

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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March 18, 2025

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

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

- 1. Project Title:** 1699 Alameda Diablo Minor Subdivision
- 2. County File Number:** CDMS24-00013
- 3. Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
- 4. Contact Person and Phone Number:** Diana Lecca, Project Planner
(925) 655-2869
- 5. Project Location:** 1699 Alameda Diablo, in the Diablo area of unincorporated Contra Costa County (Assessor's Parcel Numbers 195-151-009)
- 6. Applicant / Project Sponsor's Name, Address, and Phone Number:** Alexander Mehran
2600 Camino Ramon
San Ramon, CA 94583
(925) 866-0322

- 7. Description of Project:** The proposed project is approval of a Vesting Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 5.89-acre residential parcel into a 2.59-acre "Parcel A" and a 3.29-acre "Parcel B". Parcel B is already developed with a single-family residence and accessory structures. Parcel A is the vacant portion of the property. There is no development associated with this application and future development is not contemplated.

The project site is in the R-20 Single-Family Residential District wherein a single-family residence is a permitted use. Therefore, it is possible that there would be a new single-family residence on Parcel A at some future time

- 8. Surrounding Land Uses and Setting:** The 5.89-acre project site at 1699 Alameda Diablo is located in the Diablo area of unincorporated Contra Costa County on the north side of abuts Alameda Diablo and Diablo Road, east of Calle Arroyo, and south of Hole 17 of the Diablo Country Club Golf Course. The property is bisected by the East Branch of the Green Valley Creek that runs (north-to-south) through the property.

Buildings located east of the creek include one single-family residence built in 1916, a carriage house, a pool house and a bridge leading to the west side of the creek. Buildings located west of the creek include a stable, hay barn, tack room, a shed, a water tower, and four Doric columns with a trellis. The property, including the residence, carriage house, stable, hay barn, tack room, water tower, Doric columns, and bridge, has been identified as a contributor to the Diablo Historic District, which is listed in the Contra Costa County Historic Resources Inventory as a historic district. A 2.59-acre vacant area is located west of the 3.29-acre built portion of the property. The vacant area is proposed Parcel A and the developed portion of the property is proposed Parcel B

The project site is located along the northern boundary of the Town of Danville along Diablo Road. Access to Parcel B is from Alameda Diablo, a privately maintained road within the Diablo community. Future access to Parcel A would be from either Diablo Road and/or Calle Arroyo. The topography of the project site is fairly level. The only significant sloping occurs on either side of the creek.

The project site is adjacent to developed single-family residential lots to the southeast, east and west, the Diablo Country Club Golf Course to the north, and an undeveloped hillside south of Diablo Road. The immediate vicinity generally consists of parcels to the southeast, east, and west in the R-20 Single-Family Residential District and the -UE Urban Farm Animal Exclusion Combining District, and Golf Course parcels to the north in the F-R Forestry Recreational District. The entirety of the property is within a RL Residential Low Density General Plan land use designation.

- 9. Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations

Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 20-day public comment period.

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

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will extend to **4:00 PM, Friday, April 18, 2025**. Any comments should be submitted in writing to the following address:

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

or via email to: diana.lecca@dcd.cccounty.us

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

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, contact Diana Lecca by telephone at (925) 655-2869, or email at diana.lecca@dcd.cccounty.us

Sincerely,

Diana Lecca

Diana Lecca
Project Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attachment: Project Vicinity



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Unincorporated

City Limits

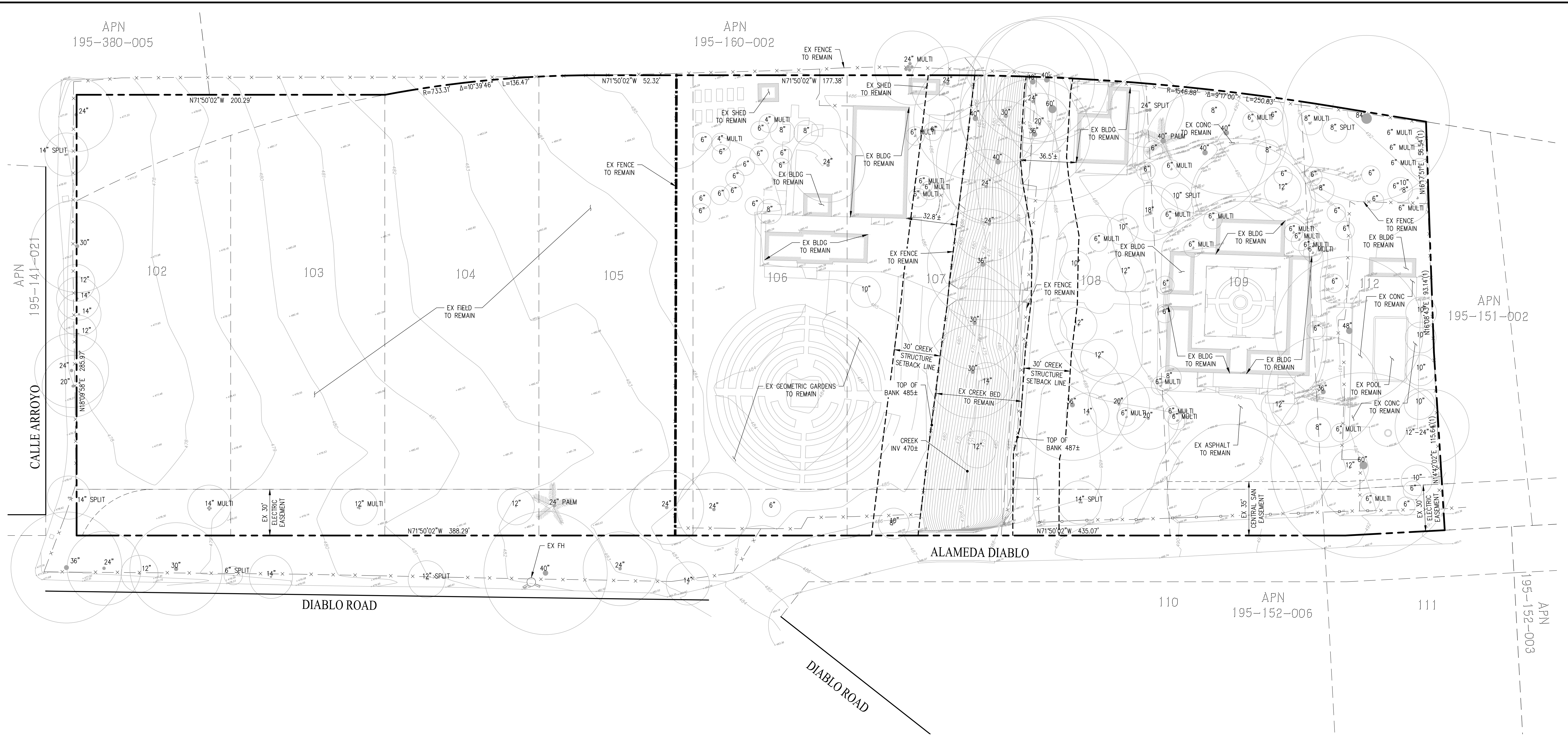
Board of
Supervisors'
Districts

DOIT GIS
CONTRA COSTA COUNTY

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 inquiries to the appropriate department.

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



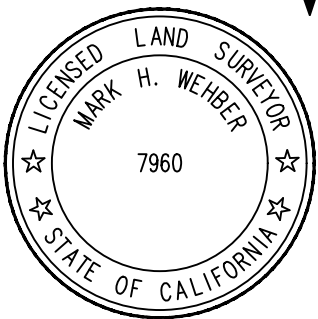
ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT

LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY BOUNDARY
	HISTORIC LOT LINE
	EXISTING EASEMENT
	STRUCTURE SETBACK LINE
	EXISTING CONTOUR
	HISTORIC LOT NUMBER
	EXISTING FIRE HYDRANT
	EX TREE TO REMAIN & DIAMETER SIZE(2)

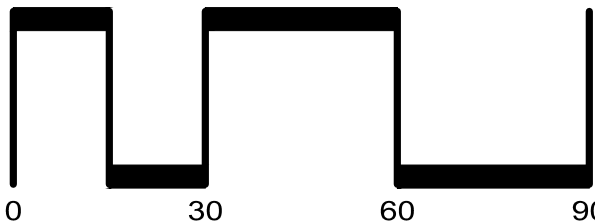
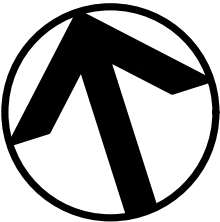
- NOTES:
- (1) PER APPLICATION 2024-CDLL24-00011
 - (2) TREE LOCATION & DIAMETER PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.
 - (3) CREEK INVERT AND TOP OF BANK PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.



VESTING TENTATIVE PARCEL MAP
EXISTING CONDITIONS
1699 ALAMEDA DIABLO
SUBDIVISION CDMS24-00013

CITY OF DIABLO CONTRA COSTA COUNTY COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: AUGUST 27, 2024



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** 1699 Alameda Diablo Minor Subdivision
County File CDMS24-00013
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development,
Community Development Division
30 Muir Road
Martinez, CA 94553
3. **Contact Person and Phone Number:** Diana Lecca, (925) 655-2869
Diana.Lecca@dcd.cccounty.us
4. **Project Location:** 1699 Alameda Diablo in the Diablo area of unincorporated Contra Costa County (Assessor's Parcel Numbers: 195-151-009)
5. **Project Sponsor's Name and Address:** Alexander Mehran
2600 Camino Ramon
San Ramon, CA 94583
6. **General Plan Designation:** RL Residential Low Density
7. **Zoning:** R-20 Single-Family Residential District, -UE - Urban Farm Animal Exclusion Combining District
8. **Description of Project:** The applicant requests approval of a Vesting Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 5.89-acre residential parcel into a 2.59-acre "Parcel A" and a 3.29-acre "Parcel B". Parcel B is already developed with a single-family residence and accessory structures. Parcel A is the vacant portion of the property. There is no development associated with this application and future development is not contemplated.

The project site is in the R-20 Single-Family Residential District wherein a single-family residence is a permitted use. Therefore, it is possible that there would be a new single-family residence on Parcel A at some future time. This CEQA analysis accounts for this possibility.

9. Surrounding Land Uses and Setting: The 5.89-acre project site at 1699 Alameda Diablo is located in the Diablo area of unincorporated Contra Costa County on the north side of abuts Alameda Diablo and Diablo Road, east of Calle Arroyo, and south of Hole 17 of the Diablo Country Club Golf Course. The property is bisected by the East Branch of the Green Valley Creek that runs (north-to-south) through the property.

Buildings located east of the creek include one single-family residence built in 1916, a carriage house, a pool house and a bridge leading to the west side of the creek. Buildings located west of the creek include a stable, hay barn, tack room, a shed, a water tower, and four Doric columns with a trellis. The property, including the residence, carriage house, stable, hay barn, tack room, water tower, Doric columns, and bridge, has been identified as a contributor to the Diablo Historic District, which is listed in the Contra Costa County Historic Resources Inventory as a historic district. A 2.59-acre vacant area is located west of the 3.29-acre built portion of the property. The vacant area is proposed Parcel A and the developed portion of the property is proposed Parcel B

The project site is located along the northern boundary of the Town of Danville along Diablo Road. Access to Parcel B is from Alameda Diablo, a privately maintained road within the Diablo community. Future access to Parcel A would be from either Diablo Road and/or Calle Arroyo. The topography of the project site is fairly level. The only significant sloping occurs on either side of the creek.

The project site is adjacent to developed single-family residential lots to the southeast, east and west, the Diablo Country Club Golf Course to the north, and an undeveloped hillside south of Diablo Road. The immediate vicinity generally consists of parcels to the southeast, east, and west in the R-20 Single-Family Residential District and the -UE Urban Farm Animal Exclusion Combining District, and Golf Course parcels to the north in the F-R Forestry Recreational District. The entirety of the property is within a RL Residential Low Density General Plan land use designation.

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

Public Works Department

San Ramon Valley Fire Protection District

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

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on March 6, 2025, to the Confederated Villages of Lisjan Nation and the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria and/or the Villages of Lisjan Nation to either request or decline

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

Previously, the Wilton Rancheria had requested consultation in response to a Notice of Opportunity for a different project that led to a meeting between staff and a representative of the Wilton Rancheria. At that meeting, a tentative agreement was reached between staff and the Wilton Rancheria that the Native American tribe will be notified of any discovery of cultural resources or human remains on a project site. Subsequently, the Native American Heritage Commission (NAHC) requested that pursuant to State law, the NAHC shall be notified of any discovery of human remains rather than the Native American tribe. Standard Contra Costa County Department of Conservation and Development, Community Development Division (CDD) Conditions of Approval – see Conditions of Approval Cultural Resources 3 and Cultural Resources 4 in Environmental Checklist Section 5 (Cultural Resources) – provide for notice to the California Native American tribes of any discovery of cultural resources and notice to the NAHC of any discovery of human remains on the site. Any future construction activity on the project site would be subject to CDD Conditions of Approval Cultural Resources 3 and Cultural Resources 4.

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.

Diana Lecca
Project Planner
Contra Costa County
Department of Conservation & Development

Date

ENVIRONMENTAL CHECKLIST

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

SUMMARY:

- a) *Would the project have a substantial adverse effect on a scenic vista? (No Impact)*

Figure COS-12 (Scenic Resources) of the Contra Costa County 2045 General Plan Conservation, Open Space, and Working Lands Element identifies the major scenic resources in the County, including scenic ridges and scenic routes, which should be considered when evaluating nearby development proposals. Views of these identified scenic resources are considered scenic vistas. The project site is not located near a major scenic resource and will therefore have no impact on a scenic vista.

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

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

Figure COS-12 of the County General Plan's Conservation, Open Space, and Working Lands Element identifies County designated Scenic Routes, including South Gate Road and Blackhawk

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Road which are near the project site. There are limited views of the project site from these roads. The scope of work involves a minor subdivision of a larger lot into two smaller lots with no proposed development. Since the lot is in the R-20 Single-Family Residential District wherein a single-family residence is a permitted use, it is possible that a there would be a new residence on Parcel A at some future time. This development would be required to include new landscaping and a new paved driveway, pursuant to the development standards of the R-20 District. The new construction would be expected to be compatible with existing single-family homes in the Diablo Historic District neighborhood. As a result, the proposed project would have a less than significant adverse environmental impact on the scenic resources in the vicinity.

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

As discussed in Environment Checklist Section 1.b. above, views of the project site would not change as a result of the project, and would have a less than significant adverse effect with future development of Parcel A. The site is within the County General Plan's RL Residential Low Density land use designation and the R-20 Single-Family Residential District. Thus, any new construction would be required to be consistent with the RL land use designation, the development standards of the R-20 District, and the Diablo Historic District. The overall character would remain residential and as discussed in Environment Checklist Section 1.b. above, the project impact on the existing visual character of the site and its surroundings 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**)*

There is no development associated with this application and future development is not contemplated. However, it is possible that there would be a new residence built on Parcel A at some future time. After construction, the new single-family residence will introduce more light and glare in the Alameda Diablo area which may change the existing character of the area. Daytime views would be similar to views of other residences on Alameda Diablo. Lighting of the home, including yard and exterior house lights, may affect nighttime views; however, the lighting would be similar to that of existing residences on Alameda Diablo. Accordingly, the impact on nighttime views would be less than significant.

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element*.
- Contra Costa County 2045 General Plan. *Land Use Element*.
- Caltrans website (Accessed 10/28/24) - [Scenic Highways | Caltrans](#).

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 conversion of farmland, to non-agricultural use?	☐	☐	☐	☒

SUMMARY:

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

As shown on the California Department of Conservation's Contra Costa County Important Farmland 2020 map, the project site does not contain farmland designated "Prime", "Unique", or of "Statewide Importance". Therefore, the project would not result in any impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use.

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

The project site is within a R-20 Single-Family Residential District. The project proposes to split the 5.89-acre lot into two lots. The property is not zoned for agricultural use and the property is

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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not included in a Williamson Act contract. Therefore, there would be no impact arising from a conflict with existing agricultural uses.

- 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 Government Code section 51104(g). Furthermore, the project site is within a R-20 Single-Family Residential District and the use remains consistent with permitted uses therein. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland.

- 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 not considered forest land, as discussed in Environment Checklist Section 2.c above.

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

The project site is not currently used for agricultural production, and therefore, the project would not involve changes to the existing environment, which due to their location or nature would result in conversion of Farmland to non- agricultural use. The project would split a lot into two new lots. Thus, the project has no potential to result in the conversion of farmland to a non-agricultural use.

Sources of Information

- Contra Costa County Ordinance Code, Title 8, Zoning Ordinance.
- Contra Costa County 2045 General Plan. *Land Use Element*.
- California Department of Conservation. *Contra Costa County Important Farmland Map 2020*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?*
(No Impact)

The project site is within the San Francisco Bay Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate* (CAP). The CAP serves as the regional Air Quality Plan for the Air Basin for attaining National Ambient Air Quality Standards (NAAQS) established by the United States Environmental Protection Agency (EPA). The EPA has established NAAQS for six of the most common air pollutants—carbon monoxide, lead, ground level ozone, particulate matter, nitrogen dioxide, and sulfur dioxide—known as “criteria pollutants”. The Air Basin is designated as nonattainment for State standards for 1-hour and 8-hour ozone, 24-hour respirable particulate matter 10 micrometers or less in diameter (PM₁₀), annual PM₁₀, and annual particulate matter 2.5 micrometers or less in diameter (PM_{2.5}).

The primary goals of the CAP are to protect public health and protect the climate. The CAP identifies a wide range of control measures intended to decrease both criteria pollutants and greenhouse gas (GHG) emissions. The BAAQMD does not provide a numerical threshold of significance for project-level consistency analysis with the CAP. A measure for determining whether the proposed project supports the primary goals of the CAP is if the project would not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the air quality plans. This measure is determined by comparing project emissions to the significance thresholds identified by the BAAQMD for construction- and operation-related pollutants. Given that the project does not propose any development, there would not be a conflict with or obstruct implementation of the applicable air quality plan. At some point in the future, a single-family residence could be constructed on Parcel A. This construction would take place in a single-family residential zoning district within the urbanized portion of the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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County, and therefore, the proposed project would be consistent with CAP goals, objectives, and control measures to decrease emissions of harmful air pollutants and GHGs.

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

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

The BAAQMD 2024 CEQA Guidelines include screening criteria for purposes of identifying development projects for potentially significant air quality impacts. If a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts relating to criteria air pollutants and precursors, absent exclusionary conditions. As stated in section 3a, the project does not propose any development and would therefore subdivision of the property would not result in a cumulatively considerable net increase of any criteria pollutant.

Regarding the possible future construction of a single-family residence on Parcel A, neither the construction screening criteria of 254 dwelling units nor the operational screening criteria of 421 dwelling units would be exceeded, and therefore, the proposed project would not cause a violation of any air quality standard and would not contribute substantially to any existing or projected air quality violation. Thus, the impact of the proposed construction of three single-family residences would have a less than significant adverse environmental impact on any air quality standard.

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

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

Since the project is not proposing any construction, there would be no exposure of sensitive receptors to substantial pollutant concentrations arising from the subdivision of the property.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, it is possible that there would be a new residence built on Parcel A at some future time. Occupancy of the future single-family residence would not be expected to cause any localized emissions that could expose sensitive receptors to unhealthy long-term air pollutant levels. Construction activities, however, would result in localized emissions of dust and diesel exhaust that could result in temporary impacts at nearby single-family residences.

Construction and grading activities would produce combustion emissions from various sources, including heavy equipment engines, asphalt paving, and motor vehicles used by the construction workers. Dust would be generated during site clearing, grading, and construction activities, with the most dust occurring during grading activities. The amount of dust generated would be highly variable and would be dependent on the size of the area disturbed, amount of activity, soil conditions, and meteorological conditions. **Although grading and construction activities on Parcel A would be temporary, such activities could have a potentially significant adverse environmental impact during project construction.** Consequently, the project sponsor is required to implement BAAQMD-recommended mitigation measures to reduce construction dust impacts. Further, the project sponsor is required to implement additional mitigation measures to reduce construction emissions.

Air Quality 1: The following Bay Area Air Quality Management District, Basic Best Management Practices for Construction-Related Fugitive Dust Emissions shall be implemented during project construction and shall be included on 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 tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 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. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

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- g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- i. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Air Quality 2: The following additional mitigation measures to reduce construction-related emissions shall be implemented during project construction and shall be included on all construction plans.

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

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

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

As stated in the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard. The ability to detect odors varies considerably among the populations and is subjective. Objectionable odors are typically associated with agricultural or heavy industrial land uses such as refineries, chemical plants, paper mills, landfills, sewage-treatment plants, etc. The minor subdivision project is not proposing any construction; however, it is possible that there would be a new residence built on Parcel A at some future time. The proposed project would not contain any major sources of odor and would not be located in an area with existing odors. Similarly a new residence on Parcel A would not be expected to generate objectionable odors. Therefore, the operation of the project would have a less-than-significant impact in terms of odors.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary; however, **there could be a potentially significant adverse environmental impact during project construction on Parcel A due to the creation of objectionable odors. Consequently, the project sponsor is required to implement mitigation measures Air Quality 1 and Air Quality 2 above.**

Implementation of these mitigation measures would reduce the impact from the creation of objectionable odors to a less than significant level.

Sources of Information

- [attachment-a -proposed-final-cap-vol-1-pdf.pdf \(baaqmd.gov\)](#), 2024. *Spare the Air, Cool the Climate, Final 2017 Clean Air Plan, Bay Area Air Quality Management District.*
- [CEQA Thresholds and Guidelines Update \(baaqmd.gov\)](#), 2024. *CEQA Thresholds and Guidelines Update, 2022 CEQA Guidelines, Bay Area Air Quality Management District.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Game or U.S. Fish and Wildlife Service? (**Less than Significant Impact**)*

The Alameda Diablo area of unincorporated Diablo is a single-family residential area that has historically been urbanized. The site has been in use as a single-family residential lot and surrounded to the east and west by existing residences, the Diablo Country Club Golf Course to the north, and Alamea Diablo to the south. The western, vacant portion of the project site consists of ruderal grassland with a variety of trees along the perimeter. The eastern, developed portion of the project site includes a single-family residence, accessory buildings, landscaping, and a fenced

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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in creek bed. The proposed minor subdivision would have no impact on any onsite habitat. Potential future construction of a single-family residence on parcel A would occur within a non-natural habitat, and therefore, it is unlikely that there would be any plant or animal species of concern that would be affected by future construction of a residence.

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

The East Branch of Green Valley Creek runs from north to south across the subject property. The portion of the creek on the property is separated from other portions of the creek by Alameda Diablo to the south and Hole 17 of the Diablo Country Club Golf Course to the north. Existing development on Parcel B is located west and east of the creek bed, which is fenced except for a bridge that provides access across the creek. The project is not proposing any type of construction or development as part of the minor subdivision, and therefore, the creek on the property will remain intact. Similarly, potential future development of a single-family residence on Parcel A would not be adjacent to the creek. Thus, the project has no potential to result in 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.

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (No Impact)*

Section 404 of the Clean Water Act uses the Army Corps of Engineers definition of wetlands, which are defined as, “areas that are inundated or saturated by surface or ground water 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. Wetlands generally include swamps, marshes, bogs, and similar areas.” There are no isolated wetlands on the project site. Therefore, no substantial adverse effects on federally protected wetlands are expected.

- 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 with Mitigation)*

The proposed minor subdivision would not include any development but at some time in the future, a single-family residence could be constructed on Parcel A. This vacant parcel is surrounded by Calle Arroyo to the west, the Diablo Country Club Golf Course to the north, Parcel B to the east, and Diablo Road to the south. Therefore, Parcel A does not have any direct connection to an open space area and does not include any established wildlife corridors.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regarding wildlife nursery sites, the Migratory Bird Treaty Act of 1918 makes it illegal to kill, harm or otherwise “take” any migratory bird, including their nests, eggs, or young. Pursuant to Title 50 of the Code of Federal Regulations, Section 10.13, migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds. Similarly, California Fish and Game Code Sections 3503 and 3503.5 prohibit the taking of protected birds, their nests, or eggs.

Although the Parcel A is currently vacant, the minor subdivision parcel includes ruderal grassland with a variety of trees along the perimeter. Due to the existing onsite vegetation, the site and adjoining undeveloped areas may provide nesting and foraging habitat for a variety of raptors and passerine bird species. Accordingly, **there would be a potentially significant adverse environmental impact on nesting birds during project construction on Parcel A.** Consequently, the project sponsor is required to implement the following mitigation measures.

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

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

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

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

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private

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property. The Ordinance applies to any developable vacant lot, such as Parcel A. The Ordinance requires tree alteration or removal to be considered as part of the project application.

The proposed minor subdivision would create a developable lot that could accommodate the future construction of a single-family residence. At the time a residence is proposed, trees on Parcel A would be evaluated to determine if any trees would be protected under the tree ordinance would and would be affected by construction activity. If any code-protected trees would be removed or have construction-related activity within their drip lines, a *Tree Permit* will be evaluated by CDD staff pursuant to the tree ordinance. Any tree permit approved for the proposed project would include conditions of approval for the restitution of any tree approved to be removed, protection of those trees where work may occur within the drip lines of the trees, and tree protection measures. As a result of CDD staff applying the Tree Protection and Preservation Ordinance to the proposed project, there would be no conflict with the Ordinance.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (No Impact)*

There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP). The plan was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in East Contra Costa County. The plan lists Covered activities that fall into three distinct categories: (1) all activities and projects associated with urban growth within the urban development area (UDA); (2) activities and projects that occur inside the HCP/NCCP preserves; and (3) specific projects and activities outside the UDA. As the project does not fall into any of these categories, the project is not covered by, or in conflict with the adopted HCP/NCCP.

Sources of Information

- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element*.
- California Department of Fish and Wildlife. Accessed September 13, 2024. <https://apps.wildlife.ca.gov/lands/>.
- California Department of Fish and Wildlife. *Terrestrial Habitat Connectivity*. Accessed November 5, 2024. <https://apps.wildlife.ca.gov/bios6/?bookmark=648>.
- East Contra Costa County Habitat Conservancy, Habitat Conservation Plan. Accessed November 5, 2024. <https://www.contracosta.ca.gov/4343/East-Contra-Costa-County-Habitat-Conserv>.

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

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

- Is listed in the California Register of Historic Places and has been determined to be eligible for listing by the State Historic Resources Commission;
- Is included in a local register of historic resources, and identified as significant in a historical resource survey that has been or will be included in the State Historic Resources Inventory; or
- Has been determined to be historically or culturally significant by a lead agency.

The Diablo Historic District is listed in the Contra Costa County Historic Resources Inventory as a historic district, and the property at 1699 Alameda Diablo is identified as a contributor to the District. A Historic Resources Evaluation (*Historic Resources Assessment and Project Evaluation, 1699 Alameda Diablo, Diablo, CA*; Valerie Nagel, Architect, February 12, 2025) was prepared for the proposed project. As described in the evaluation, the property includes a number of contributory buildings and structures, including a single-family residence built in 1916, a carriage house, a stable, hay barn, tack room, a water tower, four Doric columns with a trellis, and a bridge. The non-contributor buildings and structures include a pool house, shed, various greenhouse buildings, and a pool. All of the buildings and structures are on Parcel B. There is no proposal to alter any existing buildings or structures, and the vacant portion of the property that will become its own separate parcel (Parcel A) was obtained after the period of significance for the Diablo Historic District, and therefore, separating Parcel A from the rest of the property will not impact the integrity of the resource. Thus, the proposed project has no impact on any known historical or culturally significant resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As stated above Parcel B will include all of the historic buildings and structures. Although no development is proposed or contemplated, **there is a possibility that future development on Parcel B may not adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, such that the buildings and structures may lose their historic integrity and make a substantial adverse change to the historical resource.** The following mitigation measure is to ensure that the historic integrity of Parcel B is maintained:

Cultural Resources 1: The CDD shall approve any modification to one of the listed contributing buildings or structures on Parcel B (single-family residence, carriage house, stable, hay barn, tack room, water tower, four Doric columns with a trellis, or bridge), and a Secretary of the Interior's Standards report prepared by a qualified architectural historian as defined in the Secretary of Interior's Standards (36 CFR 61), shall be submitted to CDD for the review and approval, if deemed necessary by CDD staff. If a building permit is required, prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the modification was constructed per approved plans.

Implementation of this mitigation measure would reduce the impact of future development on Parcel B on the Parcel B historical resource to a less than significant level.

Because Parcel A is in the R-20 single-Family Residential District, there could be a new single-family residence constructed on the vacant parcel at some time in the future. **Development on Parcel A may deter from the character defining features of the contributor buildings on Parcel B, and thereby could have a potentially significant adverse environmental impact on the historical resource on Parcel B.** Consequently, the project sponsor is required to implement the following mitigation measure.

Cultural Resources 2: Prior to submittal of a building permit application for Parcel A, the architectural plans for the new residence shall be submitted for the review and approval by CDD staff to verify its design will not deter from the character defining features of the contributor buildings of Parcel B. Prior to final building inspection, as-built photos shall be submitted to CDD for review and approval to verify the residence was constructed per approved plans.

Implementation of this mitigation measure would reduce the impact that development on Parcel A would have on the Parcel B historical resource 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 Impact with Mitigation)*

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The archaeological sensitivity map (Figure 9-2) of the County's General Plan Open Space Element identifies the Diablo area as having low to moderately sensitive areas in terms of potential for significant archeological resources. The project does not involve construction of new buildings or structures and would therefore not cause any adverse changes to archeological resources. However, **buried archaeological resources could be present on Parcel A, and future construction and/or grading of a new residence or other structures could result in accidental discovery, resulting in a potentially significant adverse environmental impact on archaeological resources.** Consequently, the project sponsor is required to implement the following mitigation measures.

Cultural Resources 3: The following Mitigation Measures shall be implemented during project construction.

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

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

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

No human remains or cemeteries are known to exist within or near the project site; however, there is a possibility that human remains could be present and accidental discovery could occur. Consequently, **if Parcel A were to be developed at some time in the future, construction and/or grading of a new residence or other structures could result in a potentially significant adverse environmental impact due to disturbance of human remains.** Thus, the project sponsor is required to implement the following mitigation measure for any future development on the proposed new lot.

Cultural Resources 4: Should human remains be uncovered during grading, trenching, or other onsite excavation(s), earthwork within 30 yards of these materials shall be stopped until

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

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

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013.*
- Valerie Nagel, Architect, February 12, 2025. *Historic Resources Assessment and Project Evaluation, 1699 Alameda Diablo, Diablo, CA.*
- 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
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**)*

The proposed project entails the subdivision of a 5.89-acre lot into two new parcels. The current project site includes an established single-family residence and accessory buildings with typical energy usage on Parcel B and a vacant Parcel A with no proposed development. It is possible that a new residence could be constructed on Parcel A at some future time, along with a driveway and drainage improvements. The new residence would use energy during construction and operation.

Construction

During construction, there would be energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for building construction, lighting, and other construction uses. Fossil fuels to power construction vehicles and other energy-consuming equipment would be used during grading, paving, and building construction. The types of equipment could include gasoline- and diesel-powered construction and transportation equipment. Incorporation of the applicable Air Quality Mitigation Measures, as described in Environmental Checklist Section 3.c above, would reduce energy use through limiting idling of vehicles and equipment and requiring equipment to be properly maintained. In addition, the project sponsor is required to implement the Department's standard construction restrictions that include, but are not limited to, limiting all construction activities and use of large trucks and heavy equipment to daylight, non-holiday weekday hours. With incorporation of the applicable Air Quality measures and the Department's standard construction restrictions into the proposed project, the impact from the construction-related energy use would be less than significant.

Operation

During the operation of the new single-family residence, energy would be consumed as part of the use of the residence, which would involve energy consumption for the various household appliances and equipment, along with outdoor lighting. The future residence would be designed

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and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, while there would be an incremental increase in energy use with the proposed project, such increase would be considered to be less than significant.

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

The 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, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

The project does not involve any new construction or any type of development. However, construction and operation of a single-family residence on Parcel A at some time in the future would be subject to the measures in the 2024 Update. Thus, a future residence on Parcel A 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

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*
- Contra Costa County, *Climate Action and Adaptation Plan 2024 Update*. 2024.

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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 Earthquake Fault Zones along the known active faults in California. The nearest fault considered active by CGS is the Calaveras Fault, which is mapped approximately three miles west of the project site. According to the California Earthquake Hazards Zone Application, implemented by

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the California Department of Conservation, the project site is not within the Calaveras A-P zone. Because the site is not within an official Earthquake Fault Zone, the risk of fault rupture can be considered to be less than significant.

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

Figure HS-17 of the County General Plan's Health and Safety Element identifies the project site to be outside of the area rated as an earthquake shaking hazard threat. Furthermore, the risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The building code requires use of seismic parameters which allow the structural engineer to design structures to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and/or grading regulations can be expected to keep risks within generally accepted limits. Since the project site is outside of the earthquake shaking hazard threat area, potential impacts resulting from seismic ground shaking on new structures would be less than significant.

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

According to the California Earthquake Hazards Zone Application, implemented by the California Department of Conservation, the project site is within a Liquefaction Zone. The site is also shown in a Liquefaction Seismic Hazard Zone on Figure HS-18 of the County General Plan's Health and Safety Element. No construction is proposed with the minor subdivision; however, **at some time in the future, a single-family residence could be constructed on Parcel A, and therefore, there is a potentially significant impact due to liquefaction at the project site.** Consequently, the project sponsor is required to implement the following mitigation measures.

Geology 1: At the time of submittal of a grading or building permit application for Parcel A, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls. their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.

Geology 2: The geotechnical report required in Geology 1 shall be subject to review by the County Peer Review Geologist, and review and approval by the CDD. Improvement, grading, and building plans shall carry out the recommendations of the approved report.

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

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

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

iv) *Landslides? (No Impact)*

Figure HS-18 of the County General Plan's Health and Safety Element shows the project site to be outside of a Landslide Seismic Hazard Zone. Similarly, Figure HS-18B of the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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County General Plan's Health and Safety Element shows the project site to be outside of a Landslide Susceptibility area. Therefore, landsliding is not a potential hazard for this site.

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

The soil series that occur on the project site is primarily Botella clay loam (0 to 2 percent slopes) on the site. The Botella series is described as consisting of very deep, well drained soils that formed in alluvial material from sedimentary rocks. The hazard of erosion of Botella clay loam is none to slight where soil is tilled and exposed. The project does not propose any new construction or development; however, at some time in the future, a single-family residence could be developed on Parcel A. Incorporation of the applicable geotechnical measures including drainage related improvements as described in Environmental Checklist Section 7.a.iii above would reduce the environmental impact related to substantial soil erosion or loss of topsoil to a less than significant level.

- 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 with Mitigation)*

As evaluated in Environmental Checklist Section 7.a.iii above, **there is a potentially significant impact on Parcel A due to liquefaction at the project site. Consequently, the project sponsor is required to implement mitigation measures Geology 1, Geology 2, Geology 3, and Geology 4.**

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

- 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)*

As discussed in Environmental Checklist Section 7.b, the soil series mapped on the site is Botella clay loam. With regard to its engineering properties, the underlying clayey soil is moderately expansive and moderately corrosive. Expansive soils are soils that expand when water is added and shrink when they dry out. This continuous change in soils volume causes homes and other structures to move unevenly and crack. Regarding the corrosion hazard, testing is needed to determine if metal and/or concrete that is in contact with the ground is subject to damage associated with the long-term exposure to corrosive soils. The risks of damage associated with these adverse engineering properties of the soils can be avoided or minimized by proper site preparation work, in combination with foundation and drainage design that is sensitive to the prevailing soils conditions. Additionally, there is an unknown, but possibility significant, risk of

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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undocumented fill on the site, including buried structures (e.g., septic tanks, utility lines). Existing fill, if present, may have adverse engineering properties and will warrant corrective grading and/or removal from the site. Thus, **expansive and corrosive soils on Parcel A could result in potentially significant impacts on the project site, including construction of a single-family residence, a driveway, and drainage improvements. Consequently, the project sponsor is required to implement mitigation measures Geology 1, Geology 2, Geology 3, and Geology 4.**

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

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

The Central Contra Costa Sanitary District provides sanitary and sewer services to the project site. Given that the project will not generate any demand for septic tanks or alternative wastewater disposal, the project is not expected to have an impact.

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

Although there are no known unique paleontological resources or geologic features on the project site, **there is a possibility that buried fossils and other paleontological resources or hidden geologic features could be present on Parcel A and accidental discovery could occur during grading and other earthwork on the site, resulting in a potentially significant impact on unique paleontological resources and geologic features. Thus, the project sponsor is required to implement the mitigation measures of Cultural Resources 4.**

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

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013.*
- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element.*
- Contra Costa County 2045 General Plan. *Health and Safety Element.*
- United States Department of Agriculture, Soil Conservation Service, 1977. *Soil Survey of Contra Costa County, California.*
- [Web Soil Survey - Home \(usda.gov\)](https://websoilsurvey.sc.egov.usda.gov/), 2024. *USDA Web Soil Survey.*

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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.

Since there is no proposed development for this subdivision, the minors subdivision itself would not generate any emissions, and would therefore have no impact on the environment. At some time in the future, a single-family residence could be constructed on Parcel A. along with the installation of a driveway and drainage improvements. The construction and operation of the single-family residence on Parcel A will generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. The 2022 BAAQMD CEQA Guidelines state that for a project to have a less-than-significant impact related to operational GHG emissions, it must include, at a minimum, no natural gas appliances or natural gas plumbing in the residences, and no wasteful, inefficient, or unnecessary energy use. As discussed in Environmental Checklist Section 6 above, the future single-family residences would be operated and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, the project would result in the generation of less than significant amounts of GHG emissions.

- b) *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 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

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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 minor subdivision project does not propose any construction or development, and would not be in conflict with either the CAP or the 2024 Update. The minor subdivision creates a vacant developable lot (Parcel A). Thus, there could be future construction of a single-family residence with a driveway and drainage improvements, and subsequent construct and operate the residence, which would generate some GHG emissions, but not at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions.

Sources of Information

- [attachment-a_-proposed-final-cap-vol-1-pdf.pdf \(baaqmd.gov\)](#), 2024. *Spare the Air, Cool the Climate, Final 2017 Clean Air Plan, Bay Area Air Quality Management District.*
- [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, *Climate Action and Adaptation Plan 2024 Update.* 2024.

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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 scope of the project involves subdividing a 5.89-acre lot into two new smaller parcels. There is no proposed development or construction. As a result, the minor subdivision itself would not involve transport, use, and disposal of hazardous materials as there is no construction or development involved. At some time in the future, a single-family residence with a driveway and drainage improvement could be constructed on Parcel A. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With compliance with existing regulations, future development of Parcel A would have a less than significant impact from construction.

Operation of the new residence on Parcel A would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. For example, household hazardous substances can be dropped off for free at the Central Contra Costa Sanitary District Household Hazardous Waste Collection Facility, located at 4797 Imhoff Place in Martinez, 16.5 miles driving distance to the north. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from the new residence 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**)*

The residential use of the project site would not involve handling, use, or storage of substances that are acutely hazardous. The site has historically been in residential use; while Parcel B includes the historic single-family residence and accessory structures, Parcel A is currently vacant. Thus, substantial concentrations of asbestos-containing materials, lead-based paint, or other hazardous materials would not be present on Parcel A, and the risk of release of hazardous materials into the environment during future development of the parcel would be less than significant.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (**Less than Significant Impact**)*

There are no schools within 0.25 mile of the project site. Green Valley Elementary located at 1001 Diablo Rd is approximately 0.7 mile west of the project site, and Noah's Ark Preschool at 1550 Diablo Road is located approximately 0.4 mile also to the west of the project site. Moreover, due to the existing residential land use of Parcel B and the possible future residential use of Parcel A, impacts on the schools due to hazardous substances at the site during project operation would be less than significant.

With respect to construction-related impacts of construction on Parcel A at some time in the future, although grading and construction activities would be temporary, there would be a potentially significant adverse environmental impact during project construction due to the release of hazardous emissions. Incorporation of the applicable Air Quality Mitigation Measures, as described in Environmental Checklist Section 3.c above, would reduce hazardous emissions through limiting idling of vehicles and equipment and requiring equipment to be properly

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintained. In addition, the project sponsor is required to implement the Department's standard construction restrictions that include, but are not limited to, limiting all construction activities and use of large trucks and heavy equipment to daylight, non-holiday weekday hours. With incorporation of the applicable Air Quality measures and the Department's standard construction restrictions to future construction on Parcel A, along with the greater than 0.25 mile distance from the schools, the impact from the construction-related hazardous emissions use 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)*

The property is currently in residential use. A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the project site. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List. California Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Department of Toxic Substance Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List. The Cortese List is a planning document used by the State, local agencies, and developers to comply with the California Environmental Quality Act. Thus, there would be no impact.

- 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 is not located within two miles of an airport. The nearest airport is Buchanan Field Airport, which is approximately 14.3 miles north of the project site. The airport influence area is delineated in the Contra Costa County Airport Land Use Compatibility Plan. The site is not within the Buchanan Field Airport influence area. Thus, the proposed project is not considered to be located within an area where airport operations present a potential hazard.

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

Parcel B currently has access from Alameda Diablo which intersects with Diablo Road, which eventually merges with Blackhawk Road. At some point in time, future residential development of Parcel A would create driveway access to Diablo Road and/or Calle Arroyo. Diablo Road and Blackhawk Road are County-designated arterials that would be used in the event of an emergency requiring evacuation of the local neighborhood. If the project is approved, the Public Works Department will require a Code-compliant access from Parcel A (the newly created vacant lot) to

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Alameda Diablo. Therefore, the proposed project would have a less than significant impact on emergency response and emergency evacuation plans.

- 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 and vicinity are not in a high fire hazard severity zone in a state responsibility area, but it is located within a moderate and high fire hazard severity zone in a local responsibility area. Consequently, the existing single-family residence on Parcel B is required to conform to the provisions of the California Building Code and California Fire Code related to construction in wildland urban interface fire areas. Residential construction on Parcel A at some time in the future would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). As a result, the fire-related risks of future development of Parcel A would be less than significant.

Sources of Information

- [EnviroStor \(ca.gov\)](https://envirostor.ca.gov/), California Department of Toxic Substances Control, 2025. *Hazardous Waste and Substances List (Cortese)*.
- Contra Costa County 2045 General Plan. *Health and Safety Element*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Calfire, 2007. *Contra Costa County Draft Fire Hazard Severity Zones in LRA*.

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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 must comply with applicable Contra Costa County C.3 requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In October 2009, the Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control storm water runoff. The County has the authority to enforce compliance with its Municipal Regional Permit authority in its adopted C.3 requirements. The C.3

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requirements stipulate, that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat storm water runoff with permanent storm water management facilities, along with measures to control runoff rates and volumes. The proposed project is a minor subdivision of a 5.89-acre lot into two smaller lots without any new development. Thus, the minor subdivision itself would have no impact on water quality.

Regarding possible future residential development of Parcel A, the C.3 requirements stipulate that projects that create or replace 2,500 square feet or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. If 10,000 square feet of impervious surface is created, the project sponsor will need to prepare a storm water control plan. The Public Works Department has reviewed the minor subdivision plans and has stated that there is no apparent infrastructure in the vicinity of the property and has stated that the project sponsor will need to comply with the collect and convey drainage requirements of Division 914 of the County Ordinance Code. With compliance of the project with the requirements of Division 914, the project would have a less than significant impact on water quality.

- 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? (No Impact)*

The project site receives water service from the East Bay Municipal Utility District (EBMUD). Since water service at the site is provided by EBMUD, no groundwater wells are required. The proposed project would therefore have no effect on groundwater supplies.

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

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

As discussed in Environmental Checklist Section 7.b, the Botella clay loam soil series that occurs on the project site is characterized by none to slight erosion potential. Although the minor subdivision does not propose any new construction or development, at some time in the future, a single-family residence could be developed on Parcel A. Incorporation of the applicable geotechnical measures including drainage related improvements as described in Environmental Checklist Section 7.a.iii above would reduce the environmental impact related to substantial erosion or siltation to a less than significant level.

- 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)*

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The minor subdivision project does not include any development nor proposes changes to the drainage pattern. Storm runoff would be the same as it is currently established and would not result in an increase of potential on- or off-site flooding. As discussed above in Environmental Checklist Section 10.a, the Public Works Department has reviewed the minor subdivision plans and has stated that there is no apparent infrastructure in the vicinity of the property and has stated that the project sponsor will need to comply with the collect and convey drainage requirements of Division 914 of the County Ordinance Code. Through compliance of the project with the requirements of Division 914, the project would have a less than significant impact on surface runoff.

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

The minor subdivision project does not include any construction or new development and would therefore not contribute runoff water to the current drainage system. As discussed in Environmental Checklist Section 10.c.ii above, compliance with the with the collect and convey drainage requirements of Division 914 of the County Ordinance Code, will ensure that there would be no substantial increase in the rate or amount of surface runoff. Therefore, development of Parcel A at some time in the future would not have significant impacts on the operation of existing and planned stormwater drainage systems.

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

The project site is located on FEMA (Federal Emergency Management Agency) Flood Map 06013C0455G. Except for the portion of Parcel B within the banks of the East Branch of the Green Valley Creek, the project site is not within a 100-year flood hazard area. The portion of the site within the banks of the creek is within a 100-year flood hazard area and the creek is fenced off from the rest of Parcel B. As shown on the FEMA flood map, Parcel A and the developed portion of Parcel B is classified as being in Zone X, which is considered to be an area of minimal flood hazard. Development of Parcel A at some time in the future would occur within Zone X, and therefore, the future development 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? (No Impact)*

As discussed in Environmental Checklist Section 10.c.iv above, except for the portion of Parcel B within the banks of the creek, the project site is not within a 100-year flood hazard area. The portion of the site within the banks of the creek is fenced off from the rest of Parcel B. The project site is also not in an area that would be susceptible to inundation by seiche or tsunami. The

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California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. As mapped, the tsunami hazard in Contra Costa County is limited to the lowland areas immediately adjacent to these waterways. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the project vicinity as there are no large lakes or reservoirs in the area.

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

As discussed in Environmental Checklist Section 10.a above, the minor subdivision itself would have no impact on water quality. Possible future residential development of Parcel A would be required to comply with the County C.3 requirements, as well as the collect and convey drainage requirements of Division 914 of the County Ordinance Code. With compliance of the project with the requirements of Division 914, the project would have a less than significant impact on water quality. Thus, the project would not conflict with a water quality control plan or groundwater management plan.

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- Contra Costa County Public Works Department, February 6, 2025. *Minor Subdivision MS24-0013 Staff Report & Recommended Conditions of Approval*.
- Contra Costa County Ordinance Code, Title 9, Division 914. *Drainage*.
- Contra Costa County Ordinance Code, Title 10, Division 1014. *Stormwater Management and Discharge Control*.
- [SoilWeb: An Online Soil Survey Browser | California Soil Resource Lab \(ucdavis.edu\)](#). UC Davis, California Soil Resource Lab, 2024. *SoilWeb*.
- United States Department of Agriculture, Soil conservation Service, 1977. *Soil Survey of Contra Costa County, California*.
- [FEMA Flood Map Service Center | Search By Address](#), 2024. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0289G, effective 03/21/2017*.
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle*.
- Contra Costa County 2045 General Plan. *Health and Safety Element*.

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)*

Subdivision of a lot into two smaller parcels would not physically divide an established community. The project site includes an existing single-family residence that will remain on the site as part of Parcel B, while the currently vacant Parcel A could be developed at some time in the future with a single-family residence. The project site is located along Diablo Road and Alameda Diablo within an established R-20 Single-Family Residential District. Since the land use of the property will remain consistent with the R-20 District, the project will not divide an established community.

- b) *Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (No Impact)*

The project involves the subdivision of a 5.89-acre lot into two lots with no proposed development, which will remain consistent with the R-20 District. Considering that the project is not proposing to construct or disturb the area, the project has less than significant potential to conflict with land use plans or regulations applicable to Diablo and surrounding areas. Development of Parcel A with a single-family residence at some time in the future would be in compliance with the R-20 District, and the County Ordinance Code regulations.

Sources of Information

- Contra Costa County 2045 General Plan.
- Contra Costa County Ordinance Code, Title 8, *Zoning Ordinance*.
- Contra Costa County Ordinance Code, Title 9, *Subdivisions*.

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

The project site is not within an area of known mineral importance according to the County General Plan's Conservation, Open Space, and Working Lands Element, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 purpose of the project is to subdivide an existing developed parcel into two smaller lots. There is no proposed development associated with this project. As a result, activities at the project site will not change and are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown in Table HS-3 of the County General Plan's Health and Safety Element. Parcels previously developed with single-family residences adjoin the project site to the south and west. Table HS-3 shows that levels of 60 dB or less are normally acceptable and noise levels up to 70 dB are conditionally acceptable in residential areas. Since the project is not altering the use and there is no proposed development, there would be no increase of ambient noise levels.

At some time in the future, a single-family residence could be constructed on Parcel A. Activities at the new single-family residence on Parcel A are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Table HS-3. Types and levels of noise generated from the new residential use on Parcel A would be similar to noise levels from the existing residential development in the area.

During grading and construction of a future residence on Parcel A, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. The maximum projected noise level of construction equipment operating on the project site could be up to 88 dBA at a distance of 50 feet. **Although the grading and construction activities on Parcel A would be temporary, the activities could have a potentially significant noise impact during project construction on adjacent residences.** Consequently, the Project Sponsor is required to implement the following noise mitigation measures.

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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from existing residences as possible.

- c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
- d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:
 - New Year's Day (State and Federal)
 - Birthday of Martin Luther King, Jr. (State and Federal)
 - Washington's Birthday (Federal)
 - Lincoln's Birthday (State)
 - President's Day (State)
 - Cesar Chavez Day (State)
 - Memorial Day (State and Federal)
 - Juneteenth National Independence Holiday (Federal)
 - Independence Day (State and Federal)
 - Labor Day (State and Federal)
 - Columbus Day (Federal)
 - Veterans Day (State and Federal)
 - Thanksgiving Day (State and Federal)
 - Day after Thanksgiving (State)
 - Christmas Day (State and Federal)

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

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels? (No Impact)*

Residential use of the project site would not generate significant ground borne vibration. Also, the project does not include any components (e.g., pile driving) that would generate excessive ground-borne vibration levels during construction activities.

- 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)*

There is no currently operating private airstrip in the vicinity of the project site. Thus, the proposed project would not expose people to airstrip-related noise.

The nearest public use airport is the Buchanan Field Airport, which is approximately 14.6 driving miles north of the project site, and the nearest public airport is the Oakland International Airport, located approximately 24 driving miles to the southwest. Accordingly, the project site would not be located within an area where there would be excessive airport-related noise.

Sources of Information

- Contra Costa County 2045 General Plan. *Health and Safety Element*.
- Bolt, Beranek, and Newman, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*. U.S.E.P.A. Office of Noise Abatement and Control, Contract 68-04-0047.

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)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The minor subdivision of a larger residential lot into two smaller lots with no development proposed or contemplated would have no impact on population growth in the Diablo area. At some time in the future, Parcel A could be developed with a single-family residence, which would directly increase the Diablo area population by an estimated three persons, based on the Census 2020 estimate of 2.77 people per household for the 94528 zip code area (Diablo, California). The Census 2020 estimate for the population in the 94528 zip code area in 2023 is 42,999 persons, and therefore, the impact of adding three persons to the zip code area would be less than significant.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (No Impact)*

The project site includes one single-family residence on Parcel B that will remain after the lot subdivision and a vacant Parcel A. Also, there is no evidence of homeless persons residing on the site. Thus, the proposed project would not displace any person or existing housing and would have no housing displacement impact.

Sources of Information

- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- [U.S. Census Bureau QuickFacts: United States](#), 2023. *Census 2020, QuickFacts, Contra Costa County, CA*.

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)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fire protection and emergency medical response services in the project vicinity are provided by the San Ramon Valley Fire Protection District (SRVFPD). Fire protection at the project site would be provided by Fire Station 33 located at 1051 Diablo Road, Danville, approximately 0.7 mile driving distance to the east. If necessary, additional fire protection support would be provided by Fire Station 32 located at 2100 Stone Valley Road, Alamo, approximately 3.6 miles driving distance to the northwest. The minor subdivision does not include any development, and therefore, it would not have an impact on fire protection services. At some time in the future, a single-family residence could be constructed on Parcel A. Prior to construction of the residence, driveway, and drainage improvements, the construction drawings would be reviewed and approved by the SRVFPD. As a result, potential impacts of the proposed project on fire protection services 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 Diablo neighborhood. In addition to regular patrol service, backup police protection services would be provided by the Valley Station of the Sheriff's Office, located at 150 Alamo Plaza #C, approximately 5 miles driving distance to the northwest of the project site. The minor subdivision would not significantly affect the provision of police services to the Diablo neighborhood. Similarly, the addition of a single-family residence on Parcel A would not significantly affect the provision of police services to the Ayers Road neighborhood.

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

The San Ramon Valley Unified School District (SRVUSD) provides public education services from kindergarten to 12th grade to the Diablo neighborhood. Students in this neighborhood would attend the Green Valley Elementary School located at 1001 Diablo Road, approximately 0.7 mile driving distance west of the project site, Los Cerros Middle School located at 968 Blemer Road, approximately 1.1 miles driving distance to the west, and Monte Vista High School located at 3131 Stone Valley Road, approximately 1.9 miles driving distance to the northwest. Green Valley Elementary School has a current enrollment of 503 students from kindergarten to 5th grade. Los Cerros Middle School has a current enrollment of 483 students from 6th to 8th grade. Monte Vista High School has a current enrollment of 2,168 students from 9th to 12th grade. The minor subdivision with no proposed development would not affect occupancy of the project site. Accordingly, the proposed project would not affect any school.

Based on Census 2020 data, 25.0% of the population of the 94528 zip code area would be under 18 years old and 4.5% of the population would be under 5 years old. Therefore, of the projected three persons living in the future single-family residence on Parcel A, at most one person would be under 18 years old. Using a conservative estimate of one person attending schools in the San Ramon Valley Unified School District, the project-related increase in enrollment at any school would be less than one percent. Also, the project sponsor of the new single-family residence on

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Parcel A would be required to pay the state-mandated school impact fee for the new dwelling unit. Accordingly, school impacts would be less than significant.

d) *Parks)? (No Impact)*

The closest public parks to the project site include Mount Diablo State Park 1.1 mile to the east (to the Summit Trailhead), Oak Hill Park 1.2 miles to the northwest, the Sycamore Valley Regional Open Space Preserve 2.2 miles to the southeast, and Las Trampas Regional Wilderness 4.2 miles to the west. Mount Diablo State Park receives 700,000 visitors each year and consists of almost 20,000 acres. The minor subdivision does not have any development either proposed or contemplated; however, Parcel A would be a vacant lot in the R-20 Single-Family Residential District. Therefore, at some time in the future, there could be a new single-family residence on Parcel A. Given the Census 2020 estimate of 2.77 people per household for the 94528 zip code area, occupancy of the new residence would contribute to a negligible increase in parks use. The amount of available park space and the project's small addition to the county's population would minimize project impacts on recreational facilities. As such, the project would have no impact.

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

Libraries: The Contra Costa Library operates 26 facilities in Contra Costa County, including the Danville Library, located at 400 Front Street, approximately 2.7 miles driving distance to the southwest of the project site. The minor subdivision would not have any associated development and would have no effect on the library. At some time in the future, there could be a single-family residence on Parcel A; however, based on the Census 2020 estimate of the occupancy of the residence, future development of Parcel A would not substantially increase the number of library patrons and would have a less than significant impact on library facilities.

Health Facilities: The Contra Costa County Health Services District operates a regional medical center (hospital) and 15 health centers and clinics in the county. There is no public health facility in the Diablo area. The closest public health facilities to the project site are the Concord Public Health Clinic, located at 2355 Stanwell Circle, approximately 15.1 miles driving distance northwest of the site, and the Concord Health Center, located at 3052 Willow Pass Road, approximately 14.9 miles driving distance to the northwest. The minor subdivision does not have any development either proposed or contemplated and would not impact the health facilities. Based on an average household size of 2.77 people for the 94528 zip code area, future development of Parcel A would not result in a substantial increase in population and thus would not substantially impact the use of public health facilities. The project would have a less than significant impact.

Sources of Information

- Contra Costa County 2045 General Plan. *Public Facilities and Services Element.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- <https://www.firedepartment.org/our-district/district-overview/stations-facilities>, 2024. *Stations & Facilities, San Ramon Valley Fire Protection District.*
- [Valley Station | Contra Costa Sheriff, CA \(cocosherriff.org\)](https://www.cocosherriff.org), 2024. *Contra Costa County office of the Sheriff, Valley Station.*
- [San Ramon Valley Unified School District - Home](https://www.sanramonvalleyunified.org), 2025. *San Ramon Valley Unified School District.*
- [School/District Profile Search Results \(CA Dept of Education\)](https://www.cde.ca.gov/sd/pa/sr/), 2025. *California Department of Education, 2024-2025 Enrollment by Grade, San Ramon Valley Unified School District.*
- <http://ccclib.org/>, 2025. *Contra Costa County Library.*
- <https://cchealth.org/#Centers>, 2025. *Health Centers & Clinics, Contra Costa Health Services.*

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? (No Impact)*

As discussed in Environmental Checklist Section 15(d), there are many public parks and recreational facilities in and surround the Diablo area. Residents of the future single-family residence of Parcel A would have a very small incremental impact on the use of recreational facilities in the project area. As such, the project would have no impact on neighborhood or regional parks.

- 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)*

As described above, future residents of Parcel A would minimally increase the use of recreational facilities in the Diablo area. This small increase would not result in the construction or expansion of recreational facilities. Therefore, the project would have no impact.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources of Information

- Contra Costa County 2045 General Plan. *Public Facilities and Services Element*.
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.

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)**

The Contra Costa County Board of Supervisors adopted the Contra Costa County Transportation Analysis Guidelines in June 2020. The Transportation Analysis Guidelines require a transportation impact analysis of any project that is estimated to generate 100 or more new peak-hour trips. Based on the Institute of Transportation Engineers peak period trip generation rate of 0.74 AM peak hour trip and 0.99 PM peak hour trip per dwelling unit for single-family residences, the existing single-family residence on the project site generates a total of 2 (1 AM and 1 PM) peak hour trips. The project is for a two-lot subdivision, with no development. As is, the project site would not affect the use or occupancy of the onsite residence. At some time in the future, Parcel A could be developed with a single-family residence. Similar to the existing residence on Parcel B, the future residence would generate a total of 2 (1 AM and 1 PM) peak hour trips. Accordingly, a project-specific traffic impact analysis is not required. Since the project would yield less than 100 AM or PM peak hour trips, the proposed project would not conflict with circulation along the Alameda Diablo and Calle Arroyo in the Diablo neighborhood.

Similarly, since the minor subdivision would not affect the use or occupancy of the existing single-family residence on Parcel B, and there would be no change in the effects of the project site on public transit, bicycle facilities, and pedestrian facilities in the Diablo neighborhood. Future development of a single-family residence on Parcel A would at three persons to the property based on the 2020 2020 estimate of 2.77 people per household for the 94528 zip code area. Therefore,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the future development would have a less than significant effect on public transit, bicycle facilities, and pedestrian facilities in the Diablo neighborhood.,

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

The Transportation Analysis Guidelines include the following screening criteria. If a proposed project meets the screening criteria, the project would be expected to have a less than significant impact and would not require VMT (Vehicle Miles Traveled) analysis.

- i. Projects that:
 - a. Generate or attract fewer than 110 daily vehicle trips; or,
 - b. Projects of 10,000 square feet or less of non-residential space or 20 residential units or less, or otherwise generating less than 836 VMT per day.
- ii. Residential, retail, office projects, or mixed-use projects proposed within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor.
- iii. Residential projects (home-based VMT) at 15% or below the baseline County-wide home-based average VMT per capita, or employment projects (employee VMT) at 15% or below the baseline Bay Area average commute VMT per employee in areas with low VMT that incorporate similar VMT reducing features (i.e., density, mix of uses, transit accessibility).
- iv. Public facilities (e.g. emergency services, passive parks (low-intensity recreation, open space), libraries, community centers, public utilities) and government buildings.

Based on the Institute of Transportation Engineers daily trip generation rate of 9.44 daily trips per dwelling unit for single-family residences, the existing single-family residence on Parcel B generates a total of 9 daily trips. Similarly, a future residence on Parcel A would generate a total of 9 daily trips. Thus, the current use and possible future use of the project site is below the thresholds of 110 daily vehicle trips and 20 residential units. The minor subdivision with no development would not affect the use of the site. Future development of Parcel A would have a less than significant effect on daily trip generation. Therefore, a VMT analysis is not required. Accordingly, the proposed project with future development of Parcel A would have a less than significant transportation impact and would be consistent with CEQA Guidelines Section 15064.3(b).

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in Environmental Checklist Section 9.f, Parcel B currently has access from Alameda Diablo. Given that no development is proposed or contemplated with the minor subdivision, the subdivision has no potential to increase traffic-related hazards. At some point in time, future residential development of Parcel A would create driveway access to Diablo Road and/or Calle Arroyo. The Public Works Department has reviewed the project plans and will require private driveways to comply with the sight obstruction requirements of Chapter 82-18 of the County Ordinance Code. Accordingly, the potential of future development of Parcel A to increase traffic-related hazards would be less than significant.

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

Parcel B has access from Alameda Diablo and Parcel A will have access from Diablo Road and/or Calle Arroyo at some time in the future. B will use the current access. Parcel A will be a vacant lot with no development proposed or contemplated. If development of this parcel is proposed in the future, its access will be subject to review and approval by the Public Works Department, the Building Inspection Division of the Department of Conservation and Development, and the San Ramon Valley Fire Protection District. Therefore, the project would have a less than significant impact on emergency access.

Sources of Information

- Contra Costa County 2045 General Plan. *Growth Management Element*.
- Contra Costa County 2045 General Plan. *Transportation Element*.
- Contra Costa County, 2020. *Contra Costa County Transportation Analysis Guidelines*.
- Institute of Transportation Engineers, 2017. *Trip Generation Manual, 10th Edition*.
- Contra Costa County Public Works Department, February 6, 2025. *Minor Subdivision MS24-0013 Staff Report & Recommended Conditions of Approval*.
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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18. TRIBAL CULTURAL RESOURCES – <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
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)? (No Impact)*

The property at 1699 Alameda Diablo including the 6,549-square-foot single-family residence built in 1916 is identified as a contributor to the Diablo Historic District, which is listed in the Contra Costa County Historic Resources Inventory as a historic district. As discussed in Environmental Checklist Section 5.a above, development of Parcel A with a future new residence could have a potentially significant adverse environmental impact on the historic district. Notwithstanding, the identified contributor is not a tribal cultural resource and neither the proposed minor subdivision nor the future development of Parcel A will not impact any known tribal cultural resource.

- 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 In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider significance of the resource to a California Native American tribe? (Less than Significant Impact with Mitigation)*

As discussed in Environmental Checklist Sections 5.b, 5.c, and 7.f above, since the minor subdivision project does not involve construction of new buildings or structures, the project would

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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not cause any adverse changes to previously undiscovered archaeological resources, human remains, buried fossils and other paleontological resources, or hidden geologic features. However **development of Parcel A at some future time could result in accidental discovery of archaeological resources, human remains, buried fossils and other paleontological resources, or hidden geologic features during grading and other earthwork on the site, resulting in a potentially significant impact. Thus, the project sponsor is required to implement the mitigation measures of Cultural Resources 3 and Cultural Resources 4.**

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

Sources of Information

- Contra Costa County 2045 General Plan. *Conservation, Open Space, and Working Lands Element.*
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013.*
- Valerie Nagel, Architect, February 12, 2025. *Historic Resources Assessment and Project Evaluation, 1699 Alameda Diablo, Diablo, CA.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 minor subdivision does not involve the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas or telecommunication infrastructure. The project site is currently served by the Central Contra Costa Sanitary District, East Bay Municipal Utility District, and PG&E. These utility providers would continue to provide services to the existing single-family residence on Parcel B. Regarding development of Parcel A at some time in the future, the service providers would require minor modification to meet design and construction code requirements to serve a new single-family residence. There would be no requirements for new or expanded utilities or other systems related to electric power, water supply, or telecommunication facilities and the installation and operation of a future single-family residences on Parcel A would have less than significant effects on utilities and service systems.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As described in Environmental Checklist Section 10.a, the C.3 requirements stipulate that projects that create or replace 2,500 square feet or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. If 10,000 square feet of impervious surface is created, the project sponsor will need to prepare a storm water control plan. Therefore, future development of Parcel A would be reviewed by the Public Works Department for compliance with the collect and convey drainage requirements of Division 914 of the County Ordinance Code. With compliance of the project with the requirements of Division 914, the project would have a less than significant impact on water quality.

- 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 site is currently served by East Bay Municipal District (EBMUD). Since there is no new development that would require water service, the minor subdivision will not affect water supplies as there will not be an increase in water consumption. At some time in the future, a new single-family residence on Parcel A would be served by EBMUD. EBMUD submitted comments on the project application detailing requirements for water service connections. EBMUD did not indicate any issues related to the project causing an insufficient water supply. Accordingly, the impact of providing water service to the proposed project would be less than significant.

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

The project site is within the service boundaries of the Central Contra Costa Sanitary District. The minor subdivision does not include any development. Thus, the subdivision would not produce any added demand on the wastewater system. At some time in the future, a new single-family residence on Parcel A would be served by the Sanitary District. The project sponsor would apply to the Sanitary District for a sanitary sewer connection. The Sanitary District has not indicated any issues related to inadequate wastewater treatment capacity. Accordingly, the impact of providing wastewater treatment service to the proposed project would be less than significant.

- 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 a new single-family residences on Parcel A at some time in the future would generate construction solid waste. Construction waste would be hauled to the Acme Landfill, located at 890 Waterbird Way in Martinez. Future construction on Parcel A would incrementally

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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add to the construction waste headed to the landfill; however, the impact of the project-related incremental increase is considered to be less than significant. Further, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities.

With respect to residential waste, the receiving landfill for operational waste is Keller Canyon, located at 901 Bailey Road in Bay Point. Residential waste from the existing residence on Parcel B is already going to the landfill. Residential waste from a future single-family residence on Parcel A would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related residential waste is considered to be less than significant. As is the case with construction debris, a portion of the residential waste is expected to be recycled and would thereby reduce the residential waste headed to the landfill.

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

The proposed project would be required to comply with applicable federal, state, and local laws related to solid waste. A minor subdivision with no development would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Similarly, construction of a new single-family residence on Parcel A at some time in the future would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, the project would have no impact.

Sources of Information

- Contra Costa County 2045 General Plan. *Public Facilities and Services Element*.
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- Contra Costa County Public Works Department, February 6, 2025. *Minor Subdivision MS24-0013 Staff Report & Recommended Conditions of Approval*.
- East Bay Municipal Utility District, July 24, 2024. *Review of Agency Planning Application, EBMUD File: S-11621, Agency File: CDMS24-00013*.
- [Acme Landfill – Contra Costa County's Pioneer Sanitary Landfill](#), 2025. *Acme Landfill*.
- [CalGreen / Construction & Demolition \(C&D\) Debris Recovery Program | Contra Costa County, CA Official Website](#), 2024. *Contra Costa County, Conservation and Development Department, CalGreen / Construction & Demolition (C&D) Debris Recovery Program*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. WILDFIRE – <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
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)*

As discussed in Environmental Checklist Section 9.g, the project site and vicinity are not in a high fire hazard severity zone in a state responsibility area, but it is located within a moderate and high fire hazard severity zone in a local responsibility area. Consequently, the existing single-family residence is required to conform to the provisions of the California Building Code and California Fire Code related to construction in wildland urban interface fire areas. Residential construction on Parcel A at some time in the future would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). These requirements would reduce the risk of loss, injury, or death from wildland fires.

As discussed in Environmental Checklist Section 15.a, fire protection and emergency medical response services in the project vicinity are provided by the SRVFPD. Fire protection at the project site would be provided by Fire Station 33 located at 1051 Diablo Road, Danville, approximately 0.7 mile driving distance to the east. If necessary, additional fire protection support would be

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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provided by Fire Station 32 located at 2100 Stone Valley Road, Alamo, approximately 3.6 miles driving distance to the northwest. The minor subdivision does not include any development, and therefore, it would not have an impact on fire protection services. At some time in the future, a single-family residence could be constructed on Parcel A. Prior to construction of the residence, driveway, and drainage improvements, the construction drawings would be reviewed and approved by the SRVFPD. Compliance with SRVFPD requirements would ensure that project impacts on emergency response and evacuation would be less than significant.

- 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)*

The project site is adjacent to developed single-family residential lots to the southeast, east and west, the Diablo Country Club Golf Course to the north, and an undeveloped hillside south of Diablo Road. The minor subdivision does not include any development. There is an existing single-family residence on Parcel B. Parcel A is vacant; however, given that the project site is in the R-20 Single-Family Residential District, it is possible that there would be a new single-family residence on Parcel A at some future time. Prior to construction of a single-family residence, driveway, and drainage improvements, the construction drawings would be reviewed and approved by the SRVFPD. Accordingly, access to and from the residence would be reviewed and approved by the SRVFPD and would not be substantially encumbered due to a wildfire and persons on the project site would be able to readily evacuate if necessary. Therefore, wildfire risk to the occupants of single-family residences on the project site would be 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)*

As discussed in Environmental Checklist Section 20.b above, construction plans for the proposed project would be reviewed and approved by the SRVFPD, and compliance with all Fire Protection District requirements would ensure that temporary or ongoing impacts to the environment due to wildfires would be less than significant.

- 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 with Mitigation)*

In Environmental Checklist Sections 7.a.iii and 7.c, **future residential development on Parcel A would have potentially significant impacts due to post-fire-related liquefaction. Accordingly, the project sponsor is required to implement mitigation measures Geology 1, Geology 2, Geology 3, and Geology 4.**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of these mitigation measures would reduce the risks due to liquefaction to less than significant levels.

Sources of Information

- Calfire, 2007. *Contra Costa County Draft Fire Hazard Severity Zones in LRA Map*.
- <https://www.firedepartment.org/our-district/district-overview/stations-facilities>, 2024. *Stations & Facilities, San Ramon Valley Fire Protection District*.

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 Impact with Mitigation)*

As assessed in Environmental Checklist Sections 3 (Air Quality), 4 (Biological Resources), 5 (Cultural Resources), and 18 (Tribal Cultural Resources), **future development of Parcel A would have potentially significant construction impacts on air quality, nesting birds, and due to**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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accidental discovery of buried archaeological and paleontological resources and human remains. Mitigation measures, including Air Quality 1, Air Quality 2, Biology 1, Cultural Resources 3, and Cultural Resources 4 are proposed in this Environmental Checklist that address these potentially significant impacts. If the proposed project is approved, the mitigation measures will be conditions of approval of the proposed project and the Project Sponsor will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

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

The proposed minor subdivision project would not create substantial cumulative impacts. The minor subdivision has no proposed or contemplated development. At some time in the future, construction of a new single-family residence, driveway, and drainage improvements could occur on Parcel A, however, this development would be relatively minor in scale, and therefore, would not create substantial cumulative impacts. The new single-family residence would increase the number of housing units in the Diablo area. Based on Census 2020 estimates, the population of the Diablo area could increase by three persons, which would be less than one percent of the estimated 42,999 persons estimated for the Diablo area in 2023. Thus, the proposed project would be consistent with the existing surrounding single-family residential land use and would have less than significant cumulative impacts.

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

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

REFERENCES

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

- Bolt, Beranek, and Newman, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*. U.S.E.P.A. Office of Noise Abatement and Control, Contract 68-04-0047.
- California Department of Conservation. *Contra Costa County Important Farmland Map 2020*.
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle*.
- CBG, Civil Engineers, August 27, 2024. *Vesting Tentative Parcel Map Lotting Plan 1699 Alameda Diablo Subdivision CDMS24-00013*.
- Contra Costa County Public Works Department, February 6, 2025. *Minor Subdivision MS24-0013 Staff Report & Recommended Conditions of Approval*.
- East Bay Municipal Utility District, July 24, 2024. *Review of Agency Planning Application, EBMUD File: S-11621, Agency File: CDMS24-00013*.
- Institute of Transportation Engineers, 2017. *Trip Generation Manual, 10th Edition*.
- Valerie Nagel, Architect, February 12, 2025. *Historic Resources Assessment and Project Evaluation, 1699 Alameda Diablo, Diablo, CA*.
- United States Department of Agriculture, Soil conservation Service, 1977. *Soil Survey of Contra Costa County, California*

ATTACHMENTS

- 1. Vicinity Map**
- 2. Site & Tentative Map**



Map Legend

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

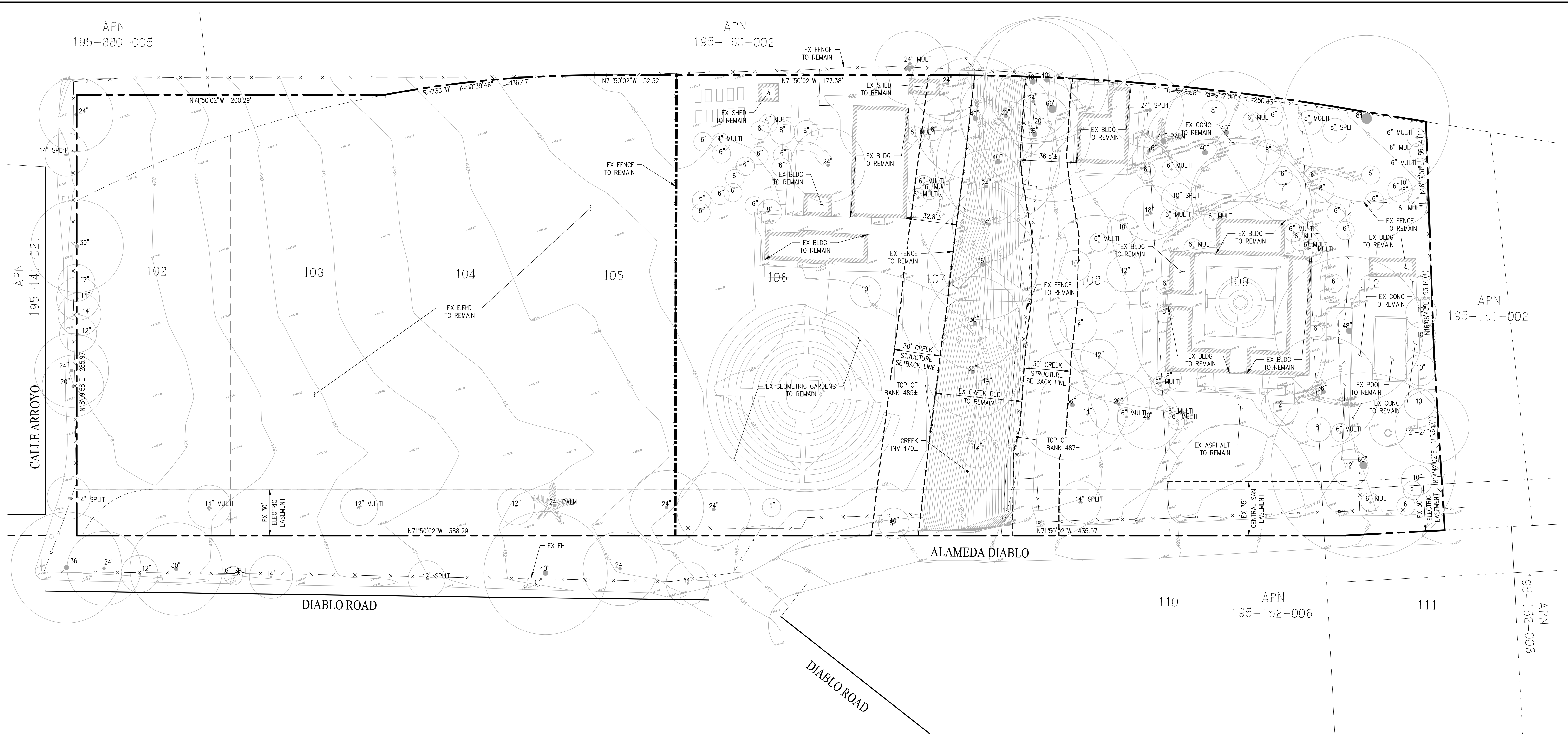


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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984



ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT

LEGEND

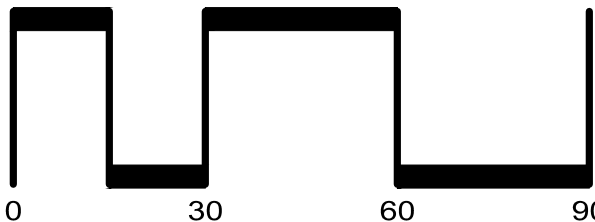
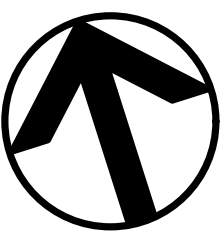
	PROPERTY BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY BOUNDARY
	HISTORIC LOT LINE
	EXISTING EASEMENT
	STRUCTURE SETBACK LINE
	EXISTING CONTOUR
	HISTORIC LOT NUMBER
	EXISTING FIRE HYDRANT
	EX TREE TO REMAIN & DIAMETER SIZE(2)

- NOTES:
- (1) PER APPLICATION 2024-CDLL24-00011
 - (2) TREE LOCATION & DIAMETER PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.
 - (3) CREEK INVERT AND TOP OF BANK PER TOPOGRAPHIC SURVEY BY ALEXANDER & ASSOCIATES, INC. DATED JUNE 28, 2017.



VESTING TENTATIVE PARCEL MAP
EXISTING CONDITIONS
1699 ALAMEDA DIABLO
SUBDIVISION CDMS24-00013

CITY OF DIABLO CONTRA COSTA COUNTY COUNTY CALIFORNIA
SCALE: 1" = 30' DATE: AUGUST 27, 2024



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