*	*Affiliation*	*Notes*
a	3/25/1950	T. Bolt	[none]	
b	2/21/1985	Peter Banks	[none]	

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
S-007131	1985	An Archaeological Reconnaissance of the Appian Way Widening Project: Phase II, El Sobrante, Contra Costa County, California.	California Archaeological Consultants, Inc.
S-008186		VOIDED S# - additional citation 'a' of S-7131.	
S-053807	1978	Phase I Study of Identified Cultural Resources Within the Impact Area of the East Bay Municipal Utilities District Subregional Water Reclamation Study Projects Area	Ann S. Peak & Associates

Location information

County: Contra Costa
USGS quad(s): Richmond
Address:
PLSS:
UTMs: Zone 10 560700mE 4202220mN NAD27

Management status

Database record metadata

	Date	*User*	
Entered:	4/1/2005	icrds	
Last modified:	2/4/2020	hagell	
IC actions:	*Date*	*User*	*Action taken*
	2/17/2017	moored	Updated GIS, remapped into approximate
	4/1/2005	jay	Appended records from discontinued ICRDS.

Record status: Verified

Resource Detail: P-07-000276

Identifying information

Primary No.: P-07-000276
Trinomial: CA-CCO-000505
Name: The Pinella Site
Other IDs:

Type	*Name*
Resource Name	The Pinella Site

Cross-refs:

Attributes

Resource type: Site
Age: Prehistoric
Information base: Survey, Other
Attribute codes: AP15 (Habitation debris)
Disclosure: Not for publication
Collections: Unknown
Accession no(s):
Facility:

General notes

Recording events

Date	*Recorder(s)*	*Affiliation*	*Notes*
2/24/1985	Peter Banks	California Archaeological Consultants, Inc.	

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
S-007131	1985	An Archaeological Reconnaissance of the Appian Way Widening Project: Phase II, El Sobrante, Contra Costa County, California.	California Archaeological Consultants, Inc.
S-008186		VOIDED S# - additional citation 'a' of S-7131.	
S-031545	2006	Phase II - Cultural Resources Evaluation of an Approximately 1.2-acre Parcel Located at 4441 Appian Way, City of El Sobrante, Contra Costa County, California (letter report)	Archeo-Tec

Location information

County: Contra Costa
USGS quad(s): Richmond
Address:
PLSS:
UTMs: Zone 10 556940mE 4202580mN NAD27

Management status

Database record metadata

	Date	*User*	
Entered:	4/1/2005	icrds	
Last modified:	7/6/2017	hagell	
IC actions:	*Date*	*User*	*Action taken*
	4/1/2005	jay	Appended records from discontinued ICRDS.
	7/6/2017	hagell	added affiliation
	1/11/2016	poskar	Shape moved to Res Approx because the site boundary is not defined.

Record status: Verified

Resource Detail: P-07-000839

Identifying information

Primary No.: P-07-000839
Trinomial:
Name: Lu Farm Complex
Other IDs:

Type	*Name*
Resource Name	Lu Farm Complex
Other	4439 Appian Way

Cross-refs:

Attributes

Resource type: Building, Structure
Age: Historic
Information base: Survey
Attribute codes: HP33 (Farm/ranch)
Disclosure: Not for publication
Collections: No
Accession no(s):
Facility:

General notes

Recording events

	Date	*Recorder(s)*	*Affiliation*	*Notes*
a	10/20/1999	Mike Newland, Stacy Schneyder, Noelle Storey	Anthropological Studies Center, Sonoma State University	

Associated reports

Report No.	*Year*	*Title*	*Affiliation*
S-022273	1999	A Cultural Resources Study of 4439 Appian Way (APN# 425-110-021), El Sobrante, Contra Costa County, California	Anthropological Studies Center, Sonoma State University

Location information

County: Contra Costa
USGS quad(s): Richmond
Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
4439 Appian Way	El Sobrante	425-110-021	94803

PLSS:
UTMs: Zone 10 561125mE 4202750mN NAD83

Management status

Database record metadata

	Date	*User*
Entered:	4/1/2005	icrds
Last modified:	1/12/2016	simsa

IC actions:

Date	*User*	*Action taken*
1/11/2016	poskar	Boundary changed 1-11-2016 based off parcel layer.
7/10/2001	AOLPJ	Primary number 07-000839 assigned.
4/1/2005	jay	Appended records from discontinued ICRDS.

Record status: Verified

Report Detail: S-007131

Identifiers

Report No.: S-007131
Other IDs:
Cross-refs: See also S-006592
See also S-008186

Citation information

Author(s): Peter Banks
Year: 1985 (Feb)
Title: An Archaeological Reconnaissance of the Appian Way Widening Project: Phase II, El Sobrante, Contra Costa County, California.
Affliliation: California Archaeological Consultants, Inc.
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c. 1 li. mi.
Disclosure: Not for publication
Collections: No

Sub-desig.: a
Author(s): Peter Banks
Year: 1986 (Apr)
Title: Subsurface Archaeological Investigations for the Appian Way Widening Project, El Sobrante, Contra Costa County, California
Affiliation: California Archaeological Consultants, Inc.
Report type(s): Archaeological, Excavation
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 18-29

Sub-desig.: b
Author(s):
Year: 1986 (Jul)
Title: Historic Property Survey Report for Appian Way Road Widening and Improvement Project
Affiliation: Cole/Mills Associates
Report type(s): Architectural/historical, Field study
Inventory size:
No. pages:
Disclosure: Unrestricted
Collections: No
PDF Pages: 30-42

Report Detail: S-007131

Sub-desig.: c
Author(s):
Year: 1986 (Jul)
Title: Historic Structures Survey Report for Appian Way Road Widening and Improvement Project
Affiliation: Cole/Mills Associates
Report type(s): Architectural/historical, Field study
Inventory size:
No. pages:
Disclosure: Unrestricted
Collections: No
PDF Pages: 43-85

Sub-desig.: d
Author(s): Peter Banks
Year: 1986 (Nov)
Title: Subsurface Archaeological Investigations for the Appian Way Widening Project, El Sobrante, Contra Costa County, California (Revised)
Affiliation: California Archaeological Consultants, Inc.
Report type(s): Archaeological, Excavation
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 86-101

General notes

A historic barn was within the project area. It was not determined to be historically significant. According to additional citations 'a' and 'd', CA-CCO-505 (P-07-000276) did not appear to extend into the project area.

Associated resources

Primary No.	*Trinomial*	*Name*
P-07-000097	CA-CCO-000155	El Sobrante Library Site
P-07-000276	CA-CCO-000505	The Pinella Site

No. resources: 2
Has informals: Yes

Location information

County(ies): Contra Costa
USGS quad(s): Richmond
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	3/19/2020	rinerg

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	2/3/2020	hagell	added additional citations 'a' - 'd' from Cole/Mills and CAC from 1986
	2/4/2020	mcgurlm	Updated citation "PDFpage" #s; Updated GIS feature for additional citation (subsumed and voided S-8186); Changed record status from "Verified";

Record status: Verified

Report Detail: S-011534

Identifiers

Report No.: S-011534

Other IDs:	*Type*	*Name*
	Submitter	ARS 88-65

Cross-refs:

Citation information

Author(s): Katherine Flynn
Year: 1988 (Aug)
Title: Archaeological survey of property located at 4247 Appian Way, El Sobrante, Contra Costa County (letter report)
Affliliation: Archaeological Resource Service
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c 0.5 ac
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
	4247 Appian Way	El Sobrante		

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/3/2017	moored

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.

Record status: Verified

Report Detail: S-001999

Identifiers

Report No.: S-001999
Other IDs:
Cross-refs:

Citation information

Author(s): Michael J. Baldrica
Year: 1980 (Apr)
Title: An Archaeological Survey of the Kraus Property, Contra Costa County, California.
Affliliation: The Cultural Resources Facility, Sonoma State University
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c 2 ac
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address: Address	City	Assessor's parcel no.	Zip code
4350 San Pablo Dam Road	El Sobrante		

PLSS:

Database record metadata

	Date	User
Entered:	4/7/2005	nwic-main
Last modified:	7/6/2017	hagell

IC actions: Date	User	Action taken
4/7/2005	jay	Appended records from NWICmain bibliographic database.
7/6/2017	hagell	added address

Record status: Verified

Report Detail: S-006577

Identifiers

Report No.: S-006577
Other IDs:
Cross-refs:

Citation information

Author(s): Suzanne Baker
Year: 1984 (Mar)
Title: Archaeological Reconnaissance of the El Sobrante Condominiums Development, Contra Costa County, California
Affliliation: Archaeological Consultants
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: 1.6 ac.
Disclosure: Not for publication
Collections: No

General notes

Concrete foundations, barn & shed remains, and metal pipes were noted on the property.

Associated resources

No. resources: 0
Has informals: Yes

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
1271 Appian Way	El Sobrante		

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/6/2017	hagell

IC actions:

Date	*User*	*Action taken*
4/7/2005	jay	Appended records from NWICmain bibliographic database.
6/30/2017	neala	added informal resources & general note
7/6/2017	hagell	added address.

Record status: Verified

Report Detail: S-006592

Identifiers

Report No.: S-006592
Other IDs:
Cross-refs: See also S-007131

Citation information

Author(s): Peter M. Banks
Year: 1984 (May)
Title: An Archaeological Reconnaissance of the Appian Way Widening Project, El Sobrante, Contra Costa County, California.
Affliliation: California Archaeological Consultants, Inc.
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c. 1 li. mi.
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	2/3/2020	hagell

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.

Record status: Verified

Report Detail: S-007988

Identifiers

Report No.: S-007988
Other IDs:
Cross-refs:

Citation information

Author(s): Robert I. Orlins
Year: 1986 (Mar)
Title: A Cultural Resource Investigation for the San Pablo Dam Road Widening Project, El Sobrante, Contra Costa County, California.
Affliliation: California Archaeological Consultants, Inc.
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: 0.7 li mi
Disclosure: Not for publication
Collections: No

General notes

Associated resources

	Primary No.	*Trinomial*	*Name*
	P-07-000068	CA-CCO-000126	[none]

No. resources: 1
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	6/30/2017	neala

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	6/30/2017	neala	added resource

Record status: Verified

Report Detail: S-008100

Identifiers

Report No.: S-008100
Other IDs:
Cross-refs:

Citation information

Author(s): Suzanne Baker
Year: 1986 (May)
Title: Archaeological Reconnaissance of the Tyson Property, Parcel #425-170-025, El Sobrante, Contra Costa County.
Affliliation: Archaeological Consultants
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c 0.5 ac
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
		El Sobrante	425-170-025	

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/6/2017	hagell

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.
	7/6/2017	hagell	added month, APN

Record status: Verified

Report Detail: S-008852

Identifiers

Report No.: S-008852
Other IDs:
Cross-refs:

Citation information

Author(s): Jack Miller and Suzanne Baker
Year: 1986 (Sep)
Title: Archaeological Reconnaissance of the El Sobrante Partnership Property, El Sobrante, California
Affliliation: Archaeological Consultants
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address: Address	City	Assessor's parcel no.	Zip code
4630 Appian Way	El Sobrante		

PLSS:

Database record metadata

	Date	User
Entered:	4/7/2005	nwic-main
Last modified:	7/3/2017	moored

IC actions: Date	User	Action taken
4/7/2005	jay	Appended records from NWICmain bibliographic database.

Record status: Verified

Report Detail: S-009687

Identifiers

Report No.: S-009687

Other IDs:

Type	*Name*
Submitter	ARS 87-30

Cross-refs:

Citation information

Author(s): Katherine Flynn

Year: 1987 (Jul)

Title: Archaeological survey of lot at 4221 San Pablo Dam Rd., El Sobrante, Contra Costa County (Co. File No. 3027-87, APN 425-160-008) (letter report)

Affliliation: Archaeological Resource Service

No. pages:

No. maps:

Attributes: Archaeological, Field study

Inventory size: c 1 ac

Disclosure: Not for publication

Collections: No

General notes

Associated resources

No. resources: 0

Has informals: No

Location information

County(ies): Contra Costa

USGS quad(s): Richmond

Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
4221 San Pablo Dam rd.	El Sobrante	425-160-008	

PLSS: T2N R4E

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/5/2017	rinerg

IC actions:

Date	*User*	*Action taken*
4/7/2005	jay	Appended records from NWICmain bibliographic database.
7/5/2017	rinerg	the parcel APN in the Contra Costa county assessor's data appears to be '425-160-009'

Record status: Verified

Report Detail: S-010228

Identifiers

Report No.: S-010228
Other IDs:
Cross-refs:

Citation information

Author(s): Alice F. Wood
Year: 1988 (Aug)
Title: The Archaeological Monitoring of Excavations for Three Electrical Vaults on Appian Way, El Sobrante, Contra Costa County, California
Affliliation: California Archaeological Consultants, Inc.
No. pages:
No. maps:
Attributes: Archaeological, Field study, Monitoring
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
	Appian Way	El Sobrante		

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/5/2017	rinerg

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.

Record status: Verified

Report Detail: S-011533

Identifiers

Report No.: S-011533

Other IDs:	*Type*	*Name*
	Submitter	ARS 88-68

Cross-refs:

Citation information

Author(s): Katherine Flynn
Year: 1988 (Sep)
Title: Archaeological evaluation of 4158 Santa Rita Road, El Sobrante, Contra Costa Co., Subdivision MS 7-88 (letter report)
Affliliation: Archaeological Resource Service
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c 0.5 ac
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
	4158 Santa Rita Road	El Sobrante	425-170-018	

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/5/2017	rinerg

IC actions:	*Date*	*User*	*Action taken*
	4/7/2005	jay	Appended records from NWICmain bibliographic database.

Record status: Verified

Report Detail: S-012297

Identifiers

Report No.: S-012297

Other IDs:

Type	*Name*
Submitter	ARS 90-73

Cross-refs:

Citation information

Author(s): Katherine Flynn
Year: 1991 (Jan)
Title: Archaeological evaluation of 4201 Garden Lane, El Sobrante, Contra Costa Co., Project No. MS 192-90 (letter report)
Affliliation: Archaeological Resource Service
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c 0.5 ac
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond
Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
4201 Garden Lane	El Sobrante	425-122-007 425-122-012 425-122-011	

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/5/2017	rinerg

IC actions:

Date	*User*	*Action taken*
4/7/2005	jay	Appended records from NWICmain bibliographic database.

Record status: Verified

Report Detail: S-022273

Identifiers

Report No.: S-022273

Other IDs:

Type	*Name*
Submitter	Project 50001-109/99

Cross-refs:

Citation information

Author(s): Stacey Schneyder
Year: 1999 (Oct)
Title: A Cultural Resources Study of 4439 Appian Way (APN# 425-110-021), El Sobrante, Contra Costa County, California
Affliliation: Anthropological Studies Center, Sonoma State University
No. pages:
No. maps:
Attributes: Archaeological, Architectural/historical, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-07-000839		Lu Farm Complex

No. resources: 1
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
4439 Appian Way	El Sobrante	425-110-021	

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	7/7/2017	hagell

IC actions:

Date	*User*	*Action taken*
4/7/2005	jay	Appended records from NWICmain bibliographic database.
1/4/2016	castrom	update DB
1/11/2016	poskar	Report was mapped incorrectly based on the address, APN, and report content. Submitter's map was also incorrect.

Record status: Verified

Report Detail: S-027935

Identifiers

Report No.: S-027935
Other IDs:
Cross-refs:

Citation information

Author(s): John Holson
Year: 2004 (Jan)
Title: Archaeological Survey and Record Search Results for 4150 Appian Way, El Sobrante (APN 425-170-030) (letter report)
Affliliation: Pacific Legacy, Inc.
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: c 3 ac
Disclosure: Not for publication
Collections: No

General notes

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address: Address	City	Assessor's parcel no.	Zip code
4150 Appian Way	El Sobrante	425-170-30	

PLSS: T1N R4W

Database record metadata

	Date	User
Entered:	4/7/2005	nwic-main
Last modified:	7/3/2017	moored

IC actions: Date	User	Action taken
4/7/2005	jay	Appended records from NWICmain bibliographic database.

Record status: Verified

Report Detail: S-031545

Identifiers

Report No.: S-031545
Other IDs:
Cross-refs:

Citation information

Author(s): Allen G. Pastron
Year: 2006 (Mar)
Title: Phase II - Cultural Resources Evaluation of an Approximately 1.2-acre Parcel Located at 4441 Appian Way, City of El Sobrante, Contra Costa County, California (letter report)
Affliliation: Archeo-Tec
No. pages:
No. maps:
Attributes: Archaeological, Architectural/historical, Excavation, Field study
Inventory size: c 1.2 ac
Disclosure: Not for publication
Collections: Yes

General notes

Associated resources

	Primary No.	*Trinomial*	*Name*
	P-07-000276	CA-CCO-000505	The Pinella Site

No. resources: 1
Has informals: Yes

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
	4441 Appian Way	El Sobrante	425-110-022 425-110-023 425-110-024	

PLSS:

Database record metadata

	Date	*User*
Entered:	6/27/2006	lisa
Last modified:	7/6/2017	hagell

IC actions:	*Date*	*User*	*Action taken*
	1/11/2016	poskar	Changed shape based on parcel layer and report map.

Record status: Verified

Report Detail: S-044169

Identifiers

Report No.: S-044169

Other IDs:	*Type*	*Name*
	Other	Santa Rita and Penny GPRP ED El Sobrante
	Agency Nbr	PM Number: 30956567

Cross-refs:

Citation information

Author(s): Alex DeGeorgey and Devin Snyder
Year: 2013 (Jun)
Title: Cultural Resources Constraints Report: Santa Rita and Penny GPRP ED El Sobrante
Affliliation: Alta Archaeological Consulting
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Report erroneously mentions Las Trampas, Diablo, and Cuttings Wharf quads, NWIC has verified that project was located in Richmond quad.

Associated resources

No. resources: 0
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	6/18/2014	castrom
Last modified:	7/7/2015	mikulikc

IC actions:	*Date*	*User*	*Action taken*
	6/25/2015	simsa	Corrected quad map.

Record status: Verified

Report Detail: S-051734

Identifiers

Report No.: S-051734

Other IDs:	*Type*	*Name*
	Agency Nbr	HSIPL-5928(133)

Cross-refs:

Citation information

Author(s): Adrian Whitaker
Year: 2018 (Nov)
Title: Historic Property Survey Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California, 4-CCO-HSIPL-5928(133)
Affliliation: Far Western Anthropological Research Group, Inc.
No. pages:
No. maps:
Attributes: Architectural/historical, Management/planning
Inventory size:
Disclosure: Not for publication
Collections: No

Sub-desig.: a
Author(s): Adrian Whitaker, Kaely Colligan, Naomi Scher, Jack Meyer, and Jeffrey Rosenthal
Year: 2018 (Jul)
Title: Archaeological Survey Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California
Affiliation: Far Western Anthropological Research Group, Inc.
Report type(s): Archaeological, Field study
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 7-67

Sub-desig.: b
Author(s): Ashley Parker, Adrian Whitaker, and Naomi Acher
Year: 2018 (Aug)
Title: Extended Phase I Report for the San Pablo Dam Road Sidewalk Project, El Sobrante, Contra Costa County, California
Affiliation: Far Western Anthropological Research Group, Inc.
Report type(s): Archaeological, Excavation, Field study
Inventory size:
No. pages:
Disclosure: Not for publication
Collections: No
PDF Pages: 68-90

General notes

Associated resources

	Primary No.	*Trinomial*	*Name*
	P-07-000068	CA-CCO-000126	[none]

No. resources: 1
Has informals: No

Location information

County(ies): Contra Costa
USGS quad(s): Richmond

Report Detail: S-051734

	Address	City	Assessor's parcel no.	Zip code
Address:	San Pablo Dam Road	El Sobrante		
PLSS:				

Database record metadata

	Date	User
Entered:	1/23/2019	Vickeryn
Last modified:	11/27/2019	rinerg

IC actions:	*Date*	*User*	*Action taken*
	1/23/2019	Vickeryn	Added additional citations 'a' and 'b'. Unprocessed resources-1 update of P-07-000068 in additional citation 'b'. Shapefiles for additional citations 'a' and 'b'.
	2/15/2019	murazzoj	Updated resource, awaiting GIS.

Record status: Verified

APPENDIX 2: NAHC CORRESPONDENCE

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

December 15, 2023

Daneil Shoup
Archaeological/Historical Consultants

Via Email to: daniel.shoup@ahc-heritage.com

Re: 23-64 4301 Appian Way Project, Contra Costa County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the tribes on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Contra Costa County
12/15/2023

Tribe Name	Contact Person	Contact Address	Cultural
Amah MutsunTribal Band of Mission San Juan Bautista	Irene Zwierlein, Chairperson	3030 Soda Bay Road Lakeport, CA, 95453	Costanoan
Confederated Villages of Lisjan Nation	Deja Gould, Language Program Manager	10926 Edes Ave Oakland, CA, 94603	Bay Miwok Ohlone
Confederated Villages of Lisjan Nation	Corrina Gould, Chairperson	10926 Edes Avenue Oakland, CA, 94603	Bay Miwok Ohlone
Confederated Villages of Lisjan Nation	Cheyenne Gould, Tribal Cultural Resource Manager	10926 Edes Ave Oakland, CA, 94603	Bay Miwok Ohlone
Guidiville Rancheria of California	Bunny Tarin, Tribal Administrator	PO Box 339 Talmage, CA, 95481	Pomo
Guidiville Rancheria of California	Michael Derry, Historian	PO Box 339 Talmage, CA, 95481	Pomo
Indian Canyon Mutsun Band of Costanoan	Ann Marie Sayers, Chairperson	P.O. Box 28 Hollister, CA, 95024	Costanoan
Indian Canyon Mutsun Band of Costanoan	Kanyon Sayers-Roods, MLD Contact	1615 Pearson Court San Jose, CA, 95122	Costanoan
Muwekma Ohlone Indian Tribe of the SF Bay Area	Monica Arellano, Vice Chairwoman	20885 Redwood Road, Suite 232 Castro Valley, CA, 94546	Costanoan
The Ohlone Indian Tribe	Vincent Medina, Cultural Leader	17365 Via Del Rey San Lorenzo, CA, 94580	Bay Miwok Ohlone
The Ohlone Indian Tribe	Andrew Galvan, Chairperson	P.O. Box 3388 Fremont, CA, 94539	Bay Miwok Ohlone
The Ohlone Indian Tribe	Desiree Vigil, THPO	259 Winwood Avenue Pacifica, CA, 94044	Bay Miwok Ohlone

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 23-64 4301 Appian Way Project, Contra Costa County.

RECEIVED on 9/15/2025 CDDP22-03021
By Contra Costa County
Department of Conservation and Development

4301 Appian Way Development Project, El Sobrante, California
Biological Resources Assessment

Prepared for:

Numair Ali
Numair89@yahoo.com

Prepared by:

BIOMAAS INC
Environmental Consultants
Sandra Etchell, Senior Biologist
1278 Indiana Street, 300
San Francisco, CA 94107
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707-396-2299

September 2, 2025

Table of Contents

1 Introduction and Project Description 1
1.1 Introduction 1
1.2 Project Description 1
1.3 Biological Study Area 1

2 Regulatory Setting 2
2.1 Federal 2
2.1.1 Endangered Species Act, Section 7 2
2.1.2 Migratory Bird Treaty Act 2
2.1.3 CWA Section 404 2
2.2 State 3
2.2.1 California Endangered Species Act 3
2.2.2 California Fish and Game Code 3
2.2.3 Clean Water Act Section 401/Porter-Cologne Water Quality Control Act 4
2.3 Local Plans and Policies 4

3 Methods 6
3.1 Background Research 6
3.1.1 Plants 6
3.1.2 Wildlife 6
3.1.3 Sensitive Natural Communities 7
3.1.4 Wetlands and Waters 7
3.2 Field Surveys 7
3.2.1 Vegetation Communities 7
3.2.2 Floristic Surveys 7
3.2.3 Wildlife Surveys 7
3.2.4 Sensitive Natural Communities 7
3.2.5 Wetland Delineation 8

4 Results 9
4.1 Vegetation Communities 9
4.1.1 Urban 9
4.1.2 Riparian 9
4.1.3 Annual Grassland 9

4.2 Floristic Surveys 10
4.2.1 Desktop Review 10
4.2.2 Plant Survey Results 10
4.3 Special-Status Wildlife Species 19
4.3.1 Desktop Review 19
4.3.2 Wildlife Survey Results 29
4.4 Wildlife Movement and Migration Corridors 29
4.5 Sensitive Natural Community Surveys 30
4.6 Critical Habitat 30
4.7 Aquatic Resources 30
5 Conclusions, Recommendations, CEQA Findings 30
6 References 32

Tables

Table 1. Special Status Plant Species From Database Lists and Potential to Occur within the BSA.. 11
Table 2. Special-Status Wildlife Species with Potential to Occur within the BSA..... 20

Appendices

Appendix A Figures
Appendix B Database Query Results
Appendix C Observed Species
Appendix D Representative Photos

Abbreviations

ACE	Terrestrial Habitat Connectivity Mapper
BIOS	Biological Information and Observation System
BSA	Biological Study Area
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CFGC	California Fish and Game Code
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
CWA	Clean Water Act
CWB	California Water Board
DPS	Distinct Population Segment
EPA	Environmental Protection Agency
FESA	Federal Endangered Species Act
IPaC	Information for Planning and Consultation
MBTA	Migratory Bird Treaty Act
NMFS	National Marine Fisheries Service
NRCS	Natural Resources Conservation Services
NWI	National Wetlands Inventory
PAD	California Fish Passage Assessment Database
Project	4301 Appian Way Development Project
RWQCB	Regional Water Quality Control Board
SSC	Species of Special Concern
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service

1 Introduction and Project Description

1.1 Introduction

The purpose of this report is to provide the results of field surveys and desktop analyses performed to determine if sensitive habitats, special-status species and their habitat, and other biological resources could occur in the 4301 Appian Way Development Project, El Sobrante (Project) area. Regulations protecting relevant resources are outlined in this document in order to satisfy requirements imposed by the California Environmental Quality Act (CEQA) and the National Environmental Policy Act. The Project is located in Contra Costa County at latitude 37.969047 and longitude -122.308389. The Project location is shown in Appendix A, Figure 1.

This report contains descriptions of the environmental regulations relevant to the Project, as well as the methods and results of research and surveys performed and determinations made regarding the presence or absence of special-status plants and wildlife, as well as the presence, location, and extent of any sensitive natural communities and aquatic resources within or adjacent to the footprint of the Project.

1.2 Project Description

The purpose of the project is to demolish an existing house and build an apartment complex.

1.3 Biological Study Area

The Biological Study Area (BSA) was defined as the footprint of the proposed Project and surrounding area that may be subject to direct or indirect effects resulting from the construction of the Project. Figure 2 of Appendix A shows the extent of the Project area. The BSA included a 200 foot buffer.

The BSA is located in the southern portion of the unincorporated community of El Sobrante in a high density commercial/residential area. Appian Creek, a tributary to San Pablo Creek runs in a north south configuration along the western property boundary. There is one structure, a two-story single-family home on the property.

2 Regulatory Setting

This section describes the federal, state, local, and other regulations that may apply to biological resources that occur or have potential to occur within the project area.

2.1 Federal

2.1.1 Endangered Species Act, Section 7

The Federal Endangered Species Act (FESA) was established to protect imperiled fish, wildlife and plants and to take necessary measures to prevent them from going extinct. Based on scientific research, a species may be listed as threatened or endangered, and whether a species should be considered a candidate for listing until more information is evaluated. In addition, a species could be removed from listing if sufficient evidence exists that the species is no longer in danger of extinction. FESA requires not only the protection of listed species but also the conservation of species-specific habitat they rely on for survival. Section 7 of the FESA requires that federal agencies consult with the agencies responsible for enforcing FESA if a project under their review has any potential to affect federally listed species or critical habitat. The U.S. Fish and Wildlife Service (USFWS) oversees the protection of terrestrial and freshwater aquatic species. The National Marine Fisheries Service (NMFS) oversees the protection of oceanic species, anadromous fish, and marine mammals.

2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 prohibits the take (killing, capturing, selling, trading, or transport) of protected migratory bird species, including their eggs, nests, and young, without prior authorization by the USFWS. The MBTA applies to migratory bird species that are native to the United States or U.S. territories and are present as a result of natural biological or ecological processes.

2.1.3 CWA Section 404

The Clean Water Act (CWA) serves as the primary federal law protecting the quality of the nation's wetlands and surface waters. Under Section 404 of the CWA, the U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (USEPA) regulate the discharge of dredged and fill materials into the waters of the United States. The definition of waters of the United States, as amended by the USEPA and USACE on September 8, 2023, includes: 1) waters used for commerce and subject to tides; 2) interstate waters and wetlands; 3) other waters such as intrastate lakes, rivers, streams (including intermittent streams), and wetlands; 4) impoundments of waters; 5) tributaries of waters that are relatively permanent, standing or continuously flowing bodies of water; 6) territorial seas; and 7) wetlands adjacent to waters that have a continuous surface connection with navigable waters and tributaries with relatively permanent or continuous flows to navigable waters. Aquatic features no longer protected under the CWA Section 404 following September 8, 2023, amendment to the definition include 1) ephemeral drainages that are not sustained by a groundwater source, and 2) isolated wetlands that have no surface connectivity to navigable waters and/or tributaries with relatively continuous connectivity to navigable waters.

The CWA defines wetlands as a subset of waters of the United States that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas (33 CFR 328.3[b]; 40 CFR 230.3[t]).

2.2 State

2.2.1 California Endangered Species Act

The California Endangered Species Act (CESA) protects plant and wildlife species at risk of extinction. CESA-listed species may not be imported into the state, exported out of the state, taken, possessed, purchased, or sold without proper authorization via permitting through California Department of Fish and Wildlife (CDFW). Species may be designated as endangered or threatened after a formal listing process by the California Fish and Game Commission. Only the individuals are protected, not their habitat. CDFW must evaluate a proposed project for its potential impacts to species under their jurisdiction.

2.2.2 California Fish and Game Code

2.2.2.1 Fully Protected Species

Sections 3511, 4700, 5050, and 5515 of the California Fish and Game Code (CFGC) define the classification of Fully Protected, providing protection for animals that are rare or faced with possible extinction. Fully Protected species may not be taken or possessed except with an authorization from CDFW. Many fully protected species are also listed under CESA as threatened or endangered.

2.2.2.2 Lake and Streambed Alteration Agreements

Section 1602 of the CFGC requires an entity to notify the CDFW prior to commencing an activity that will substantially divert or obstruct the natural flow of or substantially change or use any material from the bed, channel, or bank of any river, stream or lake, or deposit or dispose of debris, waste or other material where it may pass into any river, stream or lake. Vegetation associated with the health of aquatic features such as riparian corridors, are also protected. Following the notification, the CDFW will determine whether or not a Lake or Streambed Alteration Agreement is necessary and if so, the agreement will include measures, often including mitigation necessary to protect the resource(s) with potential to be affected.

2.2.2.3 Bird/Raptor Protection in the Fish and Game Code

Section 3503 of the CFGC makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Additionally, Section 3503.5 of the CFGC makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey). CDFW is the state agency responsible for enforcing the protection of birds and places the responsibility of ensuring that a project has no take on the project proponent who must demonstrate in advance what measures will be taken to avoid take through the CEQA process and permitting process.

2.2.3 Clean Water Act Section 401/Porter-Cologne Water Quality Control Act

Waters of the State are regulated by the Regional Water Quality Control Board (RWQCB) under the State Water Quality Certification Program, which regulates discharges of dredged and fill material under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act. The State Water Code defines "waters of the State" broadly to include "any surface water or groundwater, including saline waters, within the boundaries of the state." Waters of the State also includes all "waters of the U.S." (California Water Boards [CWB] 2021). Under this definition, isolated wetlands that may not be subject to regulations under federal law are considered waters of the State. Additionally, the California RWQCB adopted State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (CWB 2021) and uses the methods of delineation prescribed in the USACE wetlands delineation manuals (USACE 1987; USACE 2008).

The RWQCB protects all waters in its regulatory scope but has special responsibility for isolated wetlands and headwaters that may not be regulated by other programs (such as Section 404 of the CWA). Projects that require a Section 404 CWA permit or fall under other federal jurisdiction and have the potential to impact waters of the State are required to obtain a Section 401 Water Quality Certification.

The RWQCB defines an area as a wetland if, under normal circumstances, 1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; 2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and 3) the area's vegetation is dominated by hydrophytic vegetation or the area lacks vegetation (CWB 2021).

2.3 Local Plans and Policies

El Sobrante is an unincorporated community under the jurisdiction of Contra Costa County. Chapter 816-68002 of the Contra Costa County Ordinance Code requires that "any person proposing to trench, grade or fill within the dripline of any protected tree[1] or cut down, destroy, trim by topping or remove any protected tree shall apply to the Department for a tree permit, not

[1] A protected tree on all properties within the unincorporated areas of the county is defined as any one of the following:

A) Where the tree to be cut down, destroyed or trimmed by topping is adjacent to or part of a riparian, foothill woodland or oak savanna area, or part of a stand of four or more trees, measures twenty inches or larger in circumference (approximately 6.5 inches in diameter) as measured four and one-half feet from ground level, and is included in the following list of indigenous trees: bigleaf maple (*Acer macrophyllum*), box elder (*A. negundo*), California buckeye (*Aesculus californica*), white alder (*Alnus Rhombifolia*), madrone (*Arbutus menziesii*), toyon (*Heteromeles arbutifolia*), California black walnut (*Juglans Hindsii*), California juniper (*Juniperus californica*), tanoak or tanbark oak (*Lithocarpus densiflora*), knobcone pine (*Pinus attenuata*), digger pine (*Pinus sabiniana*), California sycamore (*Plantanus racemosa*), Fremont cottonwood (*Populus fremontii*), black cottonwood (*Populus trichocarpa*), California or coast live oak (*Quercus agrifolia*), canyon live oak (*Q. chrysolepis*), blue oak (*Q. douglasii*), California black oak (*Q. kelloggii*), valley oak (*Q. lobata*), interior live oak (*Q. wislizenii*), yellow willow (*Salix lasiandra*), red willow (*S. laevigata*), arroyo willow (*S. lasiolepis*), coast red elderberry (*Sambucus callicarpa*), coast redwood (*Sequoia sempervirens*), California bay or laurel) (*Umbellularia californica*).

less than ten days prior to the proposed tree removal or tree alterations" (Contra Costa County 2025).

Contra Costa County Ordinance Code, Chapter 9, Division 914 provides details on setbacks from creeks and drainages. The code generally states that, depending on the depth of the creek, structures or improvements along a natural or unimproved channel must be 30 to 50 feet away from the top of bank. A licensed civil engineer or geotechnical engineer must be engaged to provide calculations for submittal to the Building Inspection Department. (Contra Costa County 2025).

3 Methods

This section describes the methodology used to conduct research and field surveys.

3.1 Background Research

Desktop and other background research were conducted including aerial imagery, databases, lists and other peer-review literature. The databases and other primary sources included the following:

- California Natural Diversity Database (CNDDB). Using a 5-mile-radius buffer around the project site, a list of known plant occurrences, wildlife occurrences, and CDFW-designated sensitive natural communities was generated (CDFW 2025a) (Appendix B).
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (CNPS 2025) (Appendix B).
- USFWS Information for Planning and Consultation (IPaC) database list (USFWS 2025a) (Appendix B).
- USFWS National Wetlands Inventory (USFWS 2025b).

3.1.1 Plants

For the purposes of this report, special-status plant species were defined as species with federal or state listing of threatened or endangered, and/or a California Rare Plant Rank (CRPR) of 1A, 1B, 2A, or 2B. A full list of plants that were evaluated are included in Table 1.

3.1.2 Wildlife

3.1.2.1 Special-Status Wildlife Species

For the purposes of this report, special-status wildlife species include:

- Species listed as endangered or threatened, or as candidate for listing under the FESA, and/or the California Endangered Species Act (CESA)
- CDFW Species of Special Concern (SCC) and Fully Protected species
- Birds protected under the Bald and Golden Eagle Protection Act or the MBTA.

3.1.2.2 Critical Habitat

Critical habitat is defined by the USFWS as the geographic areas that contain the physical or biological features that are essential to the conservation of an endangered or threatened species. The USFWS Critical Habitat for Threatened and Endangered Species Mapper (USFWS 2025c) and the National Oceanic and Atmospheric Administration Fisheries West Coast Region Species and Habitat Map (NOAA 2025) were reviewed for the boundaries of critical habitat in the vicinity of the Project. The BSA was compared with the online mapping data from these resources to determine whether any known critical habitat areas intersected the BSA.

3.1.2.3 Wildlife Movement and Migration Corridors

The CDFW Terrestrial Habitat Connectivity (ACE) (CDFW 2025b) online BIOS map was utilized to determine what type of wildlife movement corridors have been mapped for the Project region. ACE

connectivity ranks 1-5 are based upon the importance of connectivity which follows a set criterion. The CDFW California Fish Passage Assessment Database (PAD) (CDFW 2025c) online BIOS map was utilized to determine what fish passage barriers exist within the Project region that could influence fish migration.

3.1.3 Sensitive Natural Communities

Natural communities listed on the California Natural Community List with ranks of S1-S3 are considered Sensitive Natural Communities to be addressed in the CEQA environmental review process.

3.1.4 Wetlands and Waters

The following resources were reviewed prior to conducting field investigations to obtain information on wetlands and other water features that may occur in the BSA.

- United States Geological Survey 7.5-minute topographic quadrangle map, Richmond
- National Wetlands Inventory mapper (USFWS, 2025b)
- Google Earth Pro Aerial photographs from 1974 through 2025

3.2 Field Surveys

A reconnaissance level field survey was conducted on August 14, 2025 by BioMaAS senior biologist Sandra Etchell, who specializes in plant, wildlife, aquatic resource identification, and biological resource regulation.

3.2.1 Vegetation Communities

Vegetation communities were identified by determining which species of plant(s) were dominant in each of the herb, shrub, and tree strata. This information was then used to reference the CNPS Manual of California Vegetation to determine which alliance best represented the observed vegetation community. The boundaries of these vegetation communities were then mapped using a combination of field notes, GPS field data, and aerial imagery.

3.2.2 Floristic Surveys

Reconnaissance level floristic surveys were conducted by Sandra Etchell at the time of the August 14, 2025, site visit. Species observed within the project area were recorded.

3.2.3 Wildlife Surveys

Wildlife surveys were conducted during the reconnaissance level survey. All species observed within the project area were recorded.

3.2.4 Sensitive Natural Communities

During surveys of the BSA, all habitat types, natural or developed, were assessed for species composition. The information collected in the field, occurrence data for sensitive natural communities, and aerial imagery were used to generate a map of all habitat types within the BSA. Vegetation communities present within the BSA were then classified utilizing the CDFW California Wildlife Habitat Relationships System (CDFW 2025d). The Sensitive Natural Communities List

(CDFW 2025e) was referenced to determine if any of the natural communities present within the BSA are ranked as a Sensitive Natural Community.

3.2.5 Wetland Delineation

If potential jurisdictional aquatic features were observed in the BSA, they were assessed based on federal and state guidelines and regulations, including Sections 404 and 401 of the CWA, and the Porter-Cologne Water Quality Control Act. If potential wetlands were observed, delineations would be performed in accordance with the United States Army Corps of Engineers (USACE) guidelines and the September 8, 2023 final rule amendment to the definition of "waters of the United States" by the EPA and the USACE to conform with the Supreme Court Decision of Sacket v. EPA.

4 Results

4.1 Vegetation Communities

There were three vegetation communities found within the BSA; urban, riparian, and non-native grassland. These communities are described in the following section. Refer to Figure 2 of Appendix A for a map showing where these vegetation communities and where they occur within the BSA. The vegetation communities found within the BSA are described in the following sections.

4.1.1 Urban

Urban vegetation communities include tree grove, street strip, shade tree/lawn, lawn, and shrub vegetation primarily comprised of exotic landscape species. Urban landscapes are typically designed and structured around residential and recreational developments with manicured lawn being the most uniform vegetative unit of the California urban habitat. Urban development contains a high percentage of paved areas however biomass productivity is greater than most natural areas due to the application of irrigation and fertilizers. Wildlife species richness and diversity is low particularly in heavily developed areas however urban vegetation communities provide habitat for a variety of bird species, and wildlife adapted to living in close proximity to humans. Wildlife species that frequently occur in urban vegetation communities consistent with the BSA include house sparrow (*Passer domesticus*), Eurasian collared-dove (*Streptopelia decaocto*), raccoon (*Procyon lotor*), opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*) and mule deer (*Odocoileus virginianus*) (McBride and Reid 1988).

4.1.2 Riparian

Riparian corridors often consist of a diversity of plants and provide a range of benefits to a variety of wildlife offering forage, water, thermal and escape cover, nesting/breeding, migration and dispersal corridors. Riparian plant communities are categorized by the dominant trees within the vegetation community. Riparian habitats are found in association with rivers, wetlands, and streams (Grenfell 1988). The riparian corridor within the BSA has a sparse overstory of native trees consisting of the dominant trees, arroyo willow (*Salix lasiolepis*), California buckeye (*Aesculus californica*), coast live oak (*Quercus agrifolia*), and California bay (*Umbellularia californica*), and black walnut (*Juglans nigra*), and several non-native trees including Lombardy poplar (*Populus nigra*), and cherry trees (*Prunus* ssp.). Understory vegetation is also sparse and consists of a few native species including Coyote brush (*Baccharis pilularis*), water parsley (*Oenanthe sarmentosa*), and poison oak (*Toxicodendron diversilobum*). Non-native species present in the understory include poison hemlock (*Conium maculatum*), sweet fennel (*Foeniculum vulgare*), English ivy (*Hedera helix*), wild radish (*Raphanus sativus*), curly dock (*Rumex crispus*), and Himalayan blackberry (*Rubus armeniacus*). Wildlife observed in the riparian corridor included chestnut-back chickadee (*Poecile rufescens*), California scrub-jay (*Apehlocoma californica*), and mule deer (*Odocoileus hemionus*).

4.1.3 Non-Native Grassland

Annual grasslands vegetation communities primarily consist of annual herbaceous plant species dominated by grasses initially intended for edible grains and livestock grazing that have

supplanted native perennial species and are generally associated with historical disturbance. This vegetation community is abundant within the BSA, generally located between areas of development as well as within the interface between development and the surrounding native vegetation communities (Kie 2005). In the BSA the open area between the residence and the riparian corridor is primarily grassland with a few fruit-baring and citrus trees including lemon (*Citrus limon*), fig (*Ficus ssp.*), olive (*Olea europaea*), and pear (*Pyrus* ssp.). Wildlife observed in the annual grassland in the BSA included turkey vulture (*Cathartes aura*), American crow (*Corvus brachyrhynchos*), and fox squirrel (*Sciurus niger*).

4.2 Floristic Surveys

4.2.1 Desktop Review

Database queries and review of other background resources determined that there are 60 special-status plant species documented within the Richmond 7.5-minute quadrangle where the BSA occurs and the six surrounding quadrangles which included Benicia, Mare Island, San Quentin, Oakland West, Oakland East and Briones Valley (quadrangles situated on the west side of the San Francisco Bay were not included in the database search). Table 1 below provides a complete evaluation for the potential to occur each for special-status plants listed in the database searches.

4.2.2 Plant Survey Results

Reconnaissance level plant surveys were conducted in the BSA; no protocol level botanical surveys were performed due to highly disturbed nature of the site. No special-status plant species, nor rare plant species, were identified within the BSA. The full list of observed plant species is provided in Appendix C.

TABLE 1. SPECIAL STATUS PLANT SPECIES FROM DATABASE LISTS AND POTENTIAL TO OCCUR WITHIN THE BSA

Scientific Name Common Name	Status*	Blooming Period	Habitat	Potential to Occur within the BSA
Napa false indigo *Amorpha californica* var. *napensis*	1B.2	Apr-Jul	Broadleafed upland forests in openings, chaparral, and cismontane woodland. Elev. 165-6,560 ft.	**None.** There are no forests, chaparral or woodland habitats in the BSA or the vicinity.
Bent-flowered fiddleneck *Amsinckia lunaris*	1B.2	Mar-Jun	Coastal bluff scrub, cismontaine woodland, valley and foothill grasslands. Elev. 10-1,640 ft.	**None.** There is no scrub or woodland habitat present in the BSA. The grassland present is highly disturbed and consists almost entirely of non-native, invasive species.
Pallid manzanita *Arctostaphylos pallida*	1B.1, FT, SE	Dec-Mar	Broadleafed upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub. Elev. 605-1,525 ft.	**None.** There are no forests, chaparral, scrub or woodland habitats in the BSA or the vicinity.
Alkali milk-vetch *Astragalus tener* var. *tener*	1B.2	Mar-Jun	Playas, adobe clay in valley and foothill grassland, and vernal pools. Microhabitat: alkaline. Elev. 5-195 ft.	**None.** There are no alkaline conditions present in the BSA or the vicinity.
Big tarplant *Blepharizonia plumosa*	1B.1	Jul-Oct	Valley and foothill grassland, usually in clay soil. Elev. 100-1,655 ft.	**None.** This species was not observed during the August 14, 2025 site visit.
Mt. Diablo fairy-lantern *Calochortus pulchellus*	1B.2	Apr-Jun	Chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland. Elev. 100-2,755 ft.	**None.** The riparian woodland and valley and foothill grassland habitat is the BSA is highly disturbed and dominated by invasive non-native species.
Tiburon mariposa-lily *Calochortus tiburonensis*	1B.1, FT, ST	Mar-Jun	Valley and foothill grassland in serpentinite soil. Elev. 165-490 ft.	**None.** There is no serpentine soil present in the BSA.
Coastal bluff morning-glory *Calystegia purpurata* ssp. *saxicola*	1B.2	Mar-Sep	Coastal bluff scrub, coastal dunes, coastal scrub, North Coast coniferous forest. Elev. 0-345 ft.	**None.** There is no scrub, dune, or forest habitat present in the BSA.

Scientific Name Common Name	Status*	Blooming Period	Habitat	Potential to Occur within the BSA
Bristly sedge *Carex comosa*	2B.1	May-Sep	Coastal prairie, margins of marshes and swamps, and valley and foothill grasslands. Elev. 0-2,050 ft.	**None.** There is no prairie, marsh or swamp habitat present in the BSA. The grassland present in the BSA is highly disturbed and dominated by invasive, non-native species.
Tiburon paintbrush *Castilleja affinis* var. *neglecta*	1B.2, FE, ST	Apr-Jun	Valley and foothill grassland in serpentine soil. Elev. 195-1,310 ft.	**None.** There is no serpentine soil present in the BSA.
Pappose tarplant *Centromadia parryi* ssp. *parryi*	1B.2	May-Nov	Chaparral, coastal prairie, meadows and seeps, coastal salt marshes and swamps, vernally mesic valley and foothill grasslands. Elev. 0-1,380 ft.	**None.** There is no chaparral, prairie, meadow, marsh/swamp, or vernally mesic grassland habitat present in the BSA.
Point Reyes salty bird's-beak *Chloropyron maritimum* ssp. *palustre*	1B.2	Jun-Oct	Coastal salt marshes and swamps. Elev. 0-35 ft.	**None.** There is no marsh or swamp habitat present in the BSA.
Salty bird's-beak *Chloropyron molle* ssp. *molle*	1B.2, FE, SR	Jun-Nov	Coastal salt marshes and swamps. Elev. 0-10 ft.	**None.** There are no salt marshes or swamps present in the BSA.
San Francisco Bay spineflower *Chorizanthe cuspidata* var. *cuspidata*	1B.2	Apr-Aug	Coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub. Elev. 10-705 ft.	**None.** There is no scrub, dune, or prairie habitat present in the BSA.
Robust spineflower *Chorizanthe robusta* var. *robusta*	1B.1, FE	Apr-Sep	Maritime chaparral, openings in cismontane woodland, coastal dunes, coastal scrub. Elev. 10-985 ft.	**None.** There is no woodland, chaparral, dune or scrub habitat present in the BSA.
Bolander's water-hemlock *Cicuta maculata* var. *bolanderi*	2B.1	Jul-Sep	Brackish and freshwater marshes and swamps. Elev. 0-655 ft.	**None.** There is no marsh or swamp habitat present in the BSA.

Scientific Name Common Name	Status*	Blooming Period	Habitat	Potential to Occur within the BSA
Franciscan thistle *Cirsium andrewsii*	1B.2	Mar-Jul	Broadleafed upland forest, coastal bluff scrub, coastal prairie, coastal scrub. Elev. 0-490 ft.	**None.** There is no forest, scrub, or prairie habitat present in the BSA.
Presidio clarkia *Clarkia franciscana*	1B.1, FE,SE	May-Jul	Coastal scrub, valley and foothill grassland in serpentine soil. Elev. 80-1,100 ft.	**None.** There is no scrub habitat present in the BSA. The grassland present is highly disturbed and is dominated by invasive, non-native species.
Western leatherwood *Dirca occidentalis*	1B.2	Jan-Apr	Broadleafed upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, North Coast coniferous forest, riparian forest, riparian woodland. Elev. 80-1,395 ft.	**None.** The riparian corridor in the BSA is highly disturbed and is dominated by invasive, non-native species.
Tiburon buckwheat *Eriogonum luteolum* var. *caninum*	1B.2	May-Sep	Chaparral, cismontane woodland, coastal prairie, valley and foothill grassland. Elev. 0-2,295 ft.	**None.** The grassland in the BSA is highly disturbed and is dominated by invasive, non-native species.
Jepson's coyote-thistle *Eryngium jepsonii*	1B.2	Apr-Aug	Valley and foothill grassland, vernal pools. Elev.10-985 ft.	**None.** The grassland in the BSA is highly disturbed and is dominated by invasive, non-native species.
San Joaquin spearscale *Etriplex joaquinana*	1B.2	Apr-Oct	Chenopod scrub, meadows and seeps, playas, valley and foothill grassland. Elev. 5-2,740 ft.	**None.** The grassland in the BSA is highly disturbed and is dominated by invasive, non-native species.
Minute pocket moss *Fissidens pauperculus*	1B.2	Moss	North Coast coniferous forest in damp soil. Elev. 35-3,360 ft.	**None.** There is no coniferous forest habitat present in the BSA.
Hillsborough chocolate lily *Fritillaria biflora* var. *ineziana*	1B.1	Mar-Apr	Cismontane woodland, valley and foothill grassland. Elev. 490 ft.	**None.** The grassland in the BSA is highly disturbed and is dominated by invasive, non-native species.

Scientific Name Common Name	Status*	Blooming Period	Habitat	Potential to Occur within the BSA
Blue coast gilia *Gilia capitata* ssp. *chamissonis*	1B.1	Apr-Jul	Coastal dunes, coastal scrub. Elev. 5-655 ft.	**None.** There is no dune or scrub habitat present in the BSA.
Dark-eyed gilia *Gilia millefoliata*	1.B2	Apr-Jul	Coastal dunes. Elev. 5-100 ft.	**None.** There is are no coastal dunes present in the BSA.
Diablo helianthella *Helianthella castanea*	1B.2	Mar-Jun	Broadleafed upland forest, chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland. Elev. 195-4,265 ft.	**None.** There is no forest, woodland or scrub habitat present in the BSA. The riparian and grassland habitat is dominated by invasive non-native species.
Congested-headed hayfield tarplant *Hemizonia congesta* ssp. *congesta*	1B.2	Apr-Nov	Valley and foothill grassland. Elev. 65-1,835 ft.	**None.** The grassland in the BSA is highly disturbed and is dominated by invasive, non-native species.
Marin western flax *Hesperolinon congestum*	1B.1 FT, ST	Apr-Jul	Chaparral, valley and foothill grassland. Elev. 15-1,215 ft.	**None.** There is no woodland or grassland habitat present in the BSA.
Water star-grass *Heteranthera dubia*	2B.2	Jul-Oct	Marshes and swamps (alkaline, still, slow-moving water). Elev. 100-4,905 ft.	**None.** There are no marshes or swamps present in the BSA.
Loma Prieta hoita *Hoita stobilina*	1B.1	May-Oct	Chaparral, cismontane woodland, riparian woodland. Elev. 100-2,820 ft.	**None.** There is no chaparral or woodland habitat present in the BSA. The riparian corridor in the BSA is dominated by invasive, non-native species.
Santa Cruz tarplant *Holocarpha macradenia*	1B.1, FT, SE	Jun-Oct	Coastal prairie, coastal scrub, valley and foothill grassland. Elev. 35-720 ft.	**None.** There is no prairie or scrub habitat present in the BSA. The grassland in the BSA is dominated by invasive, non-native species.

Scientific Name Common Name	Status*	Blooming Period	Habitat	Potential to Occur within the BSA
Kellog's horkelia *Horkelia cuneata var, sericea*	1B.1	Apr-Sep	Closed-cone coniferous forest, maritime chaparral, coastal dunes, coastal scrub. Elev. 35-655 ft.	**None.** There is no forest, chaparral, dune or scrub habitat present in the BSA.
Carquinez goldenbush *Isocoma arguta*	1B.1	Aug-Dec	Alkaline valley and foothill grassland. Elev. 5-65 ft.	**None.** The grassland in the BSA is highly disturbed and is dominated by invasive, non-native species.
Contra Costa goldfields *Lastenia conjugens*	1B.1, FE	Mar-Jun	Cismontane woodland, alkaline playas, valley and foothill grassland, vernal pools. Elev. 0-1,540 ft.	**None.** There is no woodland or playa habitat present in the BSA. The grassland in the BSA is dominated by invasive, non-native species.
Delta tule pea *Lathyrus jepsonii* var. *jepsonii*	1B.2	May-Sep	Brackish and freshwater marshes and swamps. Elev. 0-15 ft.	**None.** There are no marshes or swamps present in the BSA.
Beach layia *Layia carnosa*	1B.1, FT, SE	Mar-Jul	Coastal dunes, coastal scrub with sandy soil. Elev. 0-195 ft.	**None.** There is no dune or scrub habitat present in the BSA.
Rose leptoshiphon *Leptosiphon rosaceus*	1B.1	Apr-Jul	Coastal bluff scrub. Elev. 0-330 ft.	**None.** There is no scrub habitat present in the BSA.
Mason's lilaeopsis *Lilaeopsis masonii*	1B.1	Apr-Nov	Brackish and freshwater marshes and swamps, riparian scrub. Elev. 0-35 ft.	**None.** There are no marshes or swamps present in the BSA. The riparian corridor in the BSA is dominated by invasive, non-native species.
Oregon meconella *Meconella oregana*	1B.1	Mar-Apr	Coastal prairie and coastal scrub. Elev. 820-2,035 ft.	**None.** There is no prairie or scrub habitat present in the BSA.
Woodland woollythreads *Monolopia gracilens*	1B.2	Feb-Jul	Broadleafed upland forest (openings), chaparral (openings), cismontane woodland, North Coast coniferous forest (openings), valley and foothill grasslands. Elev.339-3,935 ft.	**None.** There is no forest or woodland habitat present in the BSA. The grassland in the BSA is dominated by invasive, non-native species.

Scientific Name Common Name	Status*	Blooming Period	Habitat	Potential to Occur within the BSA
White-rayed pentachaeta *Pentachaeta bellidiflora*	1B.1, FE, SE	Mar-May	Cistmontane woodland, valley and foothill grassland (often serpentinite). Elev. 115-2,035 ft.	**None.** There is woodland habitat present in the BSA. The grassland in the BSA is dominated by invasive, non-native species.
Choris' popcornflower *Plagiobothrys chorisianus* var. *chorisianus*	1B.2	Mar-Jun	Chaparral, coastal prairie, coastal scrub. Elev. 10-525 ft.	**None.** There is no chaparral, prairie, or scrub habitat present in the BSA.
San Francisco popcornflower *Plagiobothrys diffusus*	1B.1, SE	Mar-Jun	Coastal prairie, valley and foothill grassland. Elev. 195-1,180 ft.	**None.** There is prairie habitat present in the BSA. The grassland in the BSA is dominated by invasive, non-native species.
Hairless popcornflower *Plagiobothrys glaber*	1A	Mar-May	Alkaline meadows and seeps, coastal salt marshes and swamps. Elev. 50-590 ft.	**None.** There are no meadows, seeps, marshes, or swamps present in or near the BSA.
North Coast semaphore grass *Pleuropogon hooverianus*	1B.1, ST	Apr-Jun	Broadleafed upland forest, meadows and seeps, North Coast coniferous forest. Elev. 35-2,200 ft.	**None.** There is no forest habitat, nor any meadows and seeps present in the BSA.
Adobe sanicle *Sanicula martima*	1B.1, SR	Feb-May	Chaparral, coastal prairie, meadows and seeps, valley and foothill grassland. Elev. 100-785 ft.	**None.** There is no chaparral or prairie habitat present in the BSA, nor are there meadows or seeps. The grassland in the BSA is dominated by invasive, non-native species.
Chaparral ragwort *Senecio aphanactis*	1B.2	Jan-May	Chaparral, cismontane woodland, coastal scrub. Elev. 50-2,625 ft.	**None.** There is no chaparral or scrub habitat present in the BSA.
Long-styled sand-spurrey *Spergularia macrotheca* var. *longistyla*	1B.2	Feb-May	Meadows and seeps, marshes and swamps. Elev. 0-835 ft.	**None.** There are no meadows, seeps, marshes, or swamps present in or near the BSA.

Scientific Name Common Name	Status*	Blooming Period	Habitat	Potential to Occur within the BSA
Most beautiful jewelflower *Streptanthus albidus* ssp. *peramoenus*	1B.2	Mar-Oct	Chaparral, cismontane woodland, valley and foothill grassland. Found in serpentine soil. Elev. 310-3,280 ft.	**None.** There is no serpentine soil present in the BSA.
Tiburon jewelflower *Streptanthus glandulosus* ssp. *niger*	1B.1, FE, SE	May-Jun	Valley and foothill grassland in serpentine soil. Elev. 100-490 ft.	**None.** There is no serpentine soil present in the BSA.
Northern slender pondweed *Stuckenia filiformis* ssp. *alpina*	2B.2	May-Jul	Shallow freshwater marshes and swamps. Elev. 985-7,055 ft.	**None.** There are no marshes or swamps present in or near the BSA.
California seablite *Suaeda californica*	1B.1, FE	Jul-Oct	Coastal salt marshes and swamps. Elev. 0-50 ft.	**None.** There are no marshes or swamps present in or near the BSA.
Suisun Marsh aster *Symphyotrichum lentum*	1B.2	Apr-Nov	Brackish freshwater marshes and swamps. Elev. 0-10 ft.	**None.** There are no marshes or swamps present in or near the BSA.
Two-fork clover *Trifolium amoenum*	1B.1, FE	Apr-Jun	Coastal bluff scrub, valley and foothill grassland (sometimes serpentinite). Elev. 15-1,360 ft.	There is no scrub habitat present in the BSA. The grassland in the BSA is dominated by invasive, non-native species.
Saline clover *Trifolium hydrophilum*	1B.2	Apr-Jun	Marshes and swamps, valley and foothill grassland (mesic, alkaline), vernal pools. Elev. 0-985 ft.	**None.** There is no marsh or vernal pool habitat present in the BSA. The grassland in the BSA is dominated by invasive, non-native species.
Coast triquetrella *Triquetrella californica*	1B.2	moss	Coastal bluff scrub, coastal scrub. Elev. 35-330 ft.	**None.** There is no scrub habitat present in the BSA.
Oval-leaved viburnum *Viburnum ellipticum*	2B.3	May-Jun	Chaparral, cismontane woodland, lower montane coniferous forest. Elev. 705-4,595 ft.	**None.** There is no chaparral, woodland or forest habitat present in the BSA.

* Status:

FE: Federal Endangered
FT: Federal Threatened

California Rare Plant Rank (CRPR):
1A: Plants presumed extirpated in California and either rare or extinct elsewhere

SE: California State Endangered	1B: Plants rare, threatened, or endangered in California or elsewhere
ST: California State Threatened	2B: Plants rare, threatened, or endangered in California but more common elsewhere
SR: California State Rare	3: Plants about which more information is needed
	4: Plants of limited distribution
	0.1: Seriously threatened in California
	0.2: Moderately threatened in California
	0.3: Not very threatened in California

4.3 Special-Status Wildlife Species

For the purposes of this report, special-status wildlife species include those listed as endangered, threatened, proposed, or candidate for listing by the USFWS or the CDFW. Other wildlife species regarded as having special status by the State of California include species of special concern, as listed by the CDFW on the California Natural Diversity Database. Additional avian species receive special protection under the federal Bald and Golden Eagle Protection Act and the federal Migratory Bird Treaty Act. The California Fish & Game Code provides protection for "fully protected birds", "fully protected mammals", "fully protected reptiles and amphibians", and "fully protected fish."

4.3.1 Desktop Review

Database searches and review of other background resources found 67 special-status wildlife species documented within the Richmond 7.5-minute quadrangle where the BSA occurs and the six surrounding quadrangles. Of these species, three were determined to have a low potential to occur based upon the presence of suitable habitat. Table 2 below provides a complete evaluation of potential for the special-status wildlife listed on the database lists to occur. The three criteria most important in determining species presence include known range, presence of suitable habitat, and nearby known occurrences. The potential for each special-status species to occur in the project area was then determined according to the following criteria:

- None: suitable habitat is entirely absent and there is no documented records for the species being evaluated within a 10-mile radius.
- Unlikely: suitable habitat is present and project site is within the range of the species being evaluated, however there are no documented records within a 5-mile radius. Species was not observed during wildlife surveys.
- Low Potential: suitable or marginally suitable habitat for the species being evaluated is present, but few documented records occur within a 5-mile radius. Species was not observed during wildlife surveys.
- Moderate potential: suitable habitat for the species being evaluated is present and there are nearby documented records. Species was not observed during wildlife surveys.
- High potential: suitable habitat for the species being evaluated is present and there are recent documented records of the species occurring within or adjacent to the BSA. Species was not observed during wildlife surveys.
- Present: suitable habitat for the species being evaluated is present and the species has been documented on BSA. Species may or may not have been observed during wildlife surveys.

TABLE 2. SPECIAL-STATUS WILDLIFE SPECIES WITH POTENTIAL TO OCCUR WITHIN THE BSA

Scientific Name Common Name	Status*	Habitat	Potential to Occur within the BSA
Invertebrates			
Bombus occidentalis Western bumble bee	SCE	Valley and foothill grasslands of Coastal California east to the Sierra Cascade crest and south into Mexico. Food plant genera include *Antirrhinum, Phacelia, Clarkia, Dendomecon, Eschscholzia, and Eriogonum*.	**Unlikely.** The only CNDDB records within the database search was for bees collected for museum specimens from 1910 to 1992 at several locations in the region. Vegetation removal, if required would be minimal and would not be likely to prevent bumble bees from foraging. None of the food plants were observed during the August 14, 2025 site visit.
Bombus crotchii Crotch's bumble bee	SCE	Coastal California east to the Sierra Cascade crest and south into Mexico. Food plant general include *Antirrhinum, Phacelia, Clarkia, Dendomecon, Eschscholzia, and Eriogonum*.	**Unlikely.** The only CNDDB records within the database search area was for one bee that was collected as a museum specimen in 1933 (Occurrence #308). The same record states that 1 was observed and photographed on November 6, 2015 however it is not apparent if it means a live bumble bee or the collected specimen was photographed. No other information is given. Vegetation removal, if required would be minimal and would not be likely to prevent bumble bees from foraging. None of the food plants were observed during the August 14, 2025 site visit.
Speyeria callippe callippe Callippe silverspot butterfly	FE	Restricted to the northern coastal scrub of the San Francisco Peninsula.	**None.** There is no coastal scrub habitat present in the BSA.

Scientific Name Common Name	Status*	Habitat	Potential to Occur within the BSA
Euphydryas Editha bayensis Bay checkerspot butterfly	FT	Restricted to native grasslands on outcrops of serpentine would in the vicinity of San Francisco Bay. *Plantago erecta* is the primary host plant; *Orthocarpus densiflorus* and *O. purpurescens* are the secondary host plants.	**None.** The small strip of grassland in the BSA is dominated by invasive, non-native species. There are no serpentine soils present.
Danaus Plexippus pop. 1 California overwintering population Monarch butterfly	FPT	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (*eucalyptus*, Monterey pine, cypress), with nectar and water sources nearby.	**None.** There are several CNDDB records for known monarch winter roost sites along the bay front. There are a few scattered eucalyptuses in the riparian corridor but no groves. The riparian vegetation is sparse in the BSA and is not suitable overwintering habitat.
Fish			
Acipenser medirostris pop. 1 Green sturgeon – southern DPS	FT, SSC	Spawns in the Sacramento, Feather and Yuba Rivers. Spawning occurs primarily in cold sections of mainstem rivers in deep pools with substrates containing small to medium sized sand.	**None.** Appian Creek in the BSA does not provide suitable foraging or breeding habitat.
Hypomesus transpacificus Delta smelt	FT, SE	Occur in the aquatic estuaries of the Sacramento-San Joaquin Delta. Seasonally found in Suisun Bay, Carquinez Strait and San Pablo Bay.	**None.** There are no estuaries in or near the BSA.
Thaleichthys pacificus Eulachon	FT, SSC	Found in Klamath River, Mad River, Redwood Creek, and in small numbers in Smith River and Humboldt Bay tributaries. Spawn in lower reaches of coastal rivers.	**None.** Appian Creek in the BSA is not within the range of this species.
Spirinchus thaleichthys pop. 2 Longfin smelt – San Francisco Bay DPS	FE, ST	Pelagic and anadromous within the Sacramento-San Joaquin River Delta, San Francisco Bay, and Gulf of the Farallones, Spawns in lower freshwater reaches of Sacramento and San Joaquin Rivers.	**None.** There is two partial and one significant fish barrier in San Pablo Creek that would prevent fish from swimming upstream into San Pablo Creek and its tributaries (CDFW 2025c).

Scientific Name Common Name	Status*	Habitat	Potential to Occur within the BSA
Pogonichthys macrolepidotus Sacramento splittail	SSC	Endemic to the lakes and rivers of the Central Valley, but now confined to the Delta, Suisun Bay and associated marshes.	**None.** Appian Creek in the BSA is not within the range of this species.
Archoplites interruptus Sacramento perch	SSC	Historically found in the sloughs, slow-moving rivers, and lakes of the Central Valley.	**None.** Appian Creek in the BSA is not within the range of this species.
Eucyclogobius newberryi Tidewater goby	FE, SSC	Found in brackish water habitats along the California coast from Agua Hedionda Lagoon in San Diego County to the mouth of the Smith River in Humbolt County.	**None.** Appian Creek in the BSA does not have brackish water.
Amphibians			
Ambystoma californiense pop. 1 California tiger salamander – central California DPS	FT, ST, WL	Lives in vacant or mammal-occupied burrows throughout most of the year, in grassland, savanna, or open woodland habitats.	**None.** There is no suitable habitat present in the BSA.
Rana draytonii California red-legged frog	FT, SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	**None.** Appian Creek does not provide suitable breeding habitat for this species. The nearest CNDDB record (#1113) is for a frog found in 2008 below San Pablo Dam at a location approximately 2.9 miles southeast of the BSA. There are no other occurrences in the BSA vicinity therefore it is unlikely that the frog would traverse the creek in the BSA.

Scientific Name Common Name	Status*	Habitat	Potential to Occur within the BSA
Rana boylii pop. 4 Foothill yellow-legged frog – central Coast DPS	FT, SSC	San Francisco Peninsula and Diablo Range south of San Francisco Bay Estuary and south through the Santa Cruz and Gabilan Mountains east of the Salinas River in the southern inner Coast Ranges. Partly shaded shallow streams and riffles, with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying and at least 15 weeks to attain metamorphosis.	**None.** Appian Creek does not provide suitable breeding habitat for this species.
Reptiles			
Actinemys marmorata Northwestern pond turtle	FPT SSC	Streams, ponds, lakes, and permanent and ephemeral wetlands. Nest in terrestrial habitat usually in dry soil with sparse vegetation.	**None.** Appian Creek in the BSA does not provide suitable breeding habitat. The is only one CNDDB record (#1480) for this species within a five-mile radius which is for turtles found in Pinole Creek at a location that is 4 miles east of the BSA. There is no connectivity between Appian Creek in the BSA and Pinole Creek.
Masticophis lateralis euryxanthus Alameda whipsnake	FT, ST	Typically found in chaparral and scrub habitats but also found in adjacent grassland, oak savanna and woodland habitats.	**None.** The BSA is in a highly developed area and does not provide suitable habitat for this species.
Birds			
Nannopterum auritum Double-crested cormorant	WL	Colonial nester on coastal cliffs, offshore islands, and along lake margins in the interior of the state.	**None.** No suitable nesting habitat is present in the BSA.

Scientific Name Common Name	Status*	Habitat	Potential to Occur within the BSA
Branta hutchinsii leucopareia Cackling goose (Aleutian Canada goose)	WL	Sacramento/San Joaquin standing waters, valley and foothill grasslands.	**None.** The BSA is devoid of suitable open and ponded habitat.
Circus hudsonius Northern harrier	SSC	Coastal salt and freshwater marsh. Nests and forages in grasslands. Nests on ground in shrubby vegetation, usually at marsh edge.	**None.** There are no marshes in or near the BSA.
Elanus leucurus White-tailed kite	FP	Nests in open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	**Low.** This species could nest in the tall trees in the riparian corridor in the BSA.
Accipiter cooperii Cooper's hawk	WL	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains, also live oaks.	**Low.** This species could nest in the tall trees in the riparian corridor in the BSA.
Aquila chrysaetos Golden eagle	FP	Nests in cliff-walled canyons and large trees in open areas.	**None.** There is no suitable nesting habitat in or near the BSA.
Haliaeetus leucocephalus Bald eagle	FD, SE, FP	Nests in large, old-growth or dominant live trees with open branches in lower montane coniferous forests.	**None.** There is no suitable nesting habitat in or near the BSA.
Pandion haliaetus Osprey	WL	Nests along ocean shores, bays, freshwater lakes and larger streams.	**None.** There is no suitable nesting habitat in or near the BSA.
Falco peregrinus anatum American peregrine falcon	FD, SD	Nests near wetlands, rivers, or other water on cliffs, banks, dunes, mounds, and also on human made structures.	**None.** There is no suitable nesting habitat in or near the BSA.

Scientific Name Common Name	Status*	Habitat	Potential to Occur within the BSA
Rallus obsoletus obsoletus California Ridgway's rail	FE, SE, FP	Salt water and brackish marshes traversed by tidal sloughs in the vicinity of the San Francisco Bay.	**None.** There are no marshes in or near the BSA.
Coturnicops noveboracensis Yellow rail	SSC	Freshwater marshes	**None.** There are no marshes in or near the BSA. The BSA is outside of the range of this species.
Laterallus jamaicensis coturniculus California black rail	ST, FP	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	**None.** There are no marshes in or near the BSA.
Charadrius nivosus nivosus Western snowy plover	FT	Inhabit sandy beaches, salt pond levees, and shores of large alkali lakes.	**None.** There is no suitable nesting habitat in or near the BSA.
Sternula antillarum browni California least tern	FE, SE, FP	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeders on bare or sparsely vegetated, flat substrates; sandy beaches, alkali flats, landfills, or paved areas.	**None.** There is no suitable nesting habitat in or near the BSA.
Coccyzus americanus Western yellow-billed cuckoo	FT, SE	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	**None.** There is no suitable nesting habitat in or near the BSA.
Asio flammeus Short-eared owl	SSC	Found in swamp lands, both fresh and salt, lowland meadows, and irrigated alfalfa fields.	**None.** There is no suitable nesting habitat in or near the BSA.

Scientific Name Common Name	Status*	Habitat	Potential to Occur within the BSA
Athene cunicularia Burrowing owl	SCE	Nests in open dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation.	**None.** There is no suitable nesting habitat in or near the BSA.
Geothlypis trichas sinuosa Saltmarsh common yellowthroat	SSC	Resident of the San Francisco Bay region in fresh and saltwater marshes.	**None.** There are no marshes in or near the BSA.
Melospiza melodia maxillaris Suisun song sparrow	SSC	Resident of brackish-water marshes surrounding Suisun Bay.	**None.** There are no marshes in or near the BSA. The BSA is outside of the range of this species.
Melospiza melodia pusillula Alameda song sparrow	SSC	Resident of salt marshes bordering south arm of San Francisco Bay.	**None.** There are no marshes in or near the BSA. The BSA is outside of the range of this species.
Melospiza melodia samuelis *San Pablo song sparrow*	SSC	Resident of salt marshes along the north side of San Francisco and San Pablo Bays.	**None.** There are no marshes in or near the BSA.
Zanthocephalus xanthocephalus Yellow-headed blackbird	SSC	Nests in freshwater emergent wetlands with dense vegetation and deep water. Often along borders of lakes or ponds.	**None.** There are no wetlands or open waters in or near the BSA. The BSA is outside of the range of this species.
Agelaius tricolor Tricolored blackbird	FT, SSC	Highly colonial species, most numerous in the Central Valley and vicinity. Requires open water protected nesting substrate, and foraging area.	**None.** The BSA does not provide suitable nesting habitat for this species.

Scientific Name Common Name	Status*	Habitat	Potential to Occur within the BSA
Mammals			
Sorex vagrans halicoetes Salt-marsh wandering shrew	SSC	Salt marshes of the south arm of the San Francisco Bay.	**None.** There are no marshes in or near the BSA.
Sorex ornatus sinuosus Suisun shrew	SSC	Tidal marshes of the northern shores of San Pablo and Suisun Bays.	**None.** There are no marshes in or near the BSA.
Scapanus latimanus parvus Alameda Island mole	SSC	Only known from Alameda Island.	**None.** The BSA is outside of the range of this species.
Corynorhinus townsendii Townsend's big-eared bat	SSC	Broadleaved upland forest, chaparral, chenopod scrub, Great Basin Grassland; most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Sensitive to human disturbance.	**None.** The residence in the BSA does not provide suitable roosting habitat.
Antrozous pallidus Pallid bat	SSC	Day roost in caves, crevices, mines, and occasionally in hollow trees and buildings. Night roost in more open sites, such as porches and open buildings.	**Low.** If the building or any trees are proposed for removal, a qualified biologist should assess the site for roosting bats.
Nyctinomops macrotis Big free-tailed bat	SSC	Low lying areas in Southern California. Need high cliffs or rocky outcrops for roosting sites.	**None.** The BSA is out of the range of this species.
Taxidea taxus American badger	SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats with friable soil.	**None.** The BSA is in a highly urbanized area.

Scientific Name Common Name	Status*	Habitat	Potential to Occur within the BSA
Reithrodonomys raviventris Salt marsh harvest mouse	FE, SE, FP	Occur only in the saline emergent wetlands of the San Francisco Bay and its tributaries. Pickleweed is primary habitat but may occur in other marsh vegetation types and adjacent upland areas.	**None.** There are no marshes or wetlands in or near the BSA.
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	SSC	Forest habitats of moderate canopy and moderate to dense understory. Constructs nests of shredded grass, leaves and other material. May be limited by availability of nest-building materials.	**None.** No woodrat nests were observed during the August 14, 2025 site survey. The understory in the riparian corridor is sparse and does not provide much protection.
Microtis californicus sanpabloensis San Pablo vole	SSC	Saltmarshes of San Pablo Creek, on the south shore of San Pablo Bay.	**None.** There are no salt marshes in or near the BSA.

* Status:

FE: Federal Endangered
FPT: Federal Proposed Threatened
SE: California State Endangered
ST: California State Threatened
FP: Fully Protected
FT: Federal Threatened
FD: Federal Delisted
WL: CDFW Watch List
SSC: CDFW Species of Special Concern

4.3.2 Wildlife Survey Results

Reconnaissance level wildlife surveys were conducted by BioMaAS biologist, Sandra Etchell on August 14, 2025. During these surveys, no special-status wildlife species was observed. The species with low potential to occur are discussed in greater detail in the following sections.

Cooper's Hawk

Coopers hawk (*Accipiter cooperii*) is a CDFW Watch List[2] species with no federal special status listing. Cooper's hawks are a medium sized raptor with long yellow legs, a brownish gray, mottled back, a white chest with brown striations, a long, barred tail, and a brown head. Adult hawks develop a black cap on their head once they mature.

Cooper's hawks occur in wooded areas that range from 0 to 9,000 feet Mean Sea Level throughout the U.S. They prefer dense stands of live oak, riparian deciduous, or other forest habitats where they forage and nest. They are seldom found in areas with sparse vegetation. They nest in the crotches of deciduous trees usually from 20-50 feet above the ground (Polite 1988). The riparian trees provide marginally suitable nesting habitat for Cooper's hawk therefore there is a low potential for this species to occur, however it should be included in the pre-construction nesting bird survey (see Section 5 Recommendations below).

4.3.2.1 White-tailed Kite

White-tailed kite (*Elanus leucurus*) is a state listed fully protected species with no federal special status listing. white-tailed kites are a medium to large white hawk that has an all-white head, chest, belly and tail, black on its shoulders or mantle, and gray on its back and wings. It resides in a variety of open habitats such as coastal and valley lowlands and uses trees with dense canopies for cover and nesting. Kites build large stick nests near the top of dense trees. The riparian trees provide marginally suitable nesting habitat for white-tailed kite therefore there is a low potential for this species to occur however it should be included in the pre-construction nesting bird survey.

4.3.2.2 Pallid Bat

The pallid bat (*Antrozous palidus*) is a state SSC with no federal listing. Pallid bats occur in a variety of habitats throughout California in lower elevations. They can be found in grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests. This large pale bat establishes maternity roosts in crevices in rocky outcrops and cliffs, caves, mines, hollowed trees, large tree cavities, and vacant buildings (Harris 2021). There is marginal suitable roosting habitat in the BSA, therefore a pre-construction habitat assessment for roosting bats is recommended.

4.4 Wildlife Movement and Migration Corridors

The ACE database mapped the BSA region as a Rank 1 Having Limiting Connectivity Movement in regards to the movement of terrestrial wildlife. This ranking is defined as consisting of areas where land use may limit options for providing connectivity (e.g., agriculture, urban) or no connectivity

[2] CDFW Watch List species is defined as taxa that were previously SSCs but do not currently meet SSC criteria, and for which there is concern and a need for additional information to clarify status.

importance has been identified in models. Some mammals that likely move through the area include gray fox (*Urocyon cinereoargenteus*), raccoon, mule deer, and Virginia opossum.

4.5 Sensitive Natural Community Surveys

There are no sensitive natural communities present within the BSA. The riparian corridor, while not ranked as a sensitive natural community, is protected by federal, state, and local regulations described above in Section 2.

4.6 Critical Habitat

The BSA is not within USFWS or NOAA designated critical habitat (USFWS 2025c, NOAA 2025).

4.7 Aquatic Resources

No potential jurisdictional wetlands were found within the BSA. Appian Creek is a jurisdictional water of the U.S. and State because it falls within the regulatory criteria described above in Section 2.

5 Conclusions, Recommendations, CEQA Findings

The following conclusions and recommendations are included to summarize the findings of this report and to provide measures to protect biological resources in the BSA and the Project footprint.

1. A protective buffer of 30 to 50 feet from Appian Creek will be established by Contra Costa County. Silt fence or similar Best Management Practices (BMPs) should be established to prevent construction related debris and runoff from entering the creek during construction.
2. A preconstruction nesting bird survey should be conducted during bird breeding season (February 1 through August 31) by a qualified biologist who is familiar with the nesting behavior of a variety of species and can establish protective buffers around the nest based upon the type of construction activity. Nest buffers should be adhered to by all construction related personnel and can only be removed by the biologist after the nest is no longer active.
3. A bat habitat assessment is recommended to evaluate the potential use of the residence and any trees proposed for removal.
4. Vegetation removal, if necessary, should be kept to a minimum. If riparian vegetation removal is required, a CDFW Streambed Alteration Agreement, and RWQCB 401 Water Quality Certification if required prior to removal.

Based upon the results of the Biological Resources Analysis, findings as they pertain to CEQA are as follows:

Will 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 Wildlife or U.S. Fish and Wildlife Sevice?
Response: Less than Significant with Mitigation. Three species, Cooper's hawk, white-tailed kite, and pallid bat have a low potential to occur in the BSA, if the recommendations above are followed, the project will not have an adverse effect on protected/listed species.

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 Wildlife or U.S. Fish and Wildlife Service?
Response: No impact if riparian habitat is avoided. Contra Costa County requires a 30 to 50 foot setback from the riparian corridor. If the setback is adhered to and no vegetation removal or work in the creek occurs, there will be no adverse effect on the riparian habitat or other sensitive natural communities.

c) have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through the direct removal, filling, hydrological interruption, or other means?
Response: No impact. No state or federally protected wetlands were found on the site. Appian Creek is protected by both federal and state regulations however the Project proposes to avoid the creek.
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?
Response: Less than Significant with Mitigation. The Project will not interfere with the movement of fish, wildlife, or wildlife nursery sites. The building and trees in the BSA provide suitable roosting habitat for several species of bats therefore a bat habitat assessment is included in the recommendations.

d) conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
Response: Less than Significant with Mitigation. Tree ordinance information is included in Section 4. It is the responsibility of the Project proponent to ensure compliance with the ordinance.

e) conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?
Response: No impact. The Project is not within an area covered by a Habitat Conservation Plan.

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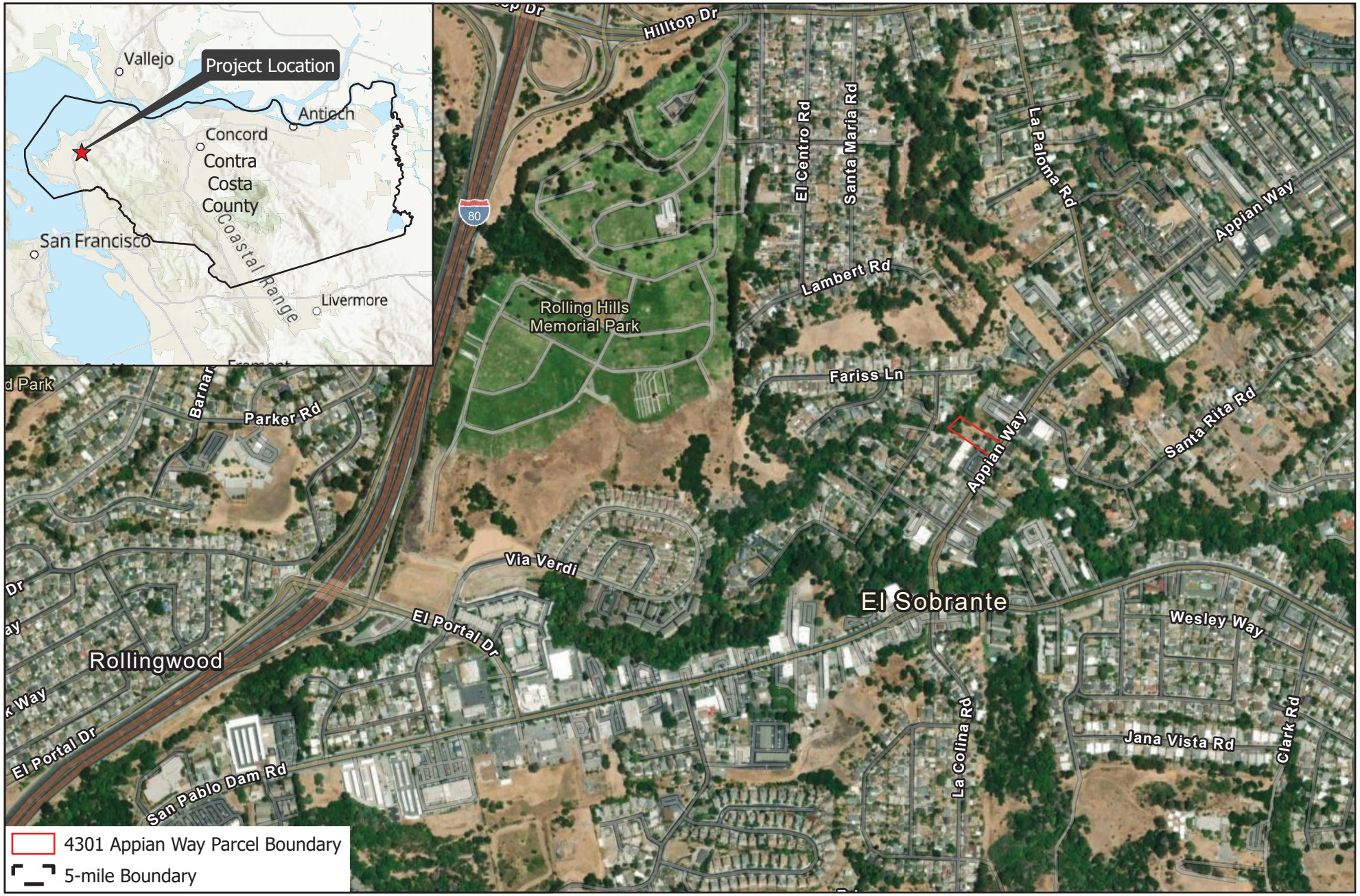
Appendices

Appendix A
Figures



SOURCE: Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

BIOMAAS INC
Environmental Consultants

N

0 550 1,100 Feet

FIGURE 1

Project Location

4301 Appian Way, El Sobrante

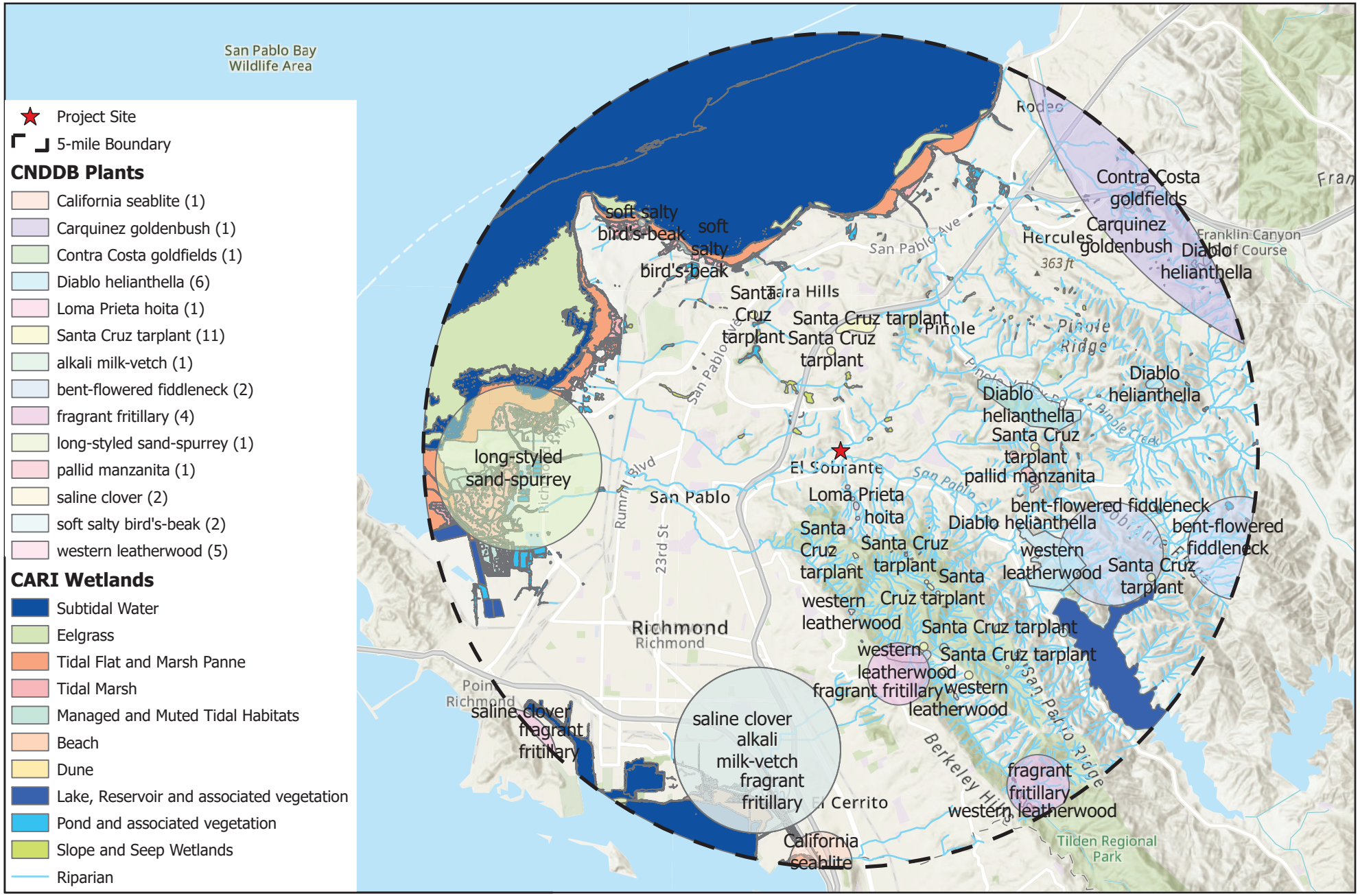
SOURCE: Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

BIOMAAS INC
Environmental Consultants

FIGURE 2

Vegetative Communities

4301 Appian Way, El Sobrante



SOURCE: Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

FIGURE 3

BIOMAAS INC
Environmental Consultants

CNDDB Plants and Sensitive Aquatic Resources

4301 Appian Way, El Sobrante

SOURCE: Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

FIGURE 4

BIOMAAS INC
Environmental Consultants

N

0 5,500 11,000 Feet

CNDDB Wildlife and Critical Habitat

4301 Appian Way, El Sobrante

Appendix B
Database Query Results

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Richmond (3712283) OR Briones Valley (3712282) OR Oakland East (3712272) OR Oakland West (3712273) OR San Quentin (3712284) OR Mare Island (3812213) OR Benicia (3812212))
 AND Taxonomic Group IS (Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Amorpha californica var. napensis Napa false indigo	PDFAB08012	None	None	G4T2	S2	1B.2
Amsinckia lunaris bent-flowered fiddleneck	PDBOR01070	None	None	G3	S3	1B.2
Arctostaphylos pallida pallid manzanita	PDERI04110	Threatened	Endangered	G1	S1	1B.1
Astragalus tener var. tener alkali milk-vetch	PDFAB0F8R1	None	None	G2T1	S1	1B.2
Blepharizonia plumosa big tarplant	PDAST1C011	None	None	G1G2	S1S2	1B.1
Calochortus pulchellus Mt. Diablo fairy-lantern	PMLIL0D160	None	None	G2	S2	1B.2
Calochortus tiburonensis Tiburon mariposa-lily	PMLIL0D1C0	Threatened	Threatened	G1	S1	1B.1
Calystegia purpurata ssp. saxicola coastal bluff morning-glory	PDCON040D2	None	None	G4T2T3	S2S3	1B.2
Carex comosa bristly sedge	PMCYP032Y0	None	None	G5	S2	2B.1
Castilleja affinis var. neglecta Tiburon paintbrush	PDSCR0D013	Endangered	Threatened	G4G5T1T2	S1S2	1B.2
Centromadia parryi ssp. congdonii Congdon's tarplant	PDAST4R0P1	None	None	G3T2	S2	1B.1
Chloropyron maritimum ssp. palustre Point Reyes salty bird's-beak	PDSCR0J0C3	None	None	G4?T2	S2	1B.2
Chloropyron molle ssp. molle soft salty bird's-beak	PDSCR0J0D2	Endangered	Rare	G2T1	S1	1B.2
Chorizanthe cuspidata var. cuspidata San Francisco Bay spineflower	PDPGN04081	None	None	G2T1	S1	1B.2
Chorizanthe robusta var. robusta robust spineflower	PDPGN040Q2	Endangered	None	G2T1	S1	1B.1
Cicuta maculata var. bolanderi Bolander's water-hemlock	PDAPI0M051	None	None	G5T4T5	S2?	2B.1
Cirsium andrewsii Franciscan thistle	PDAST2E050	None	None	G3	S3	1B.2
Clarkia concinna ssp. automixa Santa Clara red ribbons	PDONA050A1	None	None	G5?T3	S3	4.3

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Clarkia franciscana Presidio clarkia	PDONA050H0	Endangered	Endangered	G1	S1	1B.1
Dirca occidentalis western leatherwood	PDTHY03010	None	None	G2	S2	1B.2
Eriogonum luteolum var. caninum Tiburon buckwheat	PDPGN083S1	None	None	G5T2	S2	1B.2
Eryngium jepsonii Jepson's coyote-thistle	PDAPI0Z130	None	None	G2	S2	1B.2
Extriplex joaquinana San Joaquin spearscale	PDCHE041F3	None	None	G2	S2	1B.2
Fissidens pauperculus minute pocket moss	NBMUS2W0U0	None	None	G3?	S2	1B.2
Fritillaria liliacea fragrant fritillary	PMLIL0V0C0	None	None	G2	S2	1B.2
Gilia capitata ssp. chamissonis blue coast gilia	PDPLM040B3	None	None	G5T2	S2	1B.1
Gilia millefoliata dark-eyed gilia	PDPLM04130	None	None	G2	S2	1B.2
Helianthella castanea Diablo helianthella	PDAST4M020	None	None	G2	S2	1B.2
Hemizonia congesta ssp. congesta congested-headed hayfield tarplant	PDAST4R0W1	None	None	G5T2	S2	1B.2
Hesperolinon congestum Marin western flax	PDLIN01060	Threatened	Threatened	G1	S1	1B.1
Heteranthera dubia water star-grass	PMPON03010	None	None	G5	S2	2B.2
Hoita strobilina Loma Prieta hoita	PDFAB5Z030	None	None	G2?	S2?	1B.1
Holocarpha macradenia Santa Cruz tarplant	PDAST4X020	Threatened	Endangered	G1	S1	1B.1
Horkelia cuneata var. sericea Kellogg's horkelia	PDROS0W043	None	None	G4T1?	S1?	1B.1
Isocoma arguta Carquinez goldenbush	PDAST57050	None	None	G1	S1	1B.1
Lasthenia conjugens Contra Costa goldfields	PDAST5L040	Endangered	None	G1	S1	1B.1
Lathyrus jepsonii var. jepsonii Delta tule pea	PDFAB250D2	None	None	G5T2	S2	1B.2
Layia carnosa beach layia	PDAST5N010	Threatened	Endangered	G2	S2	1B.1
Leptosiphon rosaceus rose leptosiphon	PDPLM09180	None	None	G1	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Lilaeopsis masonii Mason's lilaeopsis	PDAPI19030	None	Rare	G2	S2	1B.1
Meconella oregana Oregon meconella	PDPAP0G030	None	None	G2	S2	1B.1
Monolopia gracilens woodland woollythreads	PDAST6G010	None	None	G3	S3	1B.2
Pentachaeta bellidiflora white-rayed pentachaeta	PDAST6X030	Endangered	Endangered	G1	S1	1B.1
Plagiobothrys chorisianus var. chorisianus Choris' popcornflower	PDBOR0V061	None	None	G3T1Q	S1	1B.2
Plagiobothrys diffusus San Francisco popcornflower	PDBOR0V080	None	Endangered	G1Q	S1	1B.1
Plagiobothrys glaber hairless popcornflower	PDBOR0V0B0	None	None	GX	SX	1A
Pleuropogon hooverianus North Coast semaphore grass	PMPOA4Y070	None	Threatened	G2	S2	1B.1
Polygonum marinense Marin knotweed	PDPGN0L1C0	None	None	G2Q	S2	3.1
Sanicula maritima adobe sanicle	PDAPI1Z0D0	None	Rare	G2	S2	1B.1
Senecio aphanactis chaparral ragwort	PDAST8H060	None	None	G3	S2	1B.2
Spergularia macrotheca var. longistyla long-styled sand-spurrey	PDCAR0W062	None	None	G5T2	S2	1B.2
Streptanthus albidus ssp. peramoenus most beautiful jewelflower	PDBRA2G012	None	None	G2T2	S2	1B.2
Streptanthus glandulosus ssp. niger Tiburon jewelflower	PDBRA2G0T0	Endangered	Endangered	G4T1	S1	1B.1
Stuckenia filiformis ssp. alpina northern slender pondweed	PMPOT03091	None	None	G5T5	S2S3	2B.2
Suaeda californica California seablite	PDCHE0P020	Endangered	None	G1	S1	1B.1
Symphyotrichum lentum Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2
Trifolium amoenum two-fork clover	PDFAB40040	Endangered	None	G1	S1	1B.1
Trifolium hydrophilum saline clover	PDFAB400R5	None	None	G2	S2	1B.2
Triquetrella californica coastal triquetrella	NBMUS7S010	None	None	G2	S2	1B.2
Viburnum ellipticum oval-leaved viburnum	PDCPR07080	None	None	G4G5	S3	2B.3

Record Count: 60

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Richmond (3712283) OR Briones Valley (3712282) OR Oakland East (3712272) OR Oakland West (3712273) OR San Quentin (3712284) OR Mare Island (3812213) OR Benicia (3812212))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Acipenser medirostris pop. 1 green sturgeon - southern DPS	AFCAA01031	Threatened	None	G2T1	S1	SSC
Actinemys marmorata northwestern pond turtle	ARAAD02031	Proposed Threatened	None	G2	SNR	SSC
Adela oplerella Opler's longhorn moth	IILEE0G040	None	None	G2	S2	
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Ambystoma californiense pop. 1 California tiger salamander - central California DPS	AAAAA01181	Threatened	Threatened	G2G3T3	S3	WL
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Archoplites interruptus Sacramento perch	AFCQB07010	None	None	G1	S1	SSC
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Asio flammeus short-eared owl	ABNSB13040	None	None	G5	S2	SSC
Athene cunicularia burrowing owl	ABNSB10010	None	Candidate Endangered	G4	S2	SSC
Bombus caliginosus obscure bumble bee	IIHYM24380	None	None	G2G3	S1S2	
Bombus crotchii Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus occidentalis western bumble bee	IIHYM24252	None	Candidate Endangered	G3	S1	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Branta hutchinsii leucopareia cackling (=Aleutian Canada) goose	ABNJB05035	Delisted	None	G5T3	S3	WL

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Cicindela hirticollis gravida sandy beach tiger beetle	IICOL02101	None	None	G5T2	S2	
Circus hudsonius northern harrier	ABNKC11011	None	None	G5	S3	SSC
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Coturnicops noveboracensis yellow rail	ABNME01010	None	None	G4	S2	SSC
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	Proposed Threatened	None	G4T1T2Q	S2	
Dipodomys heermanni berkeleyensis Berkeley kangaroo rat	AMAFD03061	None	None	G4T1	S2	
Egretta thula snowy egret	ABNGA06030	None	None	G5	S4	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	SSC
Euphydryas editha bayensis Bay checkerspot butterfly	IILEPK4055	Threatened	None	G4G5T1	S3	
Falco peregrinus anatum American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	
Geothlypis trichas sinuosa saltmarsh common yellowthroat	ABPBX1201A	None	None	G5T3	S3	SSC
Haliaeetus leucocephalus bald eagle	ABNKC10010	Delisted	Endangered	G5	S3	FP
Helminthoglypta nickliniana bridgesi Bridges' coast range shoulderband	IMGASC2362	None	None	G3T1	S1S2	
Hydroprogne caspia Caspian tern	ABNNM08020	None	None	G5	S4	
Hypomesus transpacificus Delta smelt	AFCHB01040	Threatened	Endangered	G1	S1	
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G4	S3S4	
Lasiurus cinereus hoary bat	AMACC05032	None	None	G3G4	S4	
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
Masticophis lateralis euryxanthus Alameda whipsnake	ARADB21031	Threatened	Threatened	G4T2	S2	
Melospiza melodia maxillaris Suisun song sparrow	ABPBXA301K	None	None	G5T3	S2	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Melospiza melodia pusillula Alameda song sparrow	ABPBXA301S	None	None	G5T2T3	S2	SSC
Melospiza melodia samuelis San Pablo song sparrow	ABPBXA301W	None	None	G5T2	S2	SSC
Microcina leei Lee's micro-blind harvestman	ILARA47040	None	None	G1	S1	
Microcina tiburona Tiburon micro-blind harvestman	ILARA47060	None	None	G2	S2	
Microtus californicus sanpabloensis San Pablo vole	AMAFF11034	None	None	G5T1T2	S1S2	SSC
Nannopterum auritum double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	AMAFF08082	None	None	G5T2T3	S2S3	SSC
Nycticorax nycticorax black-crowned night heron	ABNGA11010	None	None	G5	S4	
Nyctinomops macrotis big free-tailed bat	AMACD04020	None	None	G5	S3	SSC
Pandion haliaetus osprey	ABNKC01010	None	None	G5	S4	WL
Pogonichthys macrolepidotus Sacramento splittail	AFCJB34020	None	None	G3	S3	SSC
Pomatiopsis californica Pacific walker	IMGASJ9020	None	None	G1	S1	
Rallus obsoletus obsoletus California Ridgway's rail	ABNME05011	Endangered	Endangered	G3T1	S2	FP
Rana boylii pop. 4 foothill yellow-legged frog - central coast DPS	AAABH01054	Threatened	Endangered	G3T2	S2	
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Reithrodontomys raviventris salt-marsh harvest mouse	AMAFF02040	Endangered	Endangered	G1G2	S3	FP
Scapanus latimanus parvus Alameda Island mole	AMABB02031	None	None	G5T1Q	SH	SSC
Sorex ornatus sinuosus Suisun shrew	AMABA01103	None	None	G5T1T2Q	S1S2	SSC
Sorex vagrans halicoetes salt-marsh wandering shrew	AMABA01071	None	None	G5T1	S1	SSC
Speyeria callippe callippe callippe silverspot butterfly	IILEPJ6091	Endangered	None	G5T1	S1	
Spirinchus thaleichthys pop. 2 longfin smelt - San Francisco Bay-Delta DPS	AFCHB03040	Endangered	Threatened	G5TNRQ	S1	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Sternula antillarum browni California least tern	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2	FP
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thaleichthys pacificus eulachon	AFCHB04010	Threatened	None	G4	S1	SSC
Tryonia imitator mimic tryonia (=California brackishwater snail)	IMGASJ7040	None	None	G2	S2	
Xanthocephalus xanthocephalus yellow-headed blackbird	ABPBXB3010	None	None	G5	S3	SSC

Record Count: 65

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Contra Costa County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building

2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., *placing a dam upstream of a fish population* even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

NOT FOR CONSULTATION

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Salt Marsh Harvest Mouse Reithrodontomys raviventris Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/613	Endangered

Birds

NAME	STATUS
California Least Tern Sternula antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
California Ridgway's Rail Rallus obsoletus obsoletus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4240	Endangered
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened
Yellow-billed Cuckoo Coccyzus americanus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3911	Threatened

Reptiles

NAME	STATUS
Alameda Whipsnake (=striped Racer) Masticophis lateralis euryxanthus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5524	Threatened

NOT FOR CONSULTATION

Northwestern Pond Turtle Actinemys marmorata — Proposed Threatened

Wherever found

No critical habitat has been designated for this species.

https://ecos.fws.gov/ecp/species/1111

Amphibians

NAME	STATUS

California Red-legged Frog Rana draytonii — Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

https://ecos.fws.gov/ecp/species/2891

Foothill Yellow-legged Frog Rana boylii — Threatened

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

https://ecos.fws.gov/ecp/species/5133

Fishes

NAME	STATUS

Tidewater Goby Eucyclogobius newberryi — Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

https://ecos.fws.gov/ecp/species/57

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

https://ecos.fws.gov/ecp/species/9743

Flowering Plants

NAME	STATUS

NOT FOR CONSULTATION

Pallid Manzanita Arctostaphylos pallida — Threatened

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8292

Santa Cruz Tarplant Holocarpha macradenia — Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/6832

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management

- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Bald and Golden Eagle information is not available at this time

Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

NOT FOR CONSULTATION

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (FWS).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds

- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Migratory bird information is not available at this time

Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

NOT FOR CONSULTATION

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ “Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds”.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

NOT FOR CONSULTATION

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

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To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

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Survey Timeframe
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NOT FOR CONSULTATION

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

R4SBAx

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

NOT FOR CONSULTATION

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Appendix C
Observed Species

Reconnaissance Level Surveys conducted August 14, 2025

Plant Species Observed

Scientific Name	Common Name
Aesculus californica	California buckeye
Baccharis pilularis	Coyote brush
*Cedrus deodara**	Deodar cedar
Citrus limon	Lemon tree
*Conium maculatum**	Poison hemlock
*Ficus ssp**	Fig tree
*Foeniculum vulgare**	Sweet fennel
*Hedera helix**	English ivy
Juglans nigra	Black walnut
Oenanthe sarmentosa	Water parsley
*Olea europaea**	Olive tree
*Pyrus ssp.**	Pear tree
*Populus nigra**	Lombardy poplar
Quercus agrifolia	Coast live oak
*Raphanus sativus**	Wild radish
*Rubus armeniacus**	Himalayan blackberry
*Rumex crispus**	Curley dock
Salix lasiolepis	Arroyo willow
Toxicodendron diversilobum	Poison oak
Umbellularia californica	California bay

*Non-native

Wildlife Species Observed

Scientific Name	Common name
Birds	
Cathartes aura	Turkey vulture
Streptopelia decaocto	Eurasian collard-dove
Aphelocoma californica	California scrub jay
Corvus brachyrhynchos	American crow
Poecile rufescens	Chestnut-backed chickadee
Passer domesticus	House sparrow
Mammals	
Sciurus niger	Fox squirrel
Odocoileus hemionus	Mule deer

Appendix D
Representative Photos

4301 Appian Way, El Sobrante
Photos from 8/14/25 Site Visit

Photo 1. Residence.

Photo 2. Driveway adjacent to residence.

Photo 3. Grassland behind residence.

Photo 4. Appian Creek Riparian Corridor. Facing north.

Photo 5. Riparian Corridor. Facing south.

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RECEIVED on 4/22/2025 CDDP22-03021
By Contra Costa County
Department of Conservation and Development

August 12, 2024

Mr. Shakil Ali (via e-mail at shakilali@sbcglobal.net)
2021 Elderberry Drive
El Sobrante, California 94582

Subject: **Executive Summary of Geotechnical Study**
Proposed 8-Unit Residential Development at 4301 Appian Way
El Sobrante, California
Geotecnia Project No. 244073

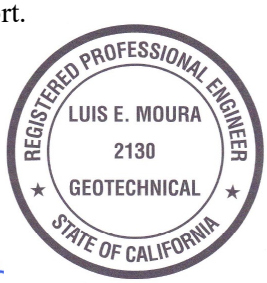
Hi Ali:

This letter presents an executive summary of my geotechnical study for the above-referenced project. The purpose of this executive summary is only to highlight some of the key findings and recommendations of the study. For additional details, please refer to the enclosed report dated August 12, 2024.

The main finding from my study was that the site is underlain by highly expansive soils. In my opinion, the proposed buildings should be supported on mat foundations and the rear portion of the rear building and any required retaining walls may need to be supported on drilled piers. It is also my opinion that the potential for liquefaction at the site is low. The enclosed report provides recommendations for seismic design criteria, grading, foundations, retaining wall lateral earth pressures, exterior concrete slabs on grade, flexible (asphalt) pavements, drainage, and other geotechnical criteria to assist your design team in preparing the plans for the proposed development.

Please call me on my cell phone (510-913-1067) if you have any questions about this executive summary or the enclosed report.

Sincerely,
GEOTECNIA



Luis E. Moura, Principal [08/12/2024]
C.E., G.E., F.ASCE

Enclosure: Geotechnical Report Dated August 12, 2024

REPORT
GEOTECHNICAL STUDY
Proposed 8-Unit Residential Development at 4301 Appian Way El Sobrante, California

August 12, 2024

Prepared for:

Mr. Shakil Ali
2021 Elderberry Drive
San Ramon, California 94582

Prepared by:

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Project Number 244073

Luis E. Moura, Principal [08/12/2024]
C.E., G.E., F.ASCE

TABLE OF CONTENTS

Page No.

INTRODUCTION **1**

PURPOSE 1
SCOPE 1
PROJECT DESCRIPTION 1

FINDINGS **2**

SITE DESCRIPTION 2
GEOLOGIC CONDITIONS 2
EARTH MATERIALS 2
GROUNDWATER 3

CONCLUSIONS **3**

GENERAL 3
PRESENCE OF EXPANSIVE SOILS 3
OTHER GEOLOGIC HAZARDS 4
Landsliding *4*
Fault Rupture *5*
Earthquake Shaking *5*

RECOMMENDATIONS **5**

GENERAL 5
SEISMIC DESIGN 6
SITE PREPARATION AND GRADING 6
Clearing *6*
Over-excavations and Subgrade Preparation *6*
Fill and Backfill Materials *7*
Temporary Slopes, Shoring, and Underpinning *7*
FOUNDATIONS 7
Mat Foundations *7*
Drilled Piers *9*
RETAINING WALL LATERAL PRESSURES 10
General *10*
Static Loads *11*
Seismic Loads *12*
EXTERIOR CONCRETE FLATWORK 12
FLEXIBLE PAVEMENTS 13
DRAINAGE IMPROVEMENTS 13
General *13*
Surface Drainage *13*
Subsurface Drainage *14*
SUPPLEMENTAL SERVICES 14

LIMITATIONS **15**

TABLE OF CONTENTS (CONTINUED)

Page No.

APPENDIX A **A-1**

LIST OF PLATES A-1

APPENDIX B **B-1**

LIST OF REFERENCES B-1

APPENDIX C **C-1**

FIELD EXPLORATION C-1
LABORATORY TESTING C-1

APPENDIX D **D-1**

DISTRIBUTION D-1

INTRODUCTION

Purpose

GEOTECNIA completed a geotechnical study for the proposed 8-unit residential development at 4301 Appian Way in El Sobrante, California. The purposes of this study have been to (1) evaluate the geologic and geotechnical conditions at the site, and (2) provide geotechnical criteria for design of the proposed development.

Scope

The scope of our services was outlined in our Professional Service Agreement dated June 28, 2024. Our work included performing a site reconnaissance visit; reviewing selected geotechnical and geologic data and published geologic, fault, and seismic hazard maps of the site vicinity; drilling and sampling five borings at the site to depths ranging from 19 to 21.5 feet below the ground surface; testing selected samples of the surficial soils recovered from the borings for Atterberg limits in the laboratory; conducting geotechnical interpretations and engineering analyses; and preparing this report.

This report contains the results of our study, including findings regarding surface and subsurface conditions; conclusions pertaining to site-specific geotechnical conditions and geologic hazards; and geotechnical recommendations for design of the proposed development.

The site location relative to existing streets is shown on Plate 1 – Site Location Map. The boring locations are depicted relative to the street, site boundaries, existing buildings, and proposed buildings on Plate 2 – Boring Location Map. The logs of the borings are displayed on Plates 3-7 – Logs of Borings B-1 through B-5. Explanations of the symbols and other codes used on the logs are presented on Plate 8 – Soil Classification Chart and Key to Test Data. Results of the 8 Atterberg limits tests are presented on Plate 9 – Plasticity Chart. Plates 1-9 are included in Appendix A.

References consulted during this study are listed in Appendix B. Details regarding the field exploration and laboratory testing programs appear in Appendix C. A distribution list of the report recipients is included in Appendix D.

Project Description

The proposed project consists of removing the existing house and detached garage at the site and building a new, 8-unit residential development with associated driveways and parking areas. The building closest to the street will have five units (Units 1-5) and the building at the rear will have three units (Units 6-8). Each building will be a 3-story structure with a garage at the lower levels; the rest of the lower levels will be built up to provide an architectural separation from the garages. No other project details were known at the time this report was submitted.

FINDINGS

Site Description

The project site consists of a mostly flat lot with an existing house and detached garage near the front of the property at 4301 Appian Way in El Sobrante, California, at the approximate location shown on Plate 1. The rear of the site slopes down to a creek that flows to the southwest.

Geologic Conditions

The site is within the Coast Ranges Geomorphic Province, which includes the San Francisco Bay and the northwest-trending mountains that parallel the coast of California. These features were formed by tectonic forces resulting in extensive folding and faulting of the area. The oldest rocks in the area include sedimentary, volcanic, and metamorphic rocks of the Franciscan Complex, and sandstone, shale, and conglomerate of the Great Valley Sequence. These units are Jurassic to Cretaceous in age and form the basement rocks in the region.

A published geologic map of the area (Dibblee, 1980) shows that the site vicinity is underlain by Quaternary alluvial soils. The nearest active fault is the Type-A Hayward Fault, located about 1.2 miles (2 kilometers) southwest of the site (CDMG, 1993).

Earth Materials

The five borings drilled for this study encountered predominantly clay soils, although minor lenses of clayey sand were encountered in some of the borings. The subsurface conditions encountered in the borings are summarized below, starting at the ground surface. Detailed descriptions of the materials encountered as well as the test results are shown on Plates 3-9 in Appendix A. The borings were backfilled with cement grout in accordance with the terms of our annual permit # PT0034479 with the Contra Costa County Environmental Health Division.

We encountered a 2.5- to 3-foot-thick surficial fill layer consisting of medium stiff to stiff lean clay in Borings B-3 and B-5. Samples of the surficial clay fill soils tested had Plasticity Indexes (PIs) ranging from 19 to 23 percent, a pocket penetrometer shear strength of 2,700 pounds per square foot (psf), and Standard Penetration Test (SPT) blow counts (N-values) ranging from about 8 to 12 blows per foot (bpf).

Underlying the surficial fill layer in Borings B-3 and B-5 and from the ground surface in the other borings, we encountered predominantly stiff to very stiff lean clay, sandy lean clay, fat clay, and sandy fat clay extending to the maximum depth explored (21.5). Samples of the native clay soils tested had PIs ranging from 22 to 33 percent, pocket penetrometer shear strengths ranging from about 2,000 to over 4,500 psf, and N-values ranging from about 11 to 32 bpf.

Groundwater

We measured the groundwater surface at a depth of 18 feet in Boring B-1 at the time of drilling; however, no free groundwater was encountered in the other four borings at the time of drilling. The groundwater level is anticipated to fluctuate with changes in annual and seasonal precipitation, irrigation, pumping, and other factors.

CONCLUSIONS

General

The primary geotechnical considerations associated with design and construction of the proposed development are (1) the presence of highly expansive soils; and (2) seismic shaking during earthquakes. These items are addressed in greater detail below.

Based on the results of our study, we recommend in a subsequent section of this report that the proposed buildings be supported on mat foundations, which means that the proposed garage concrete slab-on-grade floors will be part of the mat foundations. The rest of the living spaces at the lower levels of the units may be framed to create a living space higher than the garage floor.

If the rear of the proposed 3-unit building will be within 15 feet of the top of the downslope (creek bank), the rear of the mat foundation supporting that building should be supported on drilled piers to prevent lateral movement of the building due to long-term slope creep.

In our opinion, the proposed driveways and parking areas should consist of pavers instead of either Portland cement or asphalt concrete. Since the on-site clay soils are highly expansive (see subsequent section), cracking and differential vertical movements of the driveway and parking area surfaces are likely to occur and pavers would be easier to repair than either Portland cement or asphalt concrete pavements.

It is also our opinion that the Client should consider using pavers or other surfaces such as compacted decomposed granite for exterior walkways and patios to avoid the potential cracking and differential movements of concrete flatwork due to expansive soil behavior.

Presence of Expansive Soils

It is our opinion that the main geotechnical condition that could impact the design of the proposed development is the presence of expansive soils at the site. The results of our field exploration and laboratory testing program indicate that the surficial soils at the site are expansive. The potential for expansion is tabulated at the top of page 4 as a function of the PI. As shown in the table, the clay soils encountered in the borings drilled at the site (with a PI of 19-33 percent; see Plate 8) have a moderate to high potential for expansion. For purposes of this

report, we refer to the in-situ soils as highly expansive since the average of the 8 PIs was about 26 percent.

Approximate PI Range	Expansion Potential
<12	Nil
12-15	Low
15-25	Moderate
25-35	High
>35	Very High

Expansive soils tend to swell with increases in moisture content and shrink with decreases in moisture content. These moisture fluctuations typically occur in the upper 4 feet of the clay soils during annual and seasonal variations in precipitation. Moisture fluctuations can also occur from irrigation, changes in site drainage, or the presence or removal of trees. As the soil shrinks and swells, improvements supported on the expansive soils may fall and rise. These movements may cause cracking and vertical and horizontal deformations of the improvements.

When expansive soil behavior occurs on slopes, such as at the rear of the site, there is a component of movement parallel to the downslope direction within about 15 feet from any downslope. Slope creep is a slow process, typically involving a small fraction of an inch per year (about 0.1 inches or less per year); however, this movement accumulates over the years and can result in several inches of lateral movement over the life of a structure, in addition to the differential vertical movements.

Other Geologic Hazards

It is our opinion that the potentials for liquefaction, seismic compaction, and lateral spreading are low at the site because (a) no loose, saturated granular soils were encountered in the five borings drilled for this study, and (b) the site is underlain by predominantly stiff to very stiff clay soils. The potentials for landsliding, fault rupture and creep, and earthquake shaking are discussed below.

Landsliding

The gradient at the site is relatively gentle and the site is underlain predominantly by stiff to very stiff clay soils. In the sloping rear portion of the site near the creek, our closest two borings (B-1 and B-2) encountered predominantly very stiff clay soils and an 18-inch-thick layer of medium dense clayey sand, which are not subject to landsliding, in our opinion. Furthermore, during our site reconnaissance, we did not observe evidence of deep-seated, active instability and the groundwater surface is generally deeper than 18 feet (the groundwater depth measured in our Boring B-1). Based on the above discussion, it is our opinion that the potential for landsliding at the site is low.

Fault Rupture

The property does not lie within the Alquist-Priolo Earthquake (Special Study) Zone associated with any active fault. As discussed above, the nearest active fault is located about 1.2 miles southwest of the site. No active faults are shown crossing the site on reviewed published maps, nor did we observe evidence of surface fault rupture during our study. Therefore, we conclude that the potential risk for damage to the planned improvements at the site due to surface rupture from faults is low.

Earthquake Shaking

Earthquake shaking results from the sudden release of seismic energy during displacement along a fault. During an earthquake, the intensity of ground shaking at a particular location will depend on several factors including the earthquake magnitude, the distance to the zone of energy release, and local geologic conditions. We expect that the site may be exposed to moderate to strong earthquake shaking during the life of the improvements since the site is only 1.2 miles from a major Type-A Fault. The recommendations contained in the currently enforced version of the applicable building code should be followed for reducing potential damage to the structures from earthquake shaking.

RECOMMENDATIONS

General

As discussed above, the foundations for the proposed buildings should consist of mat foundations. If the rear of the proposed 3-unit building will be within 15 feet of the top of the creek bank, drilled piers should be used to support the rear portion of the mat foundation supporting that building. If any retaining walls will be built along the creek bank, they should also be supported on drilled piers. Recommendations for mat foundations and drilled piers are included in subsequent sections of the report.

We also recommend that any interior or exterior concrete flatwork be designed for expansive soil conditions to reduce the potential for cracking and differential vertical and horizontal deformations of those improvements. Recommendations and design guidelines are presented in subsequent sections of the report for concrete slabs on grade.

In addition, the design of the proposed improvements should consider the large lateral loads and inertia forces from the structures and retained earth during strong seismic shaking at the site in accordance with the latest applicable codes, as appropriate.

Seismic Design

The seismic design criteria to evaluate the earthquake lateral loads may be calculated using the procedures in the building code assuming a Class-D site. We used the online ground motion parameter calculator provided by the American Society of Civil Engineers (ASCE) to estimate some of the seismic design criteria using a Class-D site and the site's geographical coordinates, based on the ASCE/SEI 7-16 and 7-22 standards. On that basis, we tabulated below the values for the mapped spectral acceleration for short periods (S_S); the mapped spectral acceleration for a 1-second period (S_1); the design spectral acceleration for short periods (S_{DS}); and the design spectral acceleration for a 1-second period (S_{D1}). The structural engineer should use the appropriate values from the table below for the applicable ASCE/SEI standard.

ASCE/SEI Standard	S_S	S_1	S_{DS}	S_{D1}
7-16	2.433	0.927	1.622	N/A
7-22	2.590	1.050	1.600	1.440

Site Preparation and Grading

Clearing

Areas to be graded or excavated should be cleared of topsoil, debris, vegetation, wood, concrete, bricks, roots, stumps, and deleterious material, as applicable. The cleared materials should be removed from the site or stockpiled for use in landscaped areas, as appropriate.

Over-excavations and Subgrade Preparation

Portions of excavations for new mat foundations, exterior flatwork, or the proposed driveways and parking areas with loose or soft soils, or areas where large tree stumps or roots are removed and the soil is disturbed, should be over-excavated. The actual depth and extent of excavation should be approved in the field by a representative of GEOTECNIA prior to placement of fill, rebar, or other improvements. Difficulty in achieving the recommended minimum degree of compaction described below should be used as a field criterion by our representative to identify areas of weak soils that should be removed and replaced as engineered fill or with lean concrete.

Exposed soils designated to receive select fill or backfill should be cut to provide a level bench, scarified to a minimum depth of 6 inches, brought to at least 3 percent over the optimum moisture content, and compacted to at least 90 percent relative compaction, in accordance with the ASTM D1557 test method. Relative compaction refers to the in-place dry density of a soil expressed as a percentage of the maximum dry density of the same material, as determined by ASTM D1557. The subgrade soils should be kept moist until the fill or concrete is placed.

Fill and Backfill Materials

The in-situ clay soils are not suitable for reuse as select (non-expansive) fill or backfill, except for the upper 12 inches above backdrains as discussed later in this report. If additional import, select fill or backfill materials are required, they should have a PI of 12 or less, should have no particles or lumps greater than 3 inches in largest dimension, and should preferably be granular soils (sand, gravel, or sand/gravel mixtures such as AB). Import select fill materials should be approved by a representative of GEOTECNIA prior to use.

Fill and backfill materials should be placed in level lifts not exceeding 9 inches in loose thickness. Each lift should be brought to at least the optimum moisture content, and compacted to at least 90 percent relative compaction, in accordance with the ASTM D 1557 test method. The upper 3 feet of fill beneath slabs should be compacted to at least 95 percent relative compaction. Relative compaction refers to the in-place dry density of a soil expressed as a percentage of the maximum dry density of the same material, as determined by ASTM D1557.

Temporary Slopes, Shoring, and Underpinning

Temporary slopes higher than 4 feet should be constructed in accordance with applicable codes and regulations. The stability of temporary slopes and shoring design, if required, are the responsibility of the contractor. GEOTECNIA will continue to be available to assist the contractor or shoring designer as required.

Foundations

Mat Foundations

A representative of GEOTECNIA should check the bottoms of the mat foundation excavations—prior to the placement of any forms, AB or backfill, crushed rock/gravel, moisture barrier, or steel reinforcement—to evaluate the appropriate depth for the earth materials encountered and determine if some areas need over-excavation or re-compaction. If too dry, the subgrade soils should be thoroughly moistened to at least 3 percent over their optimum moisture content and maintained in that condition until the crushed rock/gravel layer is placed and compacted under the mat slab. If there is a time gap greater than two days between subgrade preparation and placement and compaction of the crushed rock/gravel layer, the contractor must keep the subgrade soils moist by sprinkling them, so they are not allowed to dry.

The mat foundations should be supported on a minimum of 12 inches of AB compacted to at least 95 percent relative compaction. A representative of GEOTECNIA should check and probe the top of the compacted AB layer—prior to the placement of any forms, crushed rock/gravel, moisture barrier, or steel reinforcement—to confirm that it was adequately compacted.

We recommend using the following allowable bearing pressures: 1,500 pounds per square foot (psf) for dead loads, 1,800 psf for dead plus sustained live loads, and 2,300 psf for total loads, including wind and seismic forces. We anticipate that a mat foundation designed and constructed in accordance with my recommendations will experience total static settlements less than 1 inch and differential settlements less than ½ inch over a 30-foot span. The modulus of subgrade reaction is estimated to be about 20 pounds per cubic inch.

We suggest that the mat slab should be at least 10 inches thick and reinforced with two grids of at least 0.625-inch-diameter (#5) reinforcing bars placed at a maximum of 16 inches on center or equivalent, each way, near the top and bottom of the slab; however, the actual slab thickness and amount of reinforcement should be determined by the project structural engineer. We also recommend assuming 5-foot edge cantilevers and 15-foot intermediate spans in the design of the mat slab reinforcement.

Portions of the mat slab without flooring, if applicable, should be provided with crack-control joints—constructed before the concrete hardens—at a spacing of not more than 10 feet in each direction, and the shapes of the slab sections between crack-control joints should be as close to squares as possible, to help reduce the potential for cracking of the slab outside of the crack-control joints.

If piping is installed beneath the mat foundation, flexibility should be provided to protect the pipes from differential movements of the soils beneath the relatively stiffer mat slab.

The mat should be adequately waterproofed to reduce the potential for moisture penetration through the slab. The waterproofing could also include special additives to the concrete mix (such as Xypex or equivalent) to help make the concrete self-sealing in case minor cracks develop. A minimum 15-mil-thick plastic membrane should be placed over at least 6 inches of crushed rock or gravel graded such that 100 percent will pass the 1-inch sieve and none will pass the No. 4 sieve beneath the mat slab, and the contractor should exercise extra caution to help protect the membrane from tears during construction. This crushed rock or gravel layer is in addition to the 12-inch-thick AB layer recommended above. If tears occur during rebar placement, the torn areas should be taped with adequate overlaps in accordance with the manufacturer's specifications. The crushed rock/gravel layer should be compacted with at least three passes of a vibratory plate compactor.

Resistance to lateral loads can be obtained using an allowable passive pressure equivalent to that provided by a fluid weighing 300 pounds per cubic foot (pcf) against the sides of the mat, and a base friction coefficient of 0.20 (between concrete and the plastic membrane) multiplied by the net vertical dead load. These values include a safety factor of 1.5 and may be used in combination without reduction. Additional lateral resistance may be provided by the drilled piers and passive resistance against any retaining walls along the perimeter of the mat foundation, as applicable.

Drilled Piers

Drilled piers should be at least 16 inches in diameter and extend to a depth of at least 14 feet below the ground surface or bottom of the grade beam, whichever is deeper. The actual pier depth should be determined in the field by a representative of GEOTECNIA during pier drilling. The foundation subcontractor should provide a unit cost for piers that extend deeper (additional charge) or are shallower (cost deduction) than the assumed depths. The planned improvements supported on drilled piers are anticipated to settle less than ¾ inch. Differential settlements are anticipated to be less than ½ inch over a 20-foot span.

The drilling subcontractor should anticipate that hard drilling conditions may be encountered if the piers extend below the maximum depths explored in the borings. The drilling subcontractor should review our boring logs (Plates 3-7) and make an independent assessment of the subsurface conditions for purposes of pier drilling. If refusal conditions are encountered above the design pier depth during drilling, both GEOTECNIA and the project structural engineer should be contacted to evaluate the reduced capacity of the shorter pier(s) and determine the need for additional piers.

The piers should be spaced at least three pier diameters center to center, and the above minimum recommended pier depth should be checked against the required depths to resist axial loads. The required pier depth should be the longest of the above-recommended minimum penetration or the depth required to resist axial loads as discussed below.

Piers should be designed for a maximum allowable skin friction value of 500 psf below a depth of 6 feet for combined dead plus sustained live load. This value, which may be used for both downward and uplift loads and includes a safety factor of 2.0, may be increased by one-third for total loads, including the effects of seismic or wind forces. Skin friction should be disregarded in the upper 6 feet of the piers, and end bearing should be neglected. The weight of the portions of the drilled piers extending below grade should be disregarded for downward loads, but may be added to the skin friction capacity for uplift loads.

The piers would help resist an anticipated uplift pressure of 1,000 psf on the grade beams (for an average PI of 26 percent). The width of the grade beams/footings should be as small as possible and the additional uplift load on the grade beams/footings should be resisted by the combination of the weight of the building, the weight of the grade beams and piers, and the uplift capacity of the piers. Alternately, a gap or some type of collapsible material (at least 3 inches thick) could be provided beneath the grade beams (between piers) to prevent the development of uplift pressures due to expansive soil behavior.

The piers within 15 feet from a downslope should be designed to resist lateral creep forces that can be calculated assuming an equivalent fluid weight of 120 pcf, applied over the upper portions of the piers within 3 feet from the ground surface, and against the underground portions of grade beams, as applicable. The creep pressure should be applied over two pier diameters.

Resistance to lateral loads will be provided by passive earth pressure against each pier and by the bending strength of the pier itself. The estimated lateral capacities and maximum moments in the piers are tabulated below as a function of the allowed deflection of the top of the pier assuming "free head" conditions, and that the piers are 16 inches in diameter and at least 14 feet long. The pier top lateral deflections for loads between the tabulated values may be interpolated from the values given. The tabulated data include a safety factor of 1.0 and depend on the allowable deflection at the top of the pier. For different pier diameters and depths, the lateral capacity as a function of lateral deflection will be different than the tabulated values.

Lateral Deflection (in.)	Lateral Load (kips)	Maximum Moment (ft-kips)
¼	9	29
½	16	51
¾	23	73
1	29	92

The estimated depths to the maximum moment and zero lateral deflection below the tops of the piers are 5.5 and 10 feet, respectively, assuming 16-inch-diameter piers at least 14 feet long.

If groundwater is encountered during pier shaft drilling, it should be removed by pumping, or the concrete must be placed by the tremie method. The tremie pipe should be extended to the bottom of the pier hole and kept below the top of the concrete in the hole as the hole is filled with concrete for the concrete to displace the water upward. If the pier holes are dry, the concrete should not be dropped more than 5 feet vertically to avoid segregation of the cement mix and the aggregate, which would weaken the concrete.

Finally, we recommend that the actual drilled pier depths be at least 6 inches deeper than required, to allow for some sloughing of soils from the upper portion of the pier holes after completion of drilling. If the time between pier drilling and concrete placement is relatively long, the extra pier depth should be on the order of one foot to allow for additional sloughing as a function of time.

Retaining Wall Lateral Pressures

General

Any retaining walls required along the top of the creek bank, if applicable, should be supported on drilled pier foundations designed in accordance with the recommendations presented above. Minimum factors of safety against overturning and sliding of 1.1 (seismic) and 1.5 (static) should be used in the design of retaining walls.

Static Loads

The lateral earth pressure criteria below assume that the backfill materials within the "active zone" consist of import, non-expansive granular fill material (select backfill) instead of the in-situ clays. The active zone includes the entire volume above an imaginary plane inclined at 60 degrees above horizontal from a point one foot behind the bottom of the back of the heel of the retaining wall footing. This may require excavations to replace any clay soils with select fill in the active zone. The long-term lateral earth pressures for the condition where the backfill within the active zone consists of the in-situ highly expansive clays would be higher than the values given below for select backfill due to the creeping nature of the clays. Some of the excavated clays may be re-used as backfill for the upper 12 inches (above the select backfill) to reduce the potential for infiltration of surface water where concrete flatwork or pavements are not provided on the surface behind (above) the walls.

Yielding retaining walls which are free to rotate at the top at least 0.1 percent of the wall height should be designed to resist static "active" lateral earth pressures equivalent to those exerted by a fluid weighing 40 pcf where the backfill is flatter than 4:1, and 50 pcf for backfill at a 2:1 slope. Retaining walls restrained from movement at the top should be designed to resist "at-rest" equivalent fluid pressures equivalent to those exerted by a fluid weighing 60 pcf where the backfill is flatter than 4:1, and 75 pcf for backfill at a 2:1 slope. For intermediate backfill slopes, the lateral equivalent fluid weights may be obtained by interpolating between the above values. Backfill slopes steeper than 2:1 are not recommended.

If the clay soils are not removed from the active zone and replaced with non-expansive backfill as discussed above, the lateral earth pressures above would not apply. Instead, we recommend that the walls should be designed to resist the higher long-term lateral earth pressures equivalent to those exerted by a fluid weighing 120 pcf where the backfill is flatter than 4:1, and 150 pcf for backfill at a 2:1 slope. These higher lateral earth pressures are due to the anticipated long-term creep of the clay soils towards the retaining wall.

The actual condition of the wall may range between active and at-rest. Where the wall is more rigid, such as at and near corners or buttresses, the wall may approach at-rest conditions. Elsewhere, the wall may approach active conditions. The designer should use the most appropriate condition for each section of the wall, or one single value between the values for active and at-rest depending on how much of the wall is closer to active or at-rest conditions.

In addition to lateral earth pressures, retaining walls must be designed to resist horizontal pressures that may be generated by surcharge loads applied at or near the ground surface. Where an imaginary 2H:1V (30-degree) plane projected downward from the outermost edge of a surcharge load or foundation intersects a retaining wall, that portion of the wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-third and one-half of the maximum anticipated surcharge load for active and at-rest conditions, respectively. For different types of surcharge loads, such as vehicular or other

concentrated loads, we can provide the appropriate lateral surcharge pressures on retaining walls once the geometry and loading conditions are defined.

Seismic Loads

The building code calls for a geotechnical investigation that shall include "*a determination of lateral pressures on basement and retaining walls due to earthquake motions*." Current methods being used, such as the Mononobe-Okabe or the Seed and Whitman methods, include either an inverted triangular distribution or a rectangular distribution for the seismic surcharge pressure. However, recent research indicates that there is no need to include a seismic surcharge pressure if (a) the walls are designed for the at-rest condition, and (b) the conventional factors of safety are applied to the wall design. Furthermore, extensive observations by international teams of seismic experts following recent large earthquakes have not resulted in any documented failures of retaining walls that could be attributed to seismic surcharge pressures.

Based on our current understanding of the state-of-the-art regarding seismic surcharge pressures (Sitar, Mikola, and Candia, 2012), we recommend that (a) no seismic surcharge pressure be used if the walls are designed for the higher at-rest earth pressures; and (b) if the walls are designed for the lower active earth pressures for static conditions, assume the higher at-rest earth pressures and use a factor of safety of 1.1 instead of 1.5 for the seismic-loading condition..

Exterior Concrete Flatwork

We recommend that exterior concrete flatwork be supported on at least 12 inches of AB compacted to at least 95 percent relative compaction under our observation. The AB layer and subgrade preparation should extend at least 12 inches beyond the edges of the exterior slabs in order to help control edge effects. If exterior slabs are not designed for expansive soil conditions, they are likely to experience cracking as well as differential vertical and horizontal movements.

Prior to placing the AB, the clay soils should be excavated as required to provide for the 12-inch layer of AB, and then the exposed subgrade soils should be moisture conditioned to at least 3 percent over the optimum moisture content and compacted to at least 90 percent relative compaction prior to placing the AB layer. If there is a time gap greater than one day between subgrade preparation and placement and compaction of the AB layer, the contractor must keep the subgrade soils moist, so they are not allowed to dry.

Exterior concrete slabs on grade should also be adequately reinforced and structurally separated from any adjacent structures to reduce offsets and cracking caused by differential movement between slab sections and between the structures and slabs. We estimate that differential movements on the order of 1 inch should be anticipated between exterior slabs-on-grade and surrounding structures. Slabs should be provided with crack-control joints at a spacing of not more than 10 feet in each direction, and the shapes of the slab sections between crack-control joints should be as close to squares as possible, to help reduce the potential for cracking of the

slabs outside of the crack-control joints. The reinforcing steel should pass through joints to tie slab sections together. The project structural engineer should use the above criteria as a guideline for design of exterior slabs on grade; however, we recommend using minimum 5-inch-thick slabs reinforced with #4 bars spaced at 16 inches on center, both ways, at the middle of the slabs.

If exterior slabs on grade are not adequately reinforced, they may crack excessively due to expansive soil movements. The Client should expect that the exterior slabs on grade may experience both vertical and lateral movements due to expansive soil behavior or tree-root action, as applicable.

Flexible Pavements

The flexible pavement section presented below is based on a Traffic Index (TI) of 5, which assumes that some truck traffic will be allowed on the pavements (such as garbage trucks and delivery trucks). We also assumed that the pavement subgrade would be prepared in accordance with the recommendations presented in previous sections of this report. Based on the above assumptions, we recommend a minimum of 3 inches of AC over 12 inches of AB, for a total pavement section thickness of 15 inches. The term AC refers to Asphalt Concrete, and the term AB refers to Caltrans Class 2 Aggregate Base, which should have a minimum R-value of 78 and be compacted to at least 95 percent relative compaction. In areas where frequent wheel turning by trucks is expected, reinforced concrete pavements should be considered. In these areas, we recommend using a minimum 6-inch-thick concrete slab reinforced with #5 bars spaced at 12 inches on center, both ways, near the middle of the slab, placed over 12 inches of AB.

Drainage Improvements

General

This section provides a discussion of the considerations associated with collecting and disposing of surface water at the site, both from a geotechnical viewpoint and to attempt to satisfy the requirements of the NPDES.

Gutters, downspouts, collector systems, and surface and subsurface drains should be checked periodically for breaks, leaks, or obstructions. The drainage facilities should be cleaned and maintained as necessary so that they continue to function properly.

Surface Drainage

The surface drainage at the site should include collecting and conveying surface runoff to appropriate outlets, and positive drainage should be provided away from all buildings. Roof downspouts and patio drain inlets should discharge into closed conduits that drain into a closed collector system. Collected runoff should be discharged into the creek at the rear of the site.

Since the soils at the site consist of clay, their permeability is relatively low compared to typical rainfall rates. Therefore, the designer should assume that the percolation rates of the clay soils are likely to prevent significant infiltration during the rainfall event after the soils become saturated.

Subsurface Drainage

Retaining walls should be fully backdrained. The backdrains should consist of a 4-inch-diameter, rigid perforated pipe surrounded by a drainage blanket. The pipe should be placed with the perforations pointing down, and should drain by gravity to a suitable outlet. The drainage blanket should consist of Caltrans Class 2 "Permeable Material." Alternately, the drainage blanket could consist of clean, free-draining crushed rock or gravel, wrapped in a filter fabric such as Mirafi 140N. For interior retaining walls, if applicable, the top of the drainpipe should be at least 6 inches below the lowest adjacent grade (which is typically the finished ground surface or any slabs in front of the wall). For exterior retaining walls, the collected runoff may be discharged through weep holes at the base of the wall, spaced at about 5 feet horizontally, provided that the moisture condition along the base of the wall is acceptable to the owner. The drainage blanket should be at least one foot wide and extend to within one foot of the surface. The uppermost one-foot should be backfilled with compacted in-situ clay soils to exclude surface water. Alternately, a prefabricated drainage structure may be used provided our firm is given the opportunity to review the manufacturer's details for the drain to check that it would perform similarly to a conventional backdrain as described above.

Water collected in retaining wall backdrains may be discharged by gravity through solid pipes or weep holes (as discussed above) to the ground surface along the rear of the site since the volume of water is likely to be fairly small and insignificant compared to surface runoff.

Supplemental Services

For the recommendations in this report to remain valid, GEOTECNIA must continue to be retained to review the geotechnical aspects of the project plans, specifications, and structural calculations to evaluate if they are in general conformance with the intent of our geotechnical recommendations. In addition, GEOTECNIA must continue to be retained to observe the geotechnical aspects of construction, particularly slab subgrade preparation and compaction (before placement of the AB), drilled pier construction (drilling of a few piers and measurement of the depths of all piers), backfill placement and compaction, placement of retaining wall backdrain and subsurface drainage components, as applicable, and to perform appropriate field and laboratory testing.

These services would be performed on an as-requested basis and would be in addition to this geotechnical study. We cannot accept responsibility for conditions, situations, or stages of construction that we are not notified and retained to observe.

If, during construction, subsurface conditions different from those encountered in our exploratory borings are observed, or appear to be present beneath excavations, we should be advised at once so that these conditions may be reviewed and our recommendations reconsidered. The recommendations made in this report are contingent upon our notification and review of the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at or adjacent to the site, the recommendations of this report may no longer be valid or appropriate. In such case, we recommend that we review this report to determine the applicability of the conclusions and recommendations considering the time elapsed or changed conditions. The recommendations made in this report are contingent upon such a review.

LIMITATIONS

This report has been prepared for the exclusive use of the Client (Mr. Shakil Ali), as well as his agents and consultants, for the proposed project described in this report. The recommendations in this report should not be applied to structures or locations other than those described in this report. If the proposed construction differs from what has been assumed in this report, our firm should be contacted to evaluate the applicability of the recommendations included in this report to the new scheme. A copy of this report should be given by the current owner to future owners of the subject property, if or when applicable, so they are aware of the geotechnical conditions of the site.

Our services consist of professional opinions and conclusions developed in accordance with generally accepted geotechnical engineering principles and practices. We provide no other warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided to us regarding the proposed construction, review of available data, the results of our field exploration and laboratory testing programs, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the geotechnical aspects of the project plans, specifications, and structural calculations, and our observation of all the geotechnical aspects of construction.

The boring logs represent the subsurface conditions at the locations and on the date indicated. It is not warranted that it is representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of our field exploration program, conducted on July 15, 2024, and may not necessarily be the same or comparable at other times. The locations of our borings were established in the field by reference to existing features at the site and should be considered approximate only.

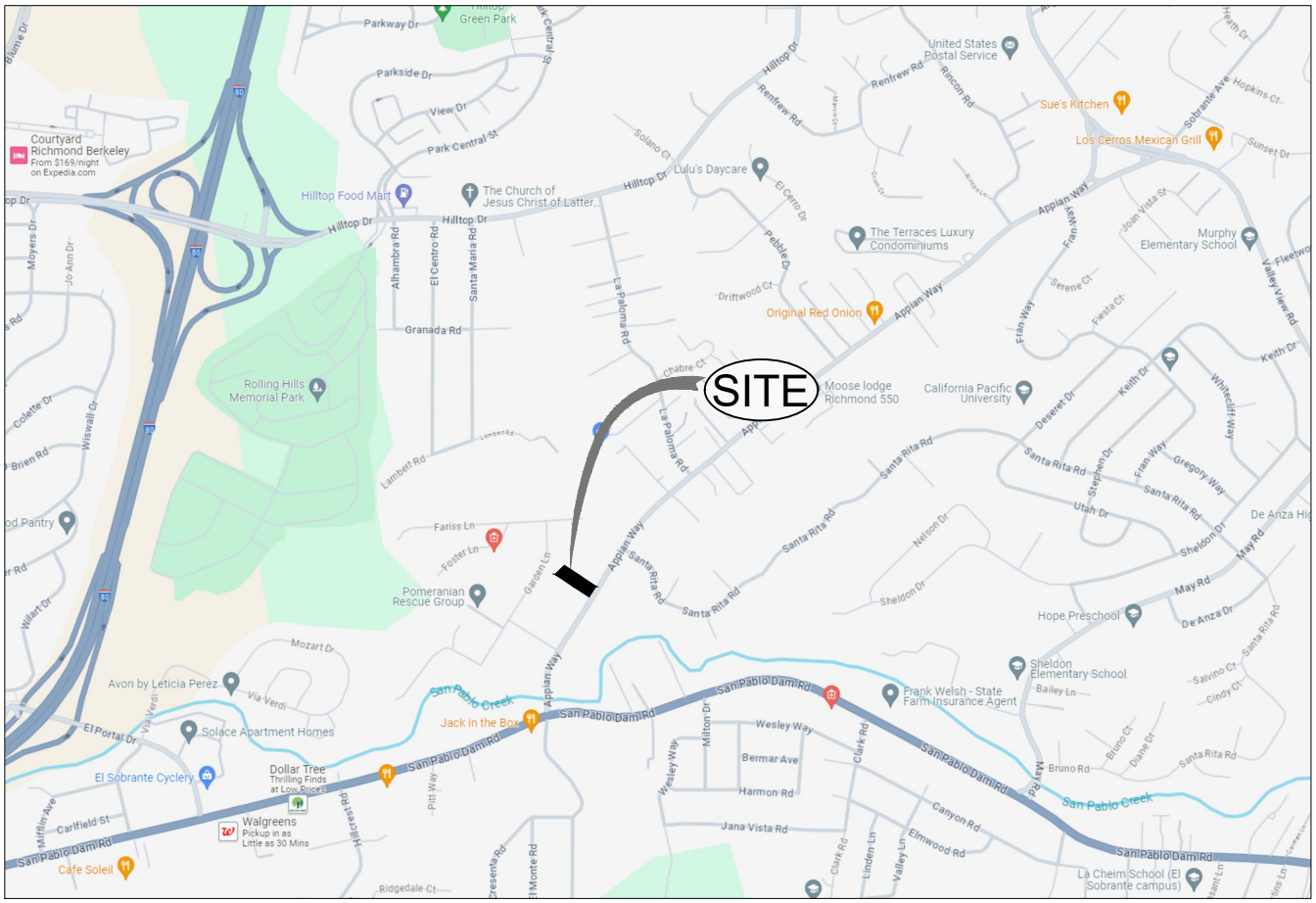
The scope of our services did not include an environmental assessment; an investigation of the presence or absence of hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below, or around the site; nor did it include an evaluation or investigation of the

presence or absence of wetlands. Our services also did not include a corrosivity evaluation of the in-situ soils or an assessment of mold potential. A corrosion engineer may need to be consulted to evaluate the corrosivity of the in-situ soils and import select fill, as appropriate, with respect to concrete and any underground utility materials that may be used at the site. A mold consultant may need to be retained to provide recommendations for mitigating the potential for mold development in the proposed buildings.

APPENDIX A

List of Plates

Plate	1	-	Site Location Map
Plate	2	-	Boring Location Map
Plates	3-7	-	Logs of Borings B-1 through B-5
Plate	8	-	Soil Classification Chart and Key to Test Data
Plate	9	-	Plasticity Chart

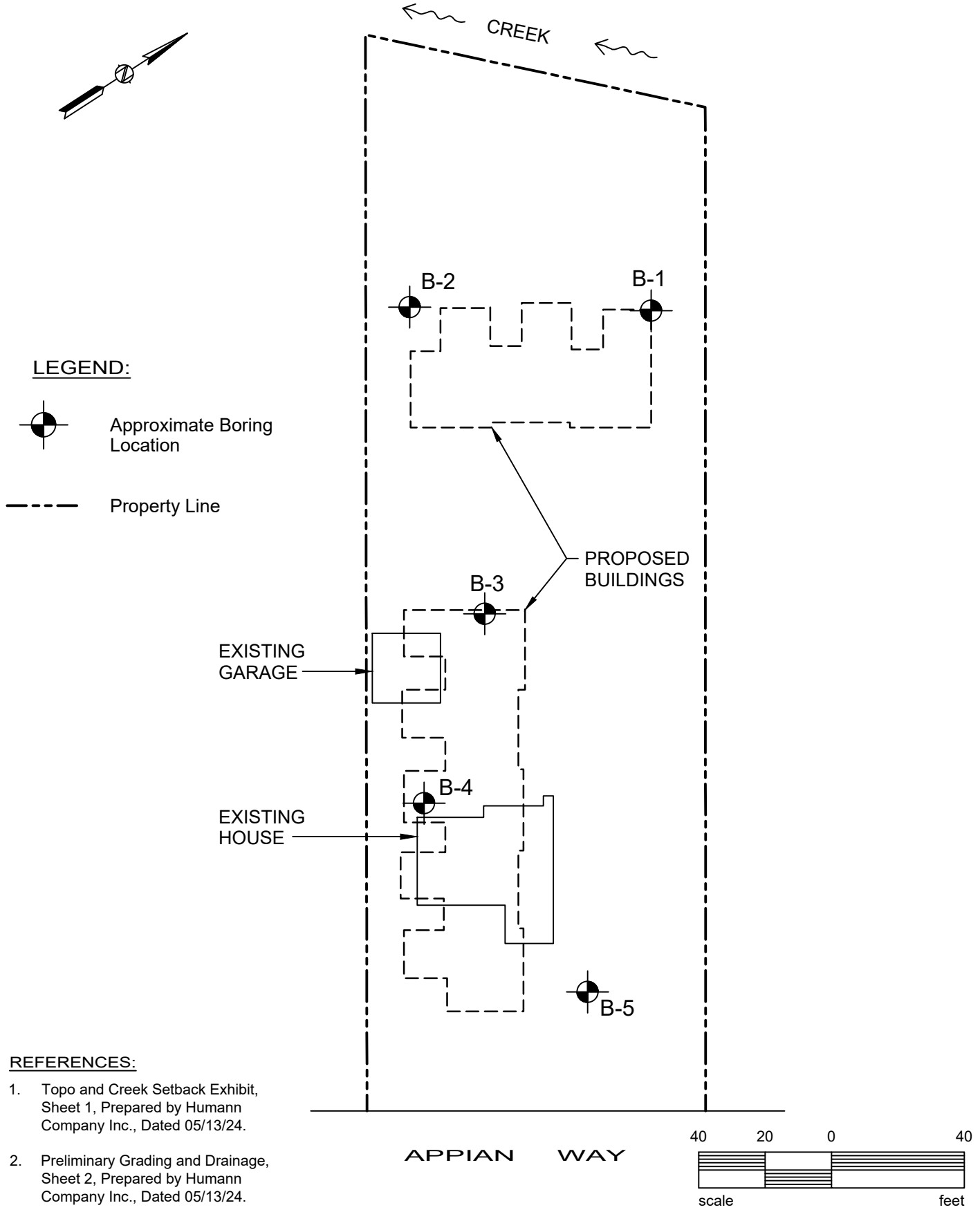


1500 750 0 1500

scale feet

Reference: Google Maps.

GEOTECNIA Consulting Geotechnical Engineers	Job. No: 244073 Appr: Drwn: LPDD Date: AUG 2024	SITE LOCATION MAP Proposed 8-Unit Residential Development at 4301 Appian Way El Sobrante, California	PLATE 1



REFERENCES:

1. Topo and Creek Setback Exhibit, Sheet 1, Prepared by Humann Company Inc., Dated 05/13/24.
2. Preliminary Grading and Drainage, Sheet 2, Prepared by Humann Company Inc., Dated 05/13/24.

GEOTECNIA
Consulting Geotechnical Engineers

Job. No: 244073
Appr:
Drwn: LPDD
Date: AUG 2024

BORING LOCATION MAP

Proposed 8-Unit Residential Development at
4301 Appian Way
El Sobrante, California

PLATE
2

EQUIPMENT: **3.5-inch-diameter solid flight augers**
LOGGED BY: **LEM**
ELEVATION: **
START DATE: **7-15-24**
FINISH DATE: **7-15-24**

Other Laboratory Tests	Pocket Penetrometer (ksf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200 sieve	Blows/Foot *	Sample	DEPTH (FEET)	
							0	FAT CLAY (CH), brown, very stiff, moist, with roots
	>4.5				22		1	
LL = 54, PI = 29; see Plate 9							2	
	4.2				15		3	LEAN CLAY (CL), light brown, very stiff, moist, with roots
LL = 43, PI = 25; see Plate 9							4	
							5	
					14		6	CLAYEY SAND (SC), brown, medium dense, moist, with roots
					15		7	SANDY LEAN CLAY (CL), brown, stiff, moist
	2.0						8	
							9	
							10	FAT CLAY (CH), dark brown, very stiff, moist
	2.7				23		11	
							12	
							13	
							14	
							15	SANDY LEAN CLAY (CL), mottled brown, very stiff, moist
	3.0				23		16	
							17	
							18	▽
							19	
							20	with rock fragments
	3.5				26		21	

Bottom of Boring B-1 at a depth of 21.5 feet.
Groundwater surface measured at a depth of 18 feet at time of drilling.
Backfilled with cement grout.

* Converted to equivalent standard penetration blow counts.
** Existing ground surface at time of investigation.

GEOTECNIA
Consulting Geotechnical Engineers

Job No: 244073
Appr:
Drwn: LPDD
Date: AUG 2024

LOG OF BORING B-1

Proposed 8-Unit Residential Development at
4301 Appian Way
El Sobrante, California

PLATE 3

EQUIPMENT: **3.5-inch-diameter solid flight augers**

LOGGED BY: **LEM**

ELEVATION: **

START DATE: **7-15-24**

FINISH DATE: **7-15-24**

Other Laboratory Tests	Pocket Penetrometer (ksf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200 sieve	Blows/Foot *	Sample	DEPTH (FEET)	
LL = 50, PI = 29; see Plate 9	>4.5				25		0–3	SANDY FAT CLAY (CH), dark brown, very stiff, damp
	>4.5				20		3–7	SANDY LEAN CLAY (CL), mottled brown, very stiff, moist, with roots
	4.2				21		7–12	SANDY FAT CLAY (CH), dark brown, very stiff, moist
	4.2				32		12–19	SANDY LEAN CLAY (CL), mottled brown, very stiff, moist
	3.0				23		19	Bottom of Boring B-2 at a depth of 19 feet. No free groundwater encountered at time of drilling. Backfilled with cement grout.

* Converted to equivalent standard penetration blow counts.

** Existing ground surface at time of investigation.

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Consulting Geotechnical Engineers

Job No: 244073
Appr:
Drwn: LPDD
Date: AUG 2024

LOG OF BORING B-2

Proposed 8-Unit Residential Development at
4301 Appian Way
El Sobrante, California

PLATE 4

EQUIPMENT: **3.5-inch-diameter solid flight augers**
LOGGED BY: **LEM**
ELEVATION: **
START DATE: **7-15-24**
FINISH DATE: **7-15-24**

Other Laboratory Tests	Pocket Penetrometer (ksf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200 sieve	Blows/Foot *	Sample	DEPTH (FEET)	
					8		0–2	LEAN CLAY (CL), mottled dark brown, medium stiff, damp, with rock fragments and brick fragments
LL = 39, PI = 19; see Plate 9					27		3	FILL
LL = 56, PI = 33; see Plate 9	>4.5						4	SANDY FAT CLAY (CH), mottled brown, very stiff, moist
	3.0				12		5–6	grading to damp, with roots
	>4.5				19		7–9	
	4.2				28		10–13	FAT CLAY (CH), dark brown, very stiff, moist
	3.2				22		14–17	LEAN CLAY (CL), mottled brown, very stiff, moist
	2.0				16		18–21	with CLAYEY SAND (SC) lenses

Bottom of Boring B-3 at a depth of 21.5 feet.
No free groundwater encountered at time of drilling.
Backfilled with cement grout.

* Converted to equivalent standard penetration blow counts.

** Existing ground surface at time of investigation.

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Consulting Geotechnical Engineers

Job No: 244073
Appr:
Drwn: LPDD
Date: AUG 2024

LOG OF BORING B-3

Proposed 8-Unit Residential Development at
4301 Appian Way
El Sobrante, California

PLATE 5

EQUIPMENT: **3.5-inch-diameter solid flight augers**

LOGGED BY: **LEM**

ELEVATION: **

START DATE: **7-15-24**

FINISH DATE: **7-15-24**

Other Laboratory Tests	Pocket Penetrometer (ksf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200 sieve	Blows/Foot *	Sample	DEPTH (FEET)	
LL = 42, PI = 22; see Plate 9	>4.5				23		0–3	LEAN CLAY (CL), dark brown, very stiff, damp
	2.0				13		4–11	SANDY LEAN CLAY (CL), brown, stiff, moist
	3.5				27		12–14	FAT CLAY (CH), brown, very stiff, moist
	3.0				20		15–19	

Bottom of Boring B-4 at a depth of 19 feet.
No free groundwater encountered at time of drilling.
Backfilled with cement grout.

* Converted to equivalent standard penetration blow counts.

** Existing ground surface at time of investigation.

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Consulting Geotechnical Engineers

Job No: 244073
Appr:
Drwn: LPDD
Date: AUG 2024

LOG OF BORING B-4

Proposed 8-Unit Residential Development at
4301 Appian Way
El Sobrante, California

PLATE 6

EQUIPMENT: **3.5-inch-diameter solid flight augers**
LOGGED BY: **LEM**
ELEVATION: **
START DATE: **7-15-24**
FINISH DATE: **7-15-24**

Other Laboratory Tests	Pocket Penetrometer (ksf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200 sieve	Blows/Foot *	Sample	DEPTH (FEET)	
							0	LEAN CLAY (CL), dark brown, stiff, damp, with roots
	2.7				12		1	
LL = 44, PI = 23; see Plate 9							2	FILL
	>4.5				20		3	FAT CLAY (CH), dark brown, very stiff, damp
LL = 50, PI = 29; see Plate 9							4	
							5	SANDY LEAN CLAY (CL), mottled brown, stiff, moist, with CLAYEY SAND (SC) lenses
	2.7				12		6	
	2.5				11		7	
							8	
							9	FAT CLAY (CH), dark brown, very stiff, moist
	3.5				27		10	
							11	
							12	
							13	
							14	
	4.0				29		15	
							16	
							17	
							18	FAT CLAY (CH), brown, very stiff, moist
							19	
	3.0				21		20	
							21	

Bottom of Boring B-5 at a depth of 21.5 feet.
No free groundwater encountered at time of drilling.
Backfilled with cement grout.

* Converted to equivalent standard penetration blow counts.
** Existing ground surface at time of investigation.

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Appr:
Drwn: LPDD
Date: AUG 2024

LOG OF BORING B-5

Proposed 8-Unit Residential Development at
4301 Appian Way
El Sobrante, California

PLATE 7

MAJOR DIVISIONS				TYPICAL NAMES
COARSE GRAINED SOILS More than Half > #200 sieve	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL GRADED GRAVELS, GRAVEL-SAND
			GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES
			GC	CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL GRADED SANDS, GRAVELLY SANDS
			SP	POORLY GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS, POOORLY GRADED SAND-SILT MIXTURES
			SC	CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES
FINE GRAINED SOILS More than Half < #200 sieve	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL	ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACIOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS			Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS

UNIFIED SOIL CLASSIFICATION SYSTEM

			Shear Strength, psf / Confining Pressure, psf	
Consol	Consolidation	Tx	2630 (240)	Unconsolidated Undrained Triaxial
LL	Liquid Limit (in %)	Tx sat	2100 (575)	Unconsolidated Undrained Triaxial, saturated prior to test
PL	Plastic Limit (in %)	DS	3740 (960)	Unconsolidated Undrained Direct Shear
PI	Plasticity Index	TV	1320	Torvane Shear
Gs	Specific Gravity	UC	4200	Unconfined Compression
SA	Sieve Analysis	LVS	500	Laboratory Vane Shear
■	Undisturbed Sample (2.5-inch ID)	FS	Free Swell	
◪	2-inch-ID Sample	EI	Expansion Index	
◧	Standard Penetration Test	Perm	Permeability	
⊠	Bulk Sample	SE	Sand Equivalent	

KEY TO TEST DATA

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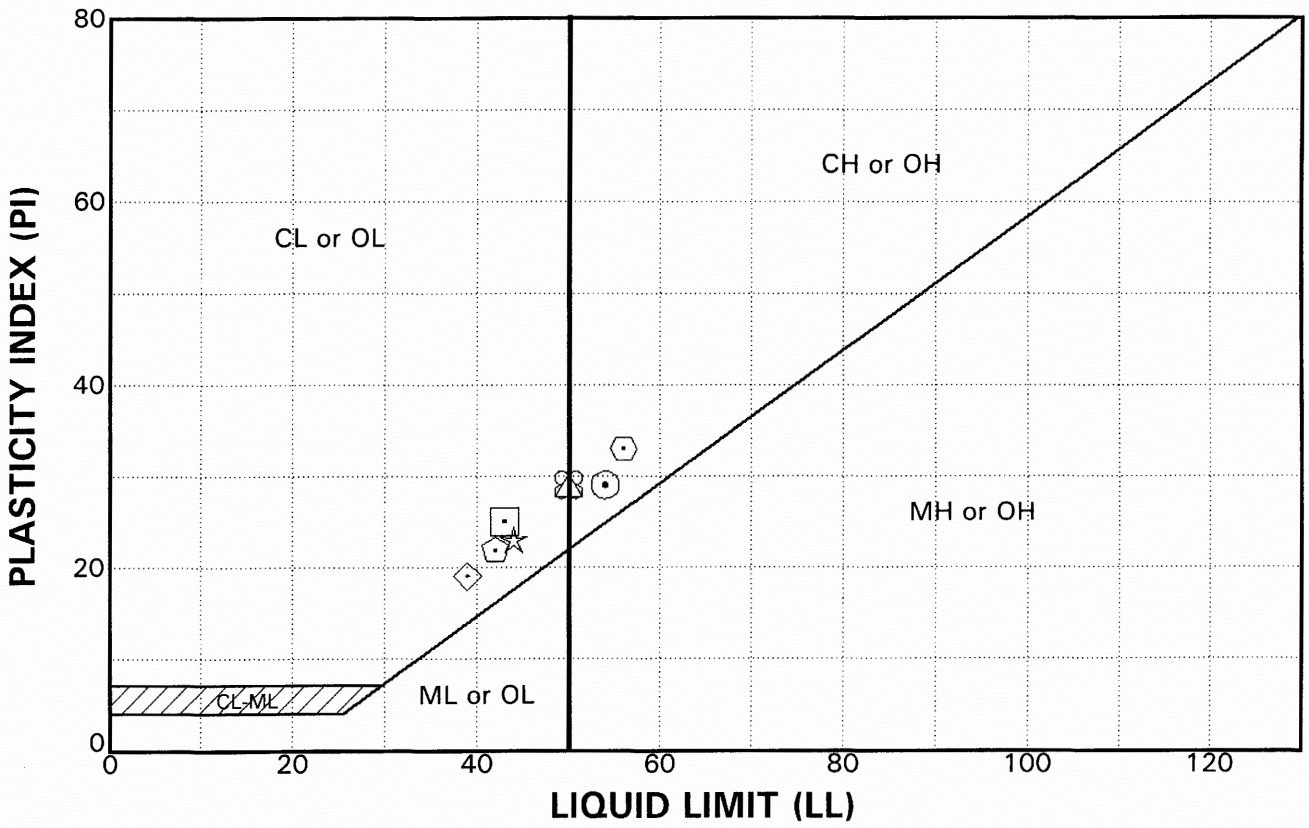
Date: AUG 2024

SOIL CLASSIFICATION CHART AND KEY TO TEST DATA
Proposed 8-Unit Residential Development at 4301 Appian Way
El Sobrante, California

PLATE 8



SAMPLE SOURCE	CLASSIFICATION	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	% PASSING #200 SIEVE
⊙ Bor. B-1 @ 1.5'	Fat Clay (CH)	54	25	29	
⊡ Bor. B-1 @ 3.0'	Lean Clay (CL)	43	18	25	
△ Bor. B-2 @ 1.5'	Sandy Fat Clay (CH)	50	21	29	
◇ Bor. B-3 @ 1.5'	Lean Clay (CL)	39	20	19	
⊙ Bor. B-3 @ 3.5'	Sandy Fat Clay (CH)	56	23	33	
⊙ Bor. B-4 @ 1.5'	Lean Clay (CL)	42	20	22	
☆ Bor. B-5 @ 1.5'	Lean Clay (CL)	44	21	23	
⊠ Bor. B-5 @ 3.0'	Fat Clay (CH)	50	21	29	

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Drwn: LPDD
Date: AUG 2024

PLASTICITY CHART

Proposed 8-Unit Residential Development at
4301 Appian Way
El Sobrante, California

PLATE
9

APPENDIX B

List of References

1. American Society of Civil Engineers (ASCE), 2024, *ASCE 7 Hazards Report,* ASCE 7 Hazard Tool.

2. California Division of Mines and Geology (CDMG), 1997, *Active Fault Near-Source Zones,* Department of Conservation, Sheet E-17, Scale ¼ inch = 1 kilometer.

3. CDMG, 1982, *State of California Special Studies Zones, Richmond Quadrangle,* Department of Conservation, Scale 1:24,000, dated January 1.

4. California Geological Survey, 2003, *State of California Seismic Hazard Zones, Richmond Quadrangle, Official Map*, Department of Conservation, Scale 1:24,000, Dated February 14.

5. Dibblee, T.W., Jr., 1980, *Preliminary Geologic Map of the Richmond Quadrangle, Alameda and Contra Costa Counties, California,* United States Geological Survey Open-File Report 80-1100, Scale 1:24,000.

6. Jennings, C.W., 1996, *Preliminary Fault and Geologic Map, State of California,* CDMG) Scale 1:750,000.

7. Sitar, N., Mikola, R. G., and Candia, G., 2012, *Seismically Induced Lateral Earth Pressures and Basement Walls,* ASCE, Geotechnical Engineering State of the Art and Practice, Geotechnical Special Publication No. 226.

APPENDIX C

Field Exploration

Our field exploration consisted of a geologic reconnaissance and subsurface exploration by means of drilling and sampling five borings on July 15, 2024. The borings were drilled and sampled with portable hydraulic equipment at the approximate locations shown on Plate 2.

The logs of the borings are displayed on Plates 3-7. Representative disturbed or relatively undisturbed samples of the earth materials were obtained from the borings at selected or continuous intervals with a 3-inch-diameter, modified California sampler; and a 2-inch-diameter, split-barrel Standard Penetration Test (SPT) sampler. Where two samples were obtained continuously, the larger sampler was used first, and then the smaller sampler was telescoped through the hole left by the larger sampler above.

Penetration resistance blow counts were obtained by dropping a 140-pound hammer through a 30-inch free fall. The sampler was driven up to 24 inches and the number of blows was recorded for each 6 inches of penetration. These blow counts were then correlated to SPT blow counts. The blows per foot recorded on the Boring Logs represent the accumulated number of blows (correlated to SPT blow counts) that were required to drive the sampler the last 12 inches or fraction thereof. A correction factor of 0.66 was used to correct the field blow counts for the modified California sampler.

The shear strength of some of the cohesive soils was estimated in the field using a pocket penetrometer and the results are shown on the Boring Logs. The soil classifications are shown on the Boring Logs and referenced on Plate 8.

Laboratory Testing

We performed Atterberg limits laboratory tests on selected soil samples recovered from the borings. The data from these tests are recorded at the appropriate sample depths on the appropriate Boring Logs (Plates 3-7) and on Plate 9.

APPENDIX D

Distribution

Mr. Shakil Ali (via e-mail at shakilali@sbcglobal.net)
2021 Elderberry Drive
San Ramon, California 94582

ALI CARRIAGE RENTAL HOMES

4301 APPIAN WAY - EL SOBRANTE, CA

NOTES:

1. GENERAL: THESE PLANS ARE A "BUILDER'S SET". ARETE, INC. HAS BEEN CONTRACTED TO PROVIDE A "BUILDER'S SET" WITH THE AGREEMENT THAT AN EXPERIENCED & KNOWLEDGEABLE CONTRACTOR SHALL CONSTRUCT THIS PROJECT. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION & BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT EXTENSIVELY DETAILED NOR ARE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, MINIMUM REQUIREMENT OF CURRENTLY ADOPTED C.B.C. SHALL GOVERN. THESE PLANS HAVE BEEN PRODUCED SOLELY FOR THE USE OF A KNOWLEDGEABLE & EXPERIENCED CONTRACTOR. ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS & DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE & COMPLETE RESPONSIBILITY OF CONTRACTOR TO PROPERLY VERIFY & INSTALL. ARCHITECT DOES NOT PROVIDE CONTINUOUS OBSERVATION UNLESS IT HAS BEEN SPECIFICALLY CONTRACTED FOR. CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY & CONSTRUCTION STANDARDS FOR THIS PROJECT. ARCHITECT PROVIDES NO WARRANTY OR GUARANTEE ON FINAL PROJECT, NOR A DUTY TO ANY PERSON OR ENTITY BEYOND THE AFOREMENTIONED LIMITED INFORMATION OF THESE CONSTRUCTION DOCUMENTS. THE CLIENT IS DIRECTLY RESPONSIBLE FOR ANY MODIFICATIONS THAT MAY BE ASSOCIATED WITH REVISIONS RESULTING FROM BUILDING CODE CHANGES THAT MAY OCCUR SUBSEQUENT TO THE GENERATION OF THESE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR & SUBCONTRACTORS ARE TO REFER TO ALL SHEETS (DRAWINGS) PRIOR TO COMMENCEMENT OF WORK TO ELIMINATE POSSIBLE FUTURE ERRORS AND OMISSIONS. IF, IN THE OPINION OF CONTRACTOR OR ANY SUBCONTRACTOR, INSTRUCTIONS, DETAILS OR INFORMATION CONTAINED IN THESE DRAWINGS OR SPECIFICATIONS IS AT VARIANCE WITH OR DOES NOT COMPLY WITH ANY OF THE REQUIREMENTS ABOVE, HE SHALL REPORT SAME TO ARCHITECT BEFORE PROCEEDING WITH THAT PHASE OF WORK.
3. JOB SAFETY: ARCHITECT IS NOT RESPONSIBLE FOR FABRICATION, ERECTION AND/OR JOB SAFETY. CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL SHORING, BRACING, FORM WORK, ETC. AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF PROJECT.
4. ON-SITE FIELD VERIFICATION OF ALL DIMENSIONS & CONDITIONS SHALL BE RESPONSIBILITY OF CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR/OWNER SHALL VERIFY CONTOURS, SITE CONFIGURATIONS, PROPERTY LINES, SETBACKS, EASEMENTS, EXTENT OF BUILDING PAD, & ACCURACY OF TOPOGRAPHY PRIOR TO APPROVAL, ACCEPTANCE, & CONSTRUCTION.
5. SITE CONFIGURATION, SETBACK & EASEMENT INFORMATION, & TOPOGRAPHY SHALL BE PROVIDED BY OWNER. OWNER SHALL VERIFY ALL PROPERTY LINES, EASEMENTS, EXTENT OF BUILDING PAD, & ACCURACY OF TOPOGRAPHY PRIOR TO APPROVAL AND/OR ACCEPTANCE.
6. OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN ON DRAWINGS.
7. SOILS ENGINEER SHALL INSPECT AND CERTIFY FOUNDATION EXCAVATIONS PRIOR TO FOOTING INSPECTION BY THE COUNTY.
8. SOILS ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION & TESTING SERVICES DURING EARTHWORK, FOUNDATION CONSTRUCTION, & DRAINAGE PHASES OF WORK.
9. UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, PRINTS, PLANS, ETC.) MARKED "BID DOCUMENTS" BE USED FOR ACTUAL CONSTRUCTION.

DOOR SECURITY FEATURES:

10. EXTERIOR DOORS SHALL BE SOLID CORE CONSTRUCTION, WITH A MIN.THICKNESS OF 1-3/4" AND SHALL BE SECURED BY A DEADBOLT LOCK WITH A MIN. THROW OF 1"
11. DOOR STRIKE PLATES SHOULD BE AUGMENTED WITH 3" SCREWS TO GUARD AGAINST FORCED ENTRY.
12. OUTSIDE HINGES ON ALL EXTERIOR DOORS SHALL BE PROVIDED WITH NON-REMOVABLE PINS, WHEN PIN TYPE HINGES ARE USED, OR SHOULD BE PROVIDED WITH HINGE STUDS TO PREVENT REMOVAL OF DOOR.
13. ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH VIEWING DEVICE (PEEPHOLE), WHICH PROVIDES A VIEWING AREA OF AT LEAST 180 DEGREES.

WINDOW SECURITY FEATURES:

14. WINDOWS, CAPABLE OF BEING OPENED SHALL BE SECURED ON THE INSIDE BY A LOCKING DEVICE CAPABLE OF WITHSTANDING A FORCE OF 300# IN ANY DIRECTION.
15. ALL WINDOWS CAPABLE OF BEING OPENED SHALL BE EQUIPPED WITH SECONDARY LOCKING MECHANISMS.

LIGHTING SECURITY FEATURES:

16. PARKING AREAS, DRIVEWAYS, CIRCULATION AREAS, PASSAGEWAYS, RECESSES, & GROUNDS CONTIGUOUS TO BUILDINGS SHALL BE PROVIDED WITH LIGHTING SUFFICIENT TO MAKE CLEARLY VISIBLE THE PRESENCE OF ANY PERSON ON OR ABOUT PREMISES.
17. ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH THEIR OWN DEDICATED LIGHT SOURCE.
18. ALL EXTERIOR FIXTURES SHALL BE EQUIPPED WITH VANDAL RESISTANT GRATING & BE INSTALLED AT SUFFICIENT HEIGHT TO DISCOURAGING TAMPERING.
19. ALL EXTERIOR GENERAL SECURITY LIGHTS SHALL BE CONTROLLED BY PHOTOCELL SYSTEM, DESIGNED TO OPERATE DURING ALL PERIODS OF DIMINISHED LIGHT, REGARDLESS OF TIME OF DAY.

LANDSCAPING SECURITY FEATURES:

20. ENSURE THAT LANDSCAPING, WHEN MATURE, WILL NOT INTERFERE WITH SECURITY LIGHTING.
21. LANDSCAPING SHALL BE OF THE TYPE & SITUATED IN LOCATIONS TO MAXIMIZE OBSERVATION WHILE PROVIDING DESIRED DEGREE OF AESTHETICS. SHRUBS SHALL BE NO HIGHER THAN 42" TALL FROM GROUND & TREE CANOPY SHALL NOT FALL BELOW A LEVEL OF 7' ABOVE GROUND WHEN MATURE. DEFENSIBLE (THORNY) LANDSCAPING IS ENCOURAGED ALONG FENCE & PROPERTY LINES, UNDER VULNERABLE WINDOWS, & ANY OTHER LOCATIONS WHERE IT IS DESIRED TO RESTRICT PEOPLE'S ABILITY TO SIT, LOITER, OR CLIMB.

ADDRESS SIGNAGE:

22. PROVIDE INDIVIDUAL UNIT ADDRESS SIGNS WITH MIN. 4" HEIGHT LETTER IN HEIGHT & A CONTRASTING COLOR TO THEIR BACKGROUND, ILLUMINATED DURING PERIODS OF DARKNESS, & POSITIONED ON DRIVEWAY FRONT OF BUILDING & IN SUCH A WAY AS TO BE EASILY VISIBLE TO EMERGENCY VEHICLES, SEE EXTERIOR ELEVATIONS.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	LVL	LAMINATED VENEER LUMBER
ABV.	ABOVE	MATL.	MATERIAL
ADD'L	ADDITIONAL	MAX.	MAXIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MFR.	MANUFACTURER
BD.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	MTL.	METAL
BM.	BEAM	(N)	NEW
C/CPT.	CARPET	N.E.C.	NATIONAL ELECTRICAL CODE
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
COMP.	COMPOSITE/COMPOSITION	O.C.	ON CENTER
CONC.	CONCRETE	OPT.	OPTIONAL
CONT.	CONTINUOUS	PD.	PATIO DOOR
CS/CSMT.	CASEMENT	PKT.	POCKET
DBL.	DOUBLE	PLYWD.	PLYWOOD
DH.	DOUBLE HUNG	P.O.C.	POINT OF CONNECTION
DIA.	DIAMETER	PR	PAIR
DIM.	DIMENSION	P.T.	PRESSURE TREATED
DR.	DOOR	RAD.	RADIUS
DTL.	DETAIL	RF.	ROOF
DWGS.	DRAWINGS	RM.	ROOM
(E)	EXISTING	RS.	ROUGH SAWN/RESAWN
EA.	EACH	S.A.D.	SEE ARCHITECTURAL DRAWINGS
ELEV.	ELEVATION	S.F.	SUBFLOOR
EXT.	EXTERIOR	SGD.	SLIDING GLASS DOOR
FIN.	FINISH	SGL.	SINGLE
FLR.	FLOOR	SH.	SINGLE HUNG
FR.	FRENCH	SHTG.	SHEATHING
FT.	FOOT	SIM.	SIMILAR
FX.	FIXED	SL/SLDR.	SLIDER
GAL.	GALLON	SQ.	SQUARE
GALV.	GALVANIZED	S.S.D.	SEE STRUCTURAL DRAWINGS
G.F.I.	GROUND FAULT INTERRUPTER	STRL.	STRUCTURAL
GSM	GALVANIZED SHEET METAL	T	TILE
GSMV	GALVANIZED SHEET METAL VALLEY	THK	THICK
GYP.	GYPSUM	TYP.	TYPICAL
H/HDWD.	HARDWOOD	U.B.C.	UNIFORM BUILDING CODE
HDR.	HEADER	U.M.C.	UNIFORM MECHANICAL CODE
HORIZ.	HORIZONTAL	U.P.C.	UNIFORM PLUMBING CODE
HGT./HT.	HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
INT.	INTERIOR	V	VINYL
JST.	JOIST	VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
		V.P.	VAPOR PROOF
		WD.	WOOD
		WDW.	WINDOW
		W.I.	WROUGHT IRON

BUILDING SUMMARY

BUILDING OCCUPANCY GROUPS:	F-2/S-2/U
BUILDING CONSTRUCTION TYPE:	IV
BASIC ALLOWABLE BUILDING AREA:	18,000
INCREASE FOR SEPARATION:	N.A.
STORIES:	3

1. ALL WORK PERFORMED SHALL COMPLY IN ALL ASPECTS WITH BUT NOT NECESSARILY LIMITED TO ALL APPLICABLE LOCAL AND STATE ORDINANCES, CODES, AND REGULATIONS AND WITH THE FOLLOWING CODE EDITION:

2022 CALIFORNIA BUILDING CODE,	2022 INTERNATIONAL BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE,	2022 UNIFORM MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE,	2022 UNIFORM PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE	2022 NATIONAL ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE	2022 INTERNATIONAL FIRE CODE
2022 CALIFORNIA GREEN BLDG.STANDARDS CODE	2022 CALIFORNIA FIRE CODE

2. IN THE EVENT OF CONFLICTS IN THE CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, GENERAL CONTRACTOR AND THE OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

SHEET INDEX:

#	CODESCRIPTION
COV	COVERSHEET
1	TOPO AND CREEK SETBACK EXHIBIT
2	PRELIMINARY GRADING AND DRAINAGE PLAN
A1	PRELIMINARY TYP. UNIT FLOOR PLANS
A2	PRELIMINARY BUILDING FLOOR PLANS
A3	PRELIMINARY TYP. UNIT EXTERIOR ELEVATIONS
A4	PRELIMINARY BUILDING ELEVATIONS
A5	PRELIMINARY BLDG. ELEVATIONS/SECTION
A6	PRELIMINARY TYP. UNIT ROOF PLAN

PROJECT AREAS

TYPICAL UNIT FLOOR AREAS:		
LOWER LEVEL	-	128 S.F.
MAIN LEVEL	-	744 S.F.
UPPER LEVEL	-	744 S.F.
TOTAL UNIT S.F.	-	1556 S.F.
GARAGE	-	616 S.F.
DECK	-	30 S.F.
TYP. BLDG. FLOOR AREAS:		
BLDG. 1 FOOTPRINT	-	3665 S.F.
BLDG. 2 FOOTPRINT	-	2205 S.F.
TOTAL FOOTPRINT (BLDG 1 & 2)	-	5870 S.F.
BLDG. 1 TOTAL S.F.	-	10,995 S.F.
BLDG. 2 TOTAL S.F.	-	6615 S.F.
SITE AREAS:		
EXISTING IMPERVIOUS:		
BUILDINGS	-	1857 S.F.
PAVED SURFACES	-	5905 S.F.
TOTAL (E) IMPERVIOUS	-	7762 S.F.
PROPOSED IMPERVIOUS:		
BUILDINGS	-	5870 S.F.
PAVED SURFACES	-	8021 S.F.
WALKWAY SURFACES	-	1289 S.F.
TOTAL PROPOSED IMPERVIOUS	-	15180 S.F.
TOTAL AREA OF LANDSC.	-	13721 S.F.
TOTAL LOT AREA (GROSS)	-	30,750 S.F.
RIGHT OF WAY DEDICATION	-	1500 S.F.
TOTAL LOT AREA (NET)	-	29,250 S.F.
LOT COVERAGE		
BUILDING FOOTPRINT / TOTAL AREA X 100 5870 S.F./30750 S.F. x 100	-	19.09%
FAR:		
LOWER LEVEL	-	744 S.F.
MAIN LEVEL	-	744 S.F.
UNIT AREA (LOWER & MAIN LEVELS)	-	1488 S.F.
BLDG. 1 AREA (5 UNITS)	-	7440 S.F.
BLDG. 2 AREA (3 UNITS)	-	4464 S.F.
TOTAL BUILDINGS AREA (8 UNITS)	-	11904 S.F.
TOTAL LOT AREA (GROSS)	-	30,750 S.F.
FAR	-	0.39
PARKING:		
TOTAL UNITS	-	8 UNITS
REQUIRED TOTAL PARKING (8 x 2.25)	-	20 SPACES
PROPOSED TOTAL PARKING PROVIDED	-	24 SPACES
REQUIRED COVERED PARKING	-	12 SPACES
PROPOSED COVERED PARKING	-	16 SPACES

PROJECT TEAM:

OWNER:
ALI FAMILY TRUST
4247 APPIAN WAY
EL SOBRANTE, CA 94803
925.789.0564
numair89@yahoo.com

ARCHITECT:
ARETE, INC. ARCHITECTURE - GARY L. WHEELER
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925.692.5888
gary.areteinc@gmail.com

SOILS ENGINEER:
GEOTECHNICA, CONSULTING GEOTECHNICAL ENGINEER
1624 ARMSTRONG COURT
CONCORD, CA 94521
925.686.6556
..

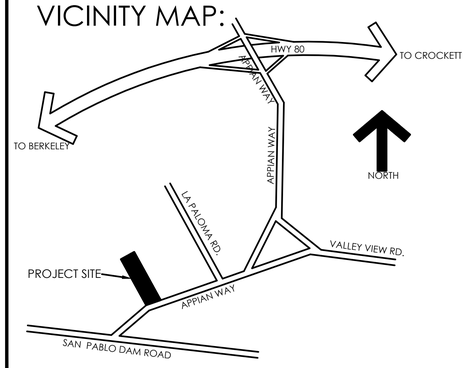
CIVIL ENGINEER:
THE HUMANN COMPANY
1021 BROWN AVENUE
LAFAYETTE, CA 94549
925.283.5000
izzat@humannco.com

STRUCTURAL ENGINEER:
,
.
.
.
.

TITLE 24 CONSULTANT:
WEST COAST ENERGY DESIGN - LANNY DANA
1075 VICTORINE ROAD
LIVERMORE, CA 94551
925.243.1767
mytitle24guy@gmail.com

LANDSCAPE ARCHITECT:
..
..
..
..
..

VICINITY MAP:



RECEIVED on 4/22/2025 CDDP22-03021
By Contra Costa County
Department of Conservation and Development

drawn KAS sheet COV
check .
date 07/22/24
job 5154 of 12

COVER SHEET

NUMAIR
RENTAL HOMES
4301 APPIAN WAY
EL SOBRANTE, CA

arete, inc.
architecture
MA. G. (Bob) architect, gary l. wheeler, architect
p.o. box 1211
concord, california 94522
925 692-5888

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GENERAL NOTES

THE BOUNDARY AND TOPOGRAPHY SHOWN IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DEBOLT CIVIL ENGINEERING, DATED 11/08/2017, JOB NO. 17277. PROVIDED BY ARCHITECT, GARY WHEELER. ELEVATIONS HAVE BEEN ADJUSTED TO COUNTY DATUM USING BENCHMARK NO. 3197, BRASS TAG IN HEADWALL OF CONCREET BOX CULVERT ON APPIAN WAY APPROX. 200' NE OF SANTA RITA ROAD. BM ELEVATION = 110.498'. USE OF THIS SURVEY IS LIMITED TO THE PROPERTY OWNER AS REFERENCED IN THE TITLE BLOCK AND CONSULTANTS FOR THE SPECIFIC PROJECT. OTHERS MAY NOT USE THIS MAP WITHOUT THE PERMISSION OF THE CLIENT AND HUMANN COMPANY. BOUNDARY AND BASIS OF BEARINGS ARE PER THE UNDERLYING RECORD MAP AS REFERENCED IN THE TITLE BLOCK HEREON.

PRELIMINARY TITLE REPORT FOR THIS SURVEY WAS PREPARED BY OLD REPUBLIC TITLE CO., DATED 09/13/2010, ORDER NO. 0190009220-BM.

THE ELECTRONIC FILE IF SUPPLIED, IS BEING DONE SO AS A COURTESY AND CONVENIENCE, AND IS SUBORDINATE TO THE PROVIDED SIGNED HARD COPY MAP WITH RESPECT TO CONTENT, ACCURACY AND QUALITY. HUMANN COMPANY MAKES NO WARRANTEE OR GUARANTEE, EXPRESSED OR IMPLIED FOR ANY COPIES OF THE DRAWINGS OR WORK ASSOCIATED WITH THE ELECTRONIC FILE BY OTHERS.

BUILDING(S) SHOWN HEREON CONTAINS DECORATIVE ARCHITECTURAL ELEMENTS ALONG ITS WALLS AND CORNERS WHICH ARE NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED AND MAPPED. PRIOR TO THE PREPARATION OF WORKING DRAWINGS, THE ARCHITECT/DESIGNER SHOULD FIELD INSPECT ANY AREAS ON THE BUILDING WHERE AN ADDITION OR OTHER IMPROVEMENT IS EXPECTED TO OCCUR (IF SETBACKS OR OTHER CONSTRAINTS ARE AN ISSUE), AND CONSULT WITH THE SURVEYOR OR ENGINEER AS NEEDED.

TREES AND DRIP LINES AS SHOWN ARE LOCATED SUFFICIENTLY FOR GENERAL ARCHITECTURAL SITE PLANNING. ANY CONSTRUCTION ACTIVITY PLANNED IMMEDIATELY ADJACENT TO THE TREES OR DRIP LINES SHOULD BE REVIEWED WITH THE APPROPRIATE CONSULTANT. IF IT IS DETERMINED THAT DETAILED TREE AND/OR BRANCH MEASUREMENTS ARE NEEDED, FURTHER SURVEYING MAY BE NECESSARY AND SHOULD BE ARRANGED BY THE OWNER AND/OR CONSULTANT. SPECIES AS REFERENCED ON THE SURVEY SHOULD BE CONFIRMED BY A LICENSED ARBORIST OR LANDSCAPE ARCHITECT IF THE SPECIFIC TREE(S) IS SUSPECTED OF BEING A PROTECTED OR CRITICAL ONE(S).

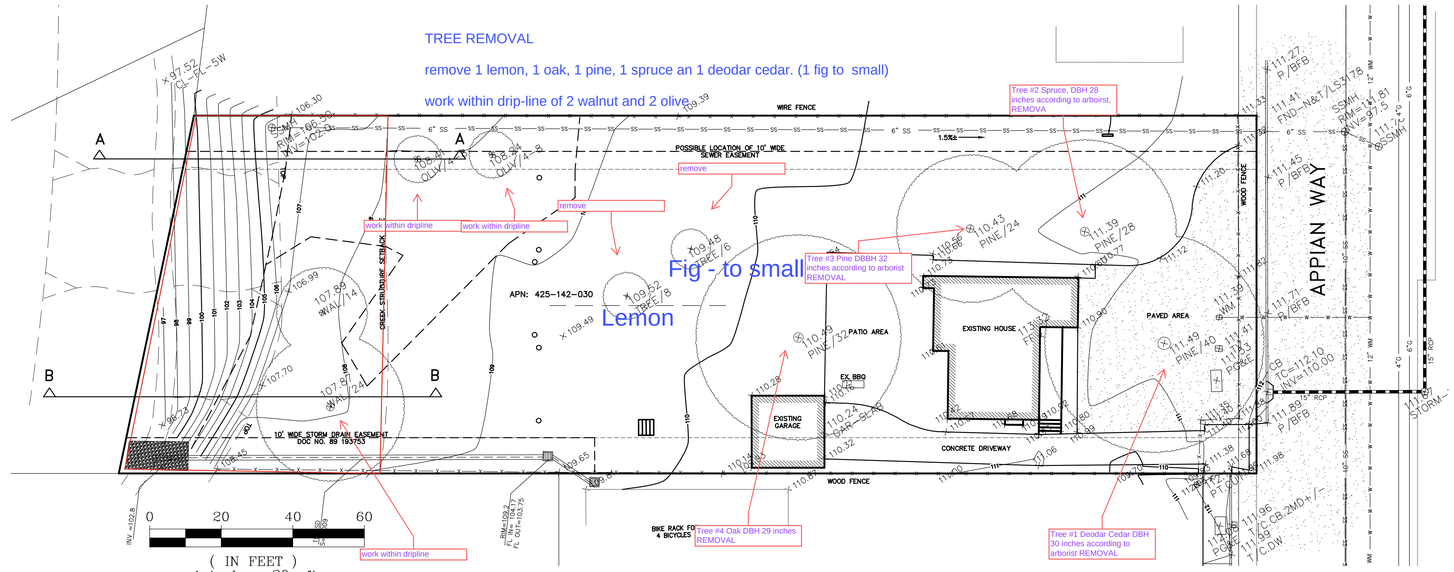
THIS PROPERTY IS IN THE VICINITY OF A CREEK, SWALE, OR DRAINAGE COURSE AND THE SURVEY MAY OR MAY NOT SHOW OR DEFINE THIS FEATURE AND IT'S ASSOCIATED SETBACKS OR RESTRICTIONS AS MANDATED BY LOCAL ORDINANCE. IF SITE IMPROVEMENTS ARE PLANNED, THE OWNER OR ARCHITECT SHOULD CONTACT THE APPLICABLE JURISDICTION, LOCAL OR OTHERWISE TO CONFIRM AND DETERMINE WHAT, IF ANY REQUIREMENTS AND RESTRICTIONS APPLY WITH RESPECT TO THE CREEK FEATURE AND THE POTENTIAL IMPACT DEVELOPMENT MAY HAVE ON IT.

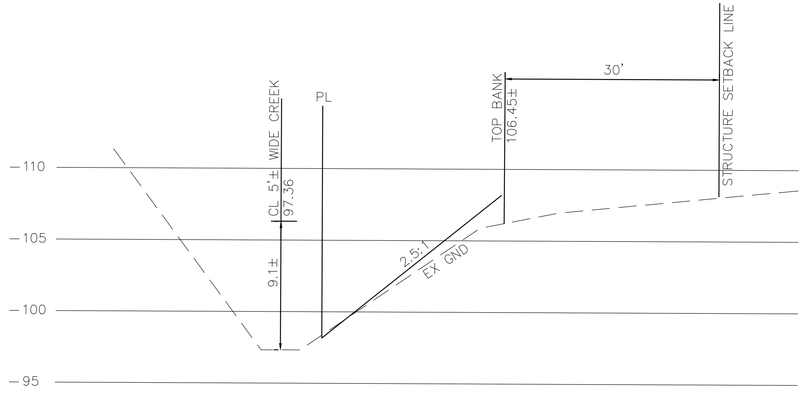
DATUM: ELEVATIONS SHOWN HEREON ARE BASED UPON COUNTY DATUM, BENCHMARK NO. 3197, ELEVATION = 110.498'

CONTOUR INTERVAL: 1 FEET

LEGEND

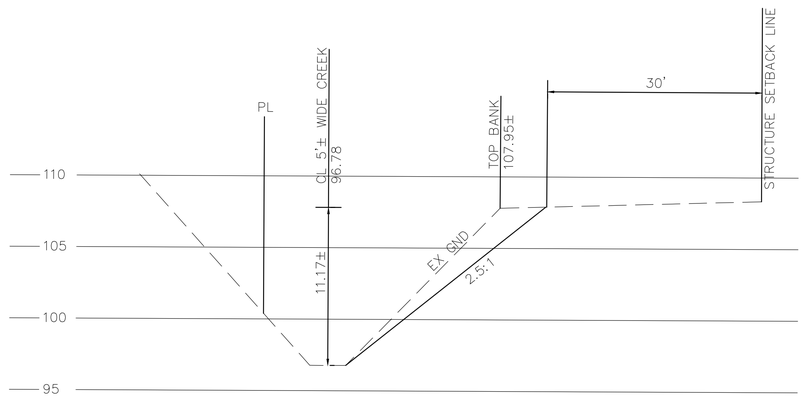
WM	WATER METER
PG&E	PG&E UTILITY BOX
	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
X	FENCE
+742.6	EXISTING GRADE
	AREA DRAIN
	DRAIN INLET
	LIGHT
	RIP-RAP





SECTION A–A

1":5'V 1":10'H



SECTION B–B

1":5'V 1":10'H

DP 22–3021

BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227–2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

NO.	DATE	BY	REVISIONS

SCALE	1" = 20'
DATE	05/13/2024
DRAWN	KM
CHECKED	IN
JOB NO.	22026

REGISTERED PROFESSIONAL ENGINEER IZZAT S. NASHASHIBI No. 29528 CIVIL STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

TOPO AND CREEK SETBACK EXHIBIT

LOT 54, "SANTA RITA ACRES, UNIT NO.1" (22M645)

4301 APPIAN WAY -- APN:425-142-030

EL SOBRANTE CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING – SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET 1
OF 2 SHEET

JOB NO. 22026

G:\PROJECTS\2022\22026_APN\DWG\22026_APN.DWG SAVED: Wednesday, July 17, 2024 1:24:45 PM PLOT DATE: Thursday, July 18, 2024 9:51:10 AM LAYOUT: TOPO 2ISC-CREEK SB.dwg

GENERAL NOTES

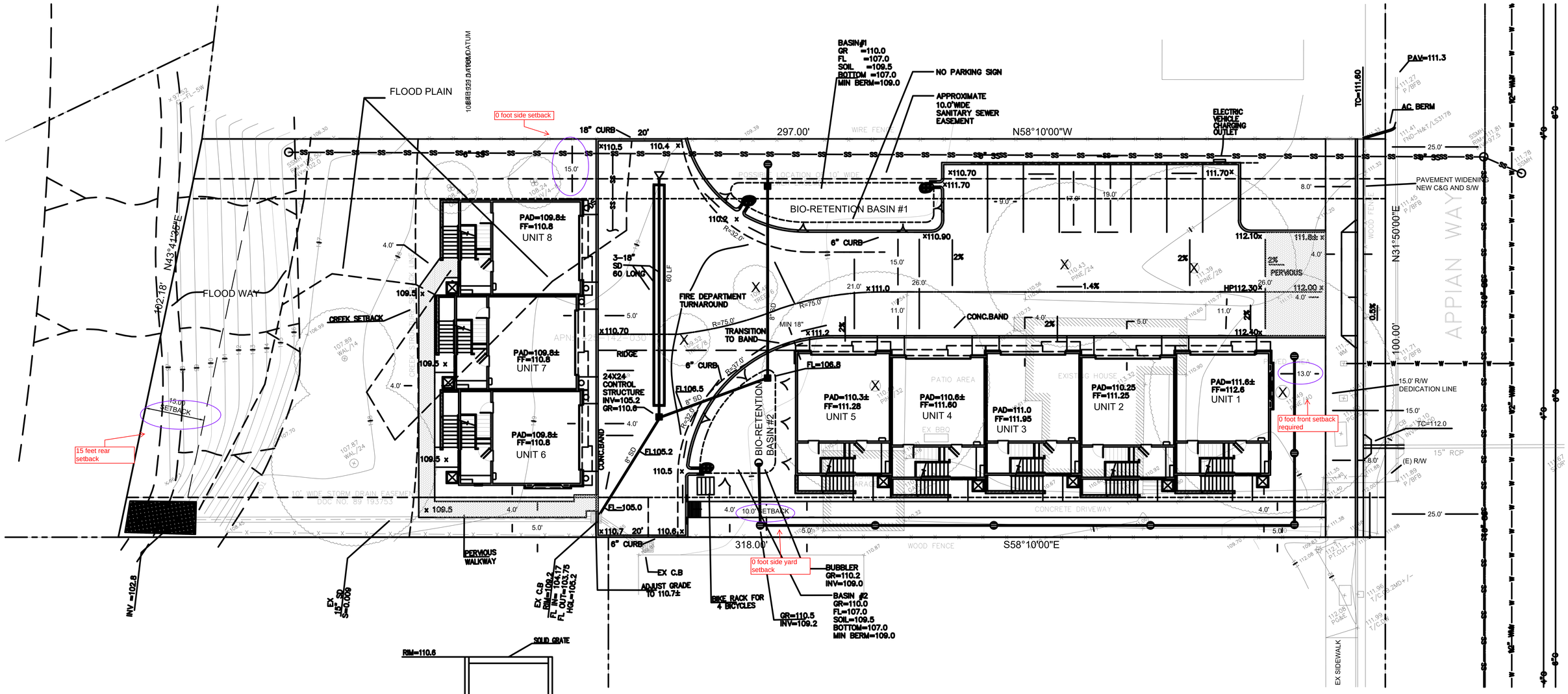
THE BOUNDARY AND TOPOGRAPHY SHOWN IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DEBOLT CIVIL ENGINEERING, DATED 11/08/2017, JOB NO. 17277. PROVIDED BY ARCHITECT, GARY WHEELER. ELEVATIONS HAVE BEEN ADJUSTED TO COUNTY DATUM USING BENCHMARK NO. 3197, BRASS TAG IN HEADWALL OF CONCREET BOX CULVERT ON APPIAN WAY APPROX. 200' NE OF SANTA RITA ROAD. BM ELEVATION = 110.58'.

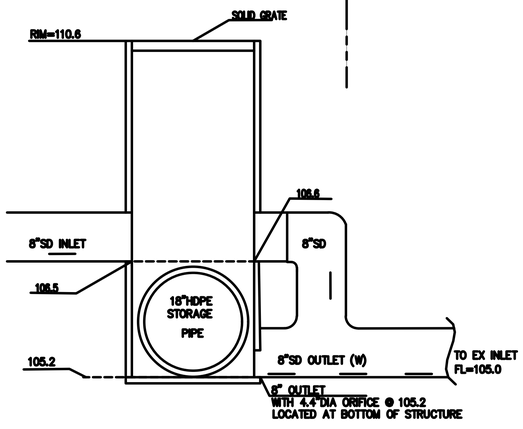
EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

CUT 200 ± CU. YDS.
FILL 750 ± CU. YDS.

NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.





24"x24" JUNCTION BOX/CONTROL STRUCTURE
SECTION B-B
N. T. S.

LEGEND

WM	WATER METER
PG&E	PG&E UTILITY BOX
	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
X	FENCE
+105.5	EXISTING GRADE
	AREA DRAIN
	DRAIN INLET
	LIGHT
	RIP-RAP

0 10 20 30
(IN FEET)
1 inch = 10 ft.

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DP 22-3021

NO.	DATE	BY	REVISIONS
1	10/28/24	KU	REVISION PER CCC MEMO

SCALE	1" = 10
DATE	11/19/2024
ENGINEER	
JOB NO.	22026

REGISTERED PROFESSIONAL ENGINEER IZZAT S. NASSEREDDIN No. 29528 CIVIL STATE OF CALIFORNIA
R.C.E. 29528

PRELIMINARY GRADING AND DRAINAGE

LOT 54, "SANTA RITA ACRES, UNIT NO.1" (22M645)

4301 APPIAN WAY -- APN:425-142-030

EL SOBRANTE **CALIFORNIA**

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE, LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

GENERAL NOTES

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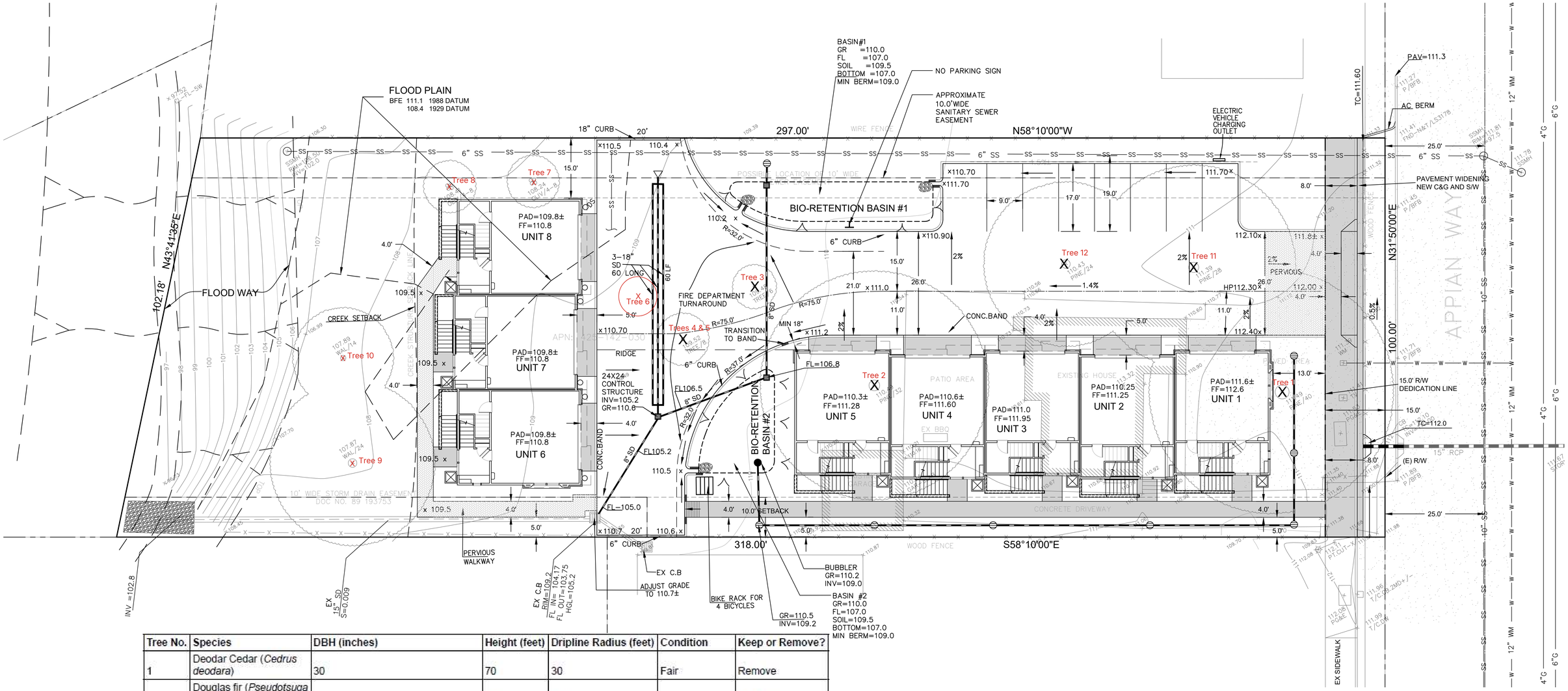
EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

CUT	200 ± CU. YDS.
FILL	750 ± CU. YDS.

NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.



Tree No.	Species	DBH (inches)	Height (feet)	Dripline Radius (feet)	Condition	Keep or Remove?
1	Deodar Cedar (*Cedrus deodara*)	30	70	30	Fair	Remove
2	Douglas fir (*Pseudotsuga menziesii*)	32	80	20	Fair	Remove
3	Citron (*Citrus medica*)	Many codominant stems below breast height, average diameter 1.5	18	7	Fair	Remove
4	Tree privet (*Ligustrum lucidum*)	Many codominant stems below breast height, average diameter 2	20	8	Good	Remove
5	Common pear (*Pyrus communis*)	3x codominant stems, 4, 5, 5	15	8	Fair	Remove
6	Common fig (*Ficus carica*)	Many codominant stems below breast height, average diameter 1	10	6	Fair	Remove
7	Olive (*Olea europaea*)	4x codominant stems, 7, 7, 7, 11	40	20	Good	Remove
8	Olive (*Olea europaea*)	5x codominant stems, 7, 9, 7, 6, 10	40	20	Good	Remove
9	Northern California black walnut (*Juglans hindsii*)	N/A, codominant stem stumps 15, 10, 17	N/A	N/A	Poor	N/A (stump)
10	Northern California black walnut (*Juglans hindsii*)	N/A, codominant stem stumps 13, 8	N/A	N/A	Poor	N/A (stump)
11	Douglas fir (*Pseudotsuga menziesii*)	N/A, stump 37	N/A	N/A	Dead	N/A (stump)
12	Douglas fir (*Pseudotsuga menziesii*)	N/A, stump 34	N/A	N/A	Dead	N/A (stump)

LEGEND

WM	WATER METER
PG&E	PG&E UTILITY BOX
	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
X	FENCE
x742.6	EXISTING GRADE
	AREA DRAIN
	DRAIN INLET
	LIGHT
	RIP-RAP

(IN FEET)
1 inch = 10 ft.

BEFORE EXCAVATING CALL U.S.A.

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DP 22-3021

NO.	DATE	BY	REVISIONS
1	10/29/24	KU	REVISION PER CCC MEMO

SCALE 1" = 10
DATE 11/19/2024
ENGINEER
JOB NO. 22026

REGISTERED PROFESSIONAL ENGINEER IZZAT S. NASHASHIBI No. 29528 CIVIL STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY GRADING AND DRAINAGE

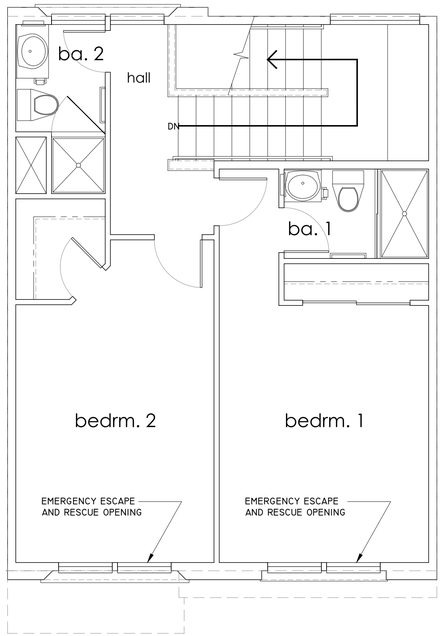
LOT 54, "SANTA RITA ACRES, UNIT NO.1" (22M645)
4301 APPIAN WAY -- APN:425-142-030

EL SOBRANTE CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

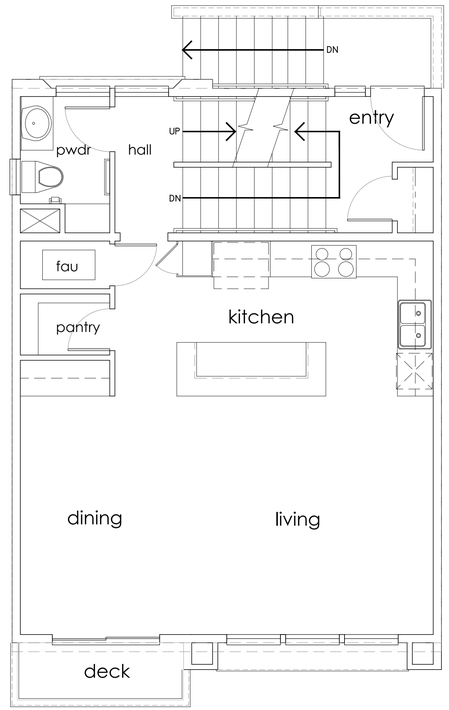
SHEET 2
OF 2 SHEETS
JOB NO. 22026

J:\PROJ\22026\22026_GRAD-DR.DWG 11x17 Tuesday, November 19, 2024 9:15:59 AM PLOT DATE: Tuesday, November 19, 2024 10:44:24 AM LAYOUT: GRAD-DR



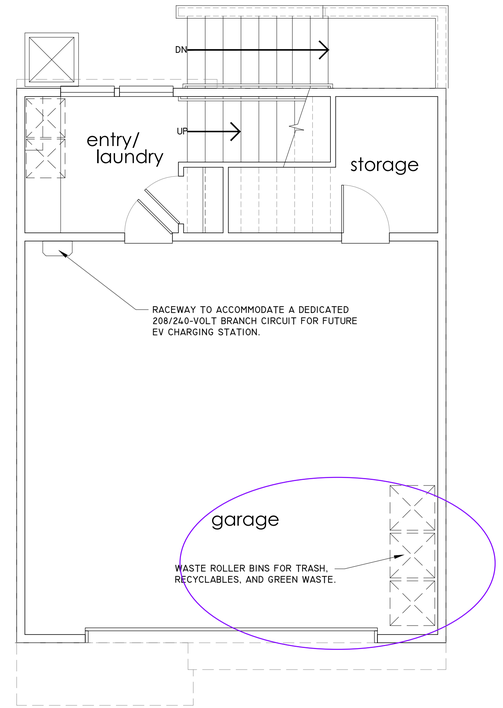
UPPER LEVEL

RESIDENCE - 744 S.F.



MAIN LEVEL

RESIDENCE	744 S.F.
DECK	30 S.F.



ENTRY LEVEL

GARAGE (UNCONDITION3ED)	- 616 S.F.
RESIDENCE (CONDITIONED)	- 128 S.F.
ENTRY LEVEL TOTAL	- 744 S.F.
TOTAL CONDITIONED	- 1556 S.F.
TOTAL RESIDENCE	- 2232 S.F.

drawn KAS sheet A1
check :
date 07/22/24
job 5154 of 12

PRELIMINARY
UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

NUMAIR
RENTAL HOMES
4301 APPIAN WAY
EL SOBRANTE, CA

anetê, inc.
architecture
kirk s. lindley, architect gary k. wheeler, architect
p.o. box 1211
concord, california 94522
925 692-5888

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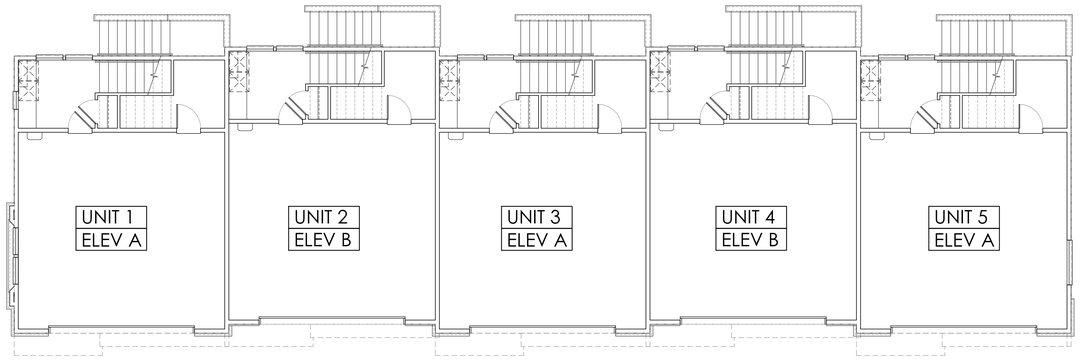
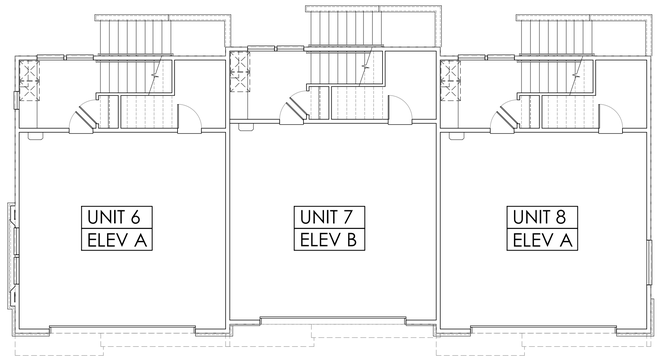


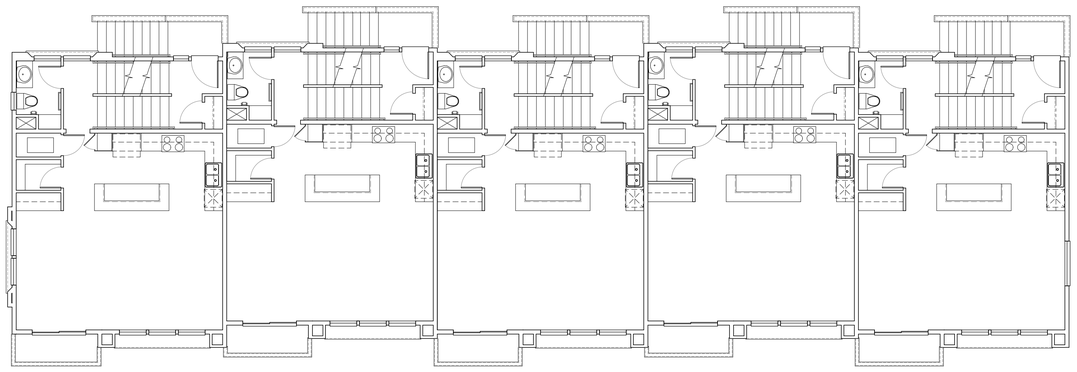
ENTRY LEVEL - BUILDING 1

- 3665 S.F.

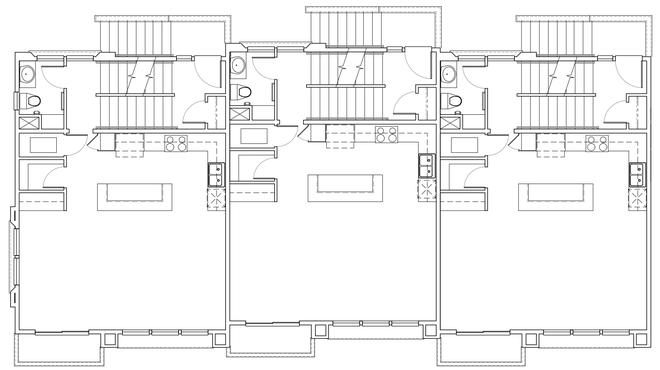


ENTRY LEVEL - BUILDING 2

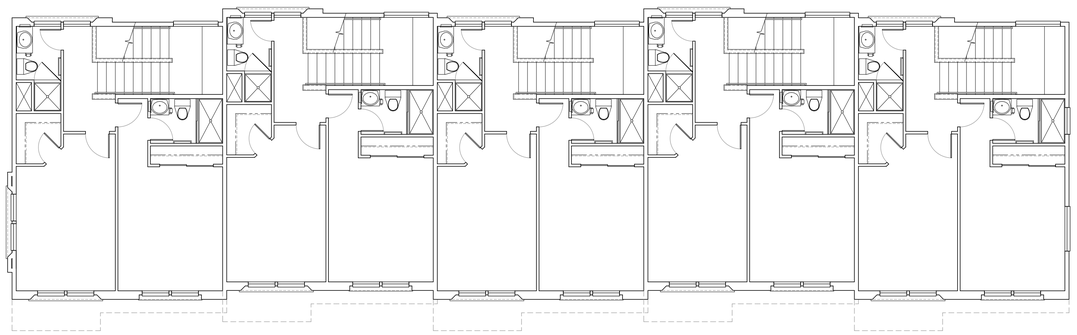
- 2205 S.F.



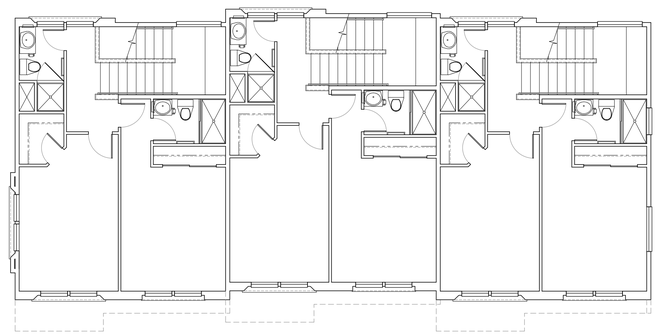
MAIN LEVEL - BUILDING 1



MAIN LEVEL - BUILDING 2



UPPER LEVEL - BUILDING 1



UPPER LEVEL - BUILDING 2

PRELIMINARY BLDG. FLOOR PLANS

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

drawn KAS sheet A2

check .

date 07/22/24

job 5154 of 12

NUMAIR RENTAL HOMES

4301 APPIAN WAY

EL SOBRANTE, CA

aretê, inc. architecture
kirk s. shelby, architect aia | k. whitelaw, architect
p.o. box 1211
concord, california 94522
925 692-5888

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TYP. UNIT EXTERIOR ELEVATIONS

drawn KAS sheet A3
check .
date 07/22/24
job 5154 of 12

PRELIMINARY
UNIT EXT. ELEVATIONS
SCALE: 1/4"=1'-0"

NUMAIR
RENTAL HOMES
4301 APPIAN WAY
EL SOBRANTE, CA

aretê, inc.
architecture
p.o. box 1211
concord, california 94522
925 692-5888

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BUILDING 2 - FRONT EXTERIOR ELEVATION

BUILDING 1 - FRONT EXTERIOR ELEVATION

BUILDING 2 - REAR EXTERIOR ELEVATION

BUILDING 1 - REAR EXTERIOR ELEVATION

PRELIMINARY
BLDG. EXT. ELEVATIONS

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

drawn KAS sheet A4
check .
date 07/22/24
job 5154 of 12

NUMAIR
RENTAL HOMES

4301 APPIAN WAY
EL SOBRANTE, CA

aretê, inc.
architecture
kirk a. elliston, architect, aia | k. whistler, architect
p.o. box 1211
concord, california 94522
925 692-5888

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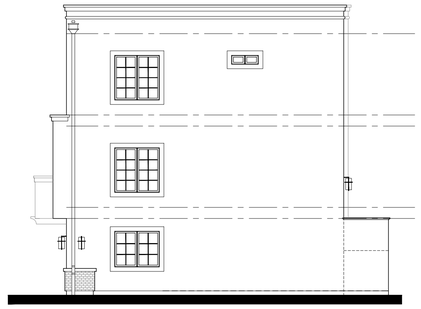
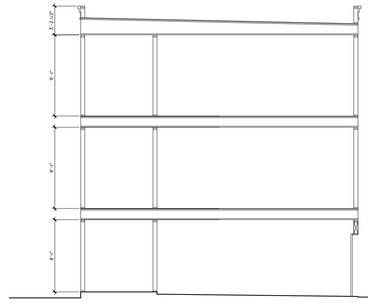


TYP. BUILDING RIGHT SIDE EXTERIOR ELEVATION

BUILDING 2 - LEFT SIDE EXTERIOR ELEVATION

BUILDING 1 - LEFT SIDE EXTERIOR ELEVATION



SECTION THRU TYP. UNIT

PRELIMINARY
BLDG. EXT. ELEVATIONS
AND TYP. SECTION
SCALE: 1/8"=1'-0"

sheet
drawn KAS sheet
check .
date 07/22/24 of 3
job 5154 of 12

A5

NUMAIR
RENTAL HOMES

4301 APPIAN WAY
EL SOBRANTE, CA

aretê, inc.
architecture
bill b. chetty: aia/nbcsi, gary l. wheeler, aia/nbcsi

p.o. box 1211
concord, california 94522
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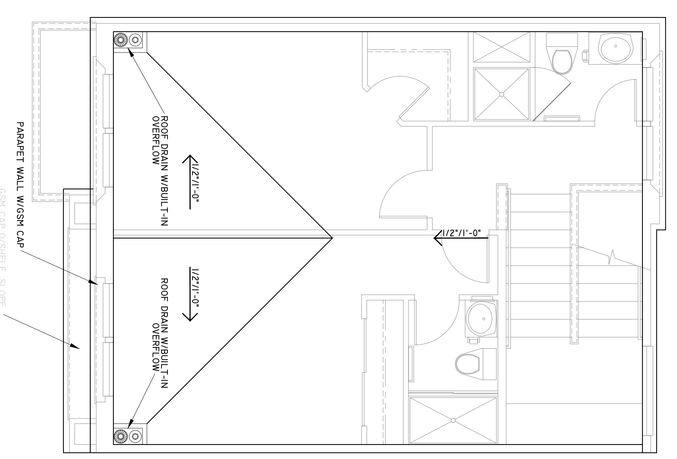
TYP. UNIT ROOF PLAN



arete, inc.
architecture
kirk a. shelby, architect gary l. wheeler, architect

p.o. box 1211
concord, california 94522
925 692-5888

NUMAIR
RENTAL HOMES

4301 APPIAN WAY
EL SOBRANTE, CA

PRELIMINARY
TYP. UNIT ROOF PLAN

SCALE: 1/4"=1'-0"

drawn KAS sheet
check
date 07/22/24
job 5154 of 12

A6

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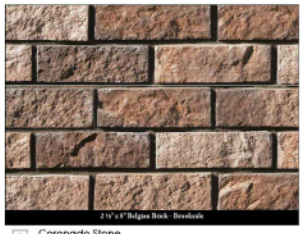
BRICK VENEER



1 Coronado Stone
BELGIAN BRICK - BROOKSIDE

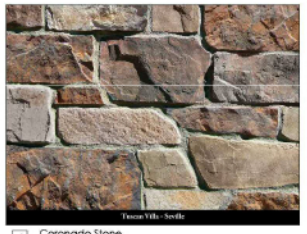
BRICK VENEER

2 Coronado Stone
BELGIAN BRICK - EAGLE BUFF

BRICK VENEER

3 Coronado Stone

STONE VENEER



4 Coronado Stone
TUSCAN VILLA - SEVILLE

STONE VENEER

5 Coronado Stone
TUSCAN VILLA - FLORENTINE

OMEGA PRODUCTS' COLORTEK STUCCO COLORS

6 404 - BARN SWALLOW

7 251- LACE

8 246 - ROYAL TAUPE

9 437 - ROUGH KHAKI

10 18 - COCONUT

Color Scheme 1

1	Stone Veneer	CORONADO STONE	BELGIAN BRICK - BROOKSIDE
2	Stucco Body 1	OMEGA PRODUCTS	404 - BARN SWALLOW
3	Stucco Body 2	OMEGA PRODUCTS	251-LACE
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			

Color Scheme 2

1	Stone Veneer	CORONADO STONE	TUSCAN VILLA - FLORENTINE
2	Stucco Body 1	OMEGA PRODUCTS	246 - ROYAL TAUPE
3	Stucco Body 2	OMEGA PRODUCTS	437 - ROUGH KHAKI
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			

Color Scheme 3

1	Stone Veneer	CORONADO STONE	BELGIAN BRICK - BEAR CREEK
2	Stucco Body 1	OMEGA PRODUCTS	251-LACE
3	Stucco Body 2	OMEGA PRODUCTS	404 - BARN SWALLOW
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			

Color Scheme 4

1	Stone Veneer	CORONADO STONE	TUSCAN VILLA - SEVILLE
2	Stucco Body 1	OMEGA PRODUCTS	437 - ROUGH KHAKI
3	Stucco Body 2	OMEGA PRODUCTS	246 - ROYAL TAUPE
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			

Color Scheme 5

1	Stone Veneer	CORONADO STONE	BELGIAN BRICK - EAGLE BUFF
2	Stucco Body 1	OMEGA PRODUCTS	404 - BARN SWALLOW
3	Stucco Body 2	OMEGA PRODUCTS	251-LACE
4	Trim	OMEGA PRODUCTS	18 - COCONUT
5			