

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Tara Hills Townhomes
County File #SD18-9491/DP18-3022
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Contact Person and Phone Number:** Daniel Barrios, (925) 674-7788
4. **Project Location:** The southwest corner of San Pablo Ave. & O'Hatch Dr.,
El Sobrante
APN: 403-202-011
5. **Project Sponsor's Name and Address:** Jason Bernstein
City Ventures
444 Spear St., Ste. 200
San Francisco, CA 94105
6. **General Plan Designation:** M-9, Montalvin Manor Mixed Use
7. **Zoning:** P-1, Montalvin Manor Planned Unit District
8. **Description of Project:** The applicant proposes to subdivide the subject 2.78-acre property into 33 new residential parcels and two common space parcels and to construct new townhome units on each new residential parcel with associated site improvements for the entire development, including new private roadways, storm drain and cleanwater improvements, and the establishment of an open space parcel.

The applicant proposes to construct a 33-unit townhouse project, consisting of 30 three-story townhomes and three two-story townhomes. These townhome units will be constructed in six total buildings, which will contain three, five, six and seven units per building, with a maximum height of 37 feet, 6 inches. The three-story townhomes range from 1,234 to 1,774 square feet of living area, and the two-story townhomes will be approximately 1,850 square feet each, with both types containing both two-bedroom and three-bedroom units. Each proposed unit will have private yard space and a two-car garage. The project site will be accessed through two separate 26-foot-wide private driveways from O'Hatch Drive. These private access roads will service the entire

development and is one of the common area parcels, labeled as "Parcel A." The project also proposes to re-establish a 0.76-acre open space area across Garrity Creek and along Tara Hills drive as an undeveloped open space area. This open space area is the second common space parcel, labeled as "Parcel B." Off-street parking for the proposed project is provided by 66 parking spaces for the residences located in each unit's two-car garage and eight additional guest parking spaces for a total of 74 off-street parking spaces. The proposed project also includes a tree permit request to remove one code-protected tree, a 10-inch Coast Live Oak.

The proposed project includes requests for deviations to the Montalvin Manor Planned Unit District (P-1). Building 2 includes a proposed front setback of 6 feet, 11 inches from O'Hatch Drive, where 10 feet is required. Building 4 includes a proposed setback of 9 feet, 7 inches from O'Hatch Drive, where 10 feet is required. As such, deviations to the Montalvin Manor P-1 are included for these front setbacks. A variance is also included to allow these two front, highway setbacks, where 10 feet is required pursuant to Section 82-12.402(a). Additionally, Buildings 1, 2, 3 and 4 include a maximum height of 37 feet, 6 inches, where 30 feet is the maximum height allowed, and Buildings 5 and 6 include a maximum height of 37 feet, 6 inches, where 20 feet is allowed within 50 feet of a single-family residential district. Finally, off-street guest parking spaces #4 and #8 include a five-foot setback from O'Hatch Drive, where 10 feet is required.

The proposed project also includes requests for exceptions to Title 9 of the County Ordinance, including the requirement to construct a turnaround at the terminus of the streets, the restriction on street gradients within 30 feet of intersections to a maximum grade of 6%, creek structure setbacks, and undergrounding of utilities.

The applicant has submitted a preliminary Storm Water Control Plan that provides an underground storm drain system with a bioretention basin. The applicant proposes to tie this bioretention basin to the existing storm drain system in San Pablo Avenue, with the storm water being filtered before it is discharged to the offsite storm drain system.

9. **Surrounding Land Uses and Setting:** The subject site is an approximately 2.78-acre lot is located at the southwest corner of San Pablo Avenue and O'Hatch Drive in Montalvin Manor, within the Montalvin Manor Planned Unit District. The subject property is situated in an established community that consists of various types of commercial and residential uses. These commercial uses include the automotive sales business on the corner of Tara Hills Drive and San Pablo Avenue, a Valero gas station directly across Tara Hills Drive, and Nation's Giant Hamburgers directly southwest of Valero. The Tara Hills mobile home park is located cornerwise to the northwest of the subject property, the Montalvin Manor community is located southwest of the Tara Hills mobile home park, and the Tara Hills community is located directly to the south and east of the property. The Montalvin Manor community is comprised of high-density, single-family residential

properties that range from approximately 3,500 square-feet to approximately 5,000 square feet. The Tara Hills community also consists of high-density, single-family residential properties that are all approximately 6,000 square feet in area. The property across San Pablo Avenue is a vacant, open space property with Garrity Creek continuing on through it. This property is designated similar to the subject property for mixed-use development. Additionally, the San Pablo Bay is located approximately 0.4 miles northwest of the subject property, and Interstate 80 is located approximately 0.75 miles southeast of the property.

Existing Site Condition: Currently, the property is vacant. The property is generally level but slopes upward approximately 30 feet from northwest to southeast towards the rear of the property. There is a small number of trees along the southeastern property line, and Garrity Creek runs through the western portion of the site.

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

- Contra Costa County Building Inspection Division
- Contra Costa County Public Works Department
- Contra Costa County Fire Protection District
- Contra Costa County Environmental Health Division

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.?

A letter was sent on November 28, 2018 to Wilton Rancheria staff as a notice of opportunity to request consultation for the proposed project, but no response was received. However, staff has included mitigation measures to ensure the proposed project will have no significant impacts to tribal cultural resources.

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.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Services Systems |
| <input type="checkbox"/> 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.


Daniel Barrios

Planner II

Contra Costa County Department of Conservation & Development

3/7/19
Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Less Than			
	Potentially Significant Impact	Significant With Mitigation	Less Than Significant Impact	No Impact
1. AESTHETICS – <i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Figure 9-1 (Scenic Ridges & Waterways) of the General Plan Open Space Element identifies the specific resources of Contra Costa County as designated scenic ridges and waterways. The intent of these scenic resource designations is to preserve and protect areas of identified high scenic value, where practical, and in accordance with the Land Use Element. The subject property is located at the corner of San Pablo Avenue and O'Hatch Drive in Montalvin Manor, within the Montalvin Manor Planned Unit District that consists of various types of commercial and residential uses in West Contra Costa County. This property is located approximately 0.37 miles southeast of the San Pablo Bay a designated scenic waterway, as outlined in the Contra Costa County 2005-2020 General Plan. The residences directly to the rear of the subject property are approximately 30 or more feet higher in base elevation than the subject property. The proposed buildings have a maximum height of approximately 37 feet. At standing height, residents at these adjacent properties should still have a significant view of the San Pablo Bay. Therefore, there is a less than significant adverse effect on a scenic vista.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? (No impact)*

Figure 5-4 (Scenic Routes Map) of the General Plan Transportation and Circulation Element identifies certain roads and highways as General Plan-designated scenic routes. The subject property is located at the southwest corner of San Pablo Avenue and O'Hatch Drive. Neither road

is considered a scenic route, nor is the property within the local vicinity of one. Furthermore, the property is currently vacant, with no structures, trees or rock outcroppings. Therefore, there is no potential for impacts to tree resources, rock outcroppings, or historic structures on the property within a scenic highway as a result of the proposed project.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Less than significant)*

The subject property is currently vacant lot and surrounded by commercial establishments, as well as both single-family and multi-family residential development. There are 13 code-protected trees on-site, but no structures currently exist. The construction of the proposed project would improve the aesthetic value of the subject property and then surrounding area by providing architecturally attractive townhomes with a coordinated landscaping and site improvement plan. Therefore, the potential for the project to substantially degrade the existing visual character or quality of the site is 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)*

After construction, the 33 new townhomes will introduce more light and glare in the area which may minimally change the existing character of the area. Daytime views would be similar to views of other multi-family residential developments on San Pablo Avenue and other single-family developments on surrounding streets. Lighting of the homes, including potential exterior house lights and vehicle and pedestrian circulation lights, may affect nighttime views; however, the lighting would be similar to that of existing residences in the surrounding area and generally located on the interior of the proposed development rather than the perimeter, thus creating a minimal, if any, impact on the surrounding area. Accordingly, the impact on day or nighttime views would be less than significant.

2. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

As shown on the California Department of Conservation's *Contra Costa County Important Farmland 2012* map, the project site does not contain farmland designated "Prime", "Unique", or of "Statewide Importance." Construction of the project would therefore 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 the Montalvin Manor Planned Unit District (P-1) with a General Plan designation of M-9, Montalvin Manor Mixed Use, and is not under a Williamson Act contract.

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

The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526. The project site is within the Montalvin Manor Planned Unit District (P-1) with a General Plan designation of M-9, Montalvin Manor Mixed Use, and the proposed use of the property is allowed in the zoning district. Construction of the project would not result in the conversion or loss of forest resources.

- 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 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, development of 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. Furthermore, the project site is surrounded by commercial and residential development. Thus, development of the project would not contribute indirectly to the conversion of adjacent farmland.

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan? (Less than significant)*

Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Bay Area 2017 Clean Air Plan*. The *Clean Air Plan* defines a control strategy that BAAQMD and its partners will implement to: (1) reduce emissions and decrease ambient concentrations of harmful pollutants; (2) safeguard public health by reducing exposure to air pollutants that pose the greatest health risk, with an emphasis on protecting the communities most heavily impacted by air pollution; and (3) reduce greenhouse gas (GHG) emissions to protect the climate. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards. In 2017, the BAAQMD prepared Air Quality Guidelines to assist lead agencies in evaluating air quality impacts of projects and plans proposed within the San Francisco Bay air basin. To fulfill State ozone planning requirements, the 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors, including ozone, reactive organic gases, carbon monoxide, nitrogen dioxide, sulfur dioxide, and fine particulate matter, while also reducing the transport of ozone and its precursors to neighboring basins. The 2017 Air Quality Guidelines include operational, construction-related, and greenhouse gas emissions screening criteria. If the project does not exceed the screening criteria, the project would not result in the generation of criteria air pollutants that exceed the thresholds of significance for the criteria air pollutants.

The proposed project consists of subdividing the subject property and constructing 33 new townhome units and is entirely contained on the subject property. The 33 proposed townhomes that would be constructed on the subject property after its subdivision would not exceed either the operational screening criteria of 451 dwelling units or the construction-related screening criteria of 240 dwelling units as established in the 2017 Air Quality Guidelines. Furthermore, this proposed subdivision would be located within an urbanized portion of the County containing established residential and commercial uses, and, as explained further in subsequent sections, the proposed project will comply with air quality standards set forth by BAAQMD and the *2017 Clean Air Plan*. Therefore, would not be in conflict with the *2017 Clean Air Plan* or obstruct its implementation.

- 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Less than significant)*

As discussed above, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation (i.e., occupancy of the single-family residences). Although the proposed project would contribute small increments to the level of criteria air pollutants in the atmosphere, the project would have a less than significant adverse environmental impact on the level of any criteria pollutant.

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

Occupancy of the 33 new residences would not be expected to cause any localized emissions that could expose sensitive receptors (e.g., residences, schools) 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 to the nearby single-family residences and the Spectrum Center Tara Hills Campus located 245 feet southwest, Harbour Way Academy located 0.25 miles south, North Campus Continuation School located 0.31 miles south, Shannon Elementary located 0.34 miles east, and Tara Hills Elementary located 0.48 miles southeast.

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 would be dependent on the size of the area disturbed, amount of activity, soil conditions, and meteorological conditions. Although grading and construction activities would be temporary, such activities could have a potentially significant adverse environmental impact during project construction. Consequently, the applicant is required to implement the following mitigation measures, which the BAAQMD recommends to reduce construction dust and exhaust impacts below (**AIR-1**).

Potential Impacts

The construction and grading-related activities for the 33 new townhomes have the potential to have a significant impact on air quality due to combustion emissions and dust generation if not mitigated.

Mitigation Measures

Air Quality 1 (AIR-1): *The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans.*

1. *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
2. *All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
3. *All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
4. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
5. *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.*
6. *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.*
7. *All construction and operational equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.*
8. *Post a publicly visible sign with the telephone number and 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 phone number shall also be visible to ensure compliance with applicable regulations.*

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 create objectionable odors affecting a substantial number of people? (**Less than significant with mitigation**)*

The proposed single-family residences would not contain any major sources of odor and would not be located in an area with existing odors. Therefore, the operation of the project would have a less-than-significant impact in terms of odors. 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 due to the creation of objectionable odors. Consequently, the applicant is required to implement mitigation measure **Air Quality 1 (AIR-1)** above. Implementation of this

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

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 with mitigation)*

The subject property is currently vacant. Pursuant to Figure 8-1 (Significant Ecological Area and Selected Locations of Protected Wildlife and Plans Species Areas) of the County General Plan, the San Pablo Ridge Significant Ecological Resource area is located in the nearby San Pablo area. The grassland areas on clay and clay loam soils on San Pablo Ridge support a population

of Santa Cruz Tarweed which was transplanted from a hillside in Pinole. Additionally, Garrity Creek traverses the western side of the property.

On January 4, 2019, JMC wildlife biologist and regulatory specialist Sadie McGarvey conducted a general site survey and assessment throughout the project site. During this site assessment, Ms. McGarvey recorded all onsite biological resources and assessed the likelihood that resource agency regulated areas exist on the project site. This survey involved searching all habitats on- and adjacent to the project site, recording all plant and wildlife species observed, and cross-referencing the observed habitats against the requirements of regionally-known special-status species to determine suitability of the project site to support such species.

According to the California Natural Diversity Database (CNDDB) and the California Native Plant Society (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California, a total of 16 special-status plant species have been documented within 3 miles of the project site and/or within the same quad as the majority of the project site (Richmond quad) pallid manzanita (*Arctostaphylos pallida*), alkali milk-vetch (*Astragalus tener* var. *tener*), coastal bluff morning-glory (*Calystegia purpurata* ssp. *saxicola*), Point Reyes bird's-beak (*Chloropyron maritimum* ssp. *palustre*), soft bird's beak (*Chloropyron molle* ssp. *molle*), western leatherwood (*Dirca occidentalis*), fragrant fritillary (*Fritillaria liliacea*), Diablo helianthella (*Helianthella castanea*), Loma Prieta hoita (*Hoita strobilina*), Santa Cruz tarplant (*Holocarpha macradenia*), Oregon meconella (*Meconella oregana*), long-styled sand-spurry (*Spergularia macrotheca*), most beautiful jewelflower (*Streptanthus albidus* ssp. *peramoenus*), California seablight (*Suaeda californica*), and saline clover (*Trifolium hydrophilum*). All of these species require (and the proximal records are associated with) specialized soils (mesic, serpentine, alkaline, and/or adobe clay soils) and/or habitats that do not occur on the project site (coastal salt marshes and swamps; meadows and seeps; forests and woodlands; chaparral; riparian; coastal scrub; coastal prairie; coastal dunes; playas; vernal pools and wetlands; grassy openings in woodlands, chaparral, and coastal scrub; and prairie grassland). No regionally known special-status plants are expected to occur on the project site, and as such, implementation of the proposed project is not expected to result in impacts to special-status plants.

According to the CNDDB, a total of 10 State- and Federally-listed wildlife species have been documented within 3 miles of the project site (Figure 5, Table 3): California red-legged frog (*Rana draytonii*), California black rail (*Laterallus jamaicensis* ssp. *coturniculus*), longfin smelt (*Spirinchus thaleichthys*), monarch butterfly (*Danaus plexippus* ssp. *plexippus*), pallid bat (*Antrozous pallidus*), Ridgway's rail (*Rallus obsoletus*), salt-marsh harvest mouse (*Reithrodontomys raviventris* ssp. *raviventris*), salt-marsh wandering shrew (*Sorex vagrans* ssp. *halicoetes*), San Pablo song sparrow (*Melospiza melodia* ssp. *samuelis*), and San Pablo vole (*Microtus californicus* ssp. *sanpabloensis*). Eight of these species require specialized habitats that do not occur on or adjacent to the project site, such as salt marshes/wetlands (California black rail, Ridgway's rail, salt-marsh harvest mouse, salt-marsh wandering shrew, San Pablo song sparrow, and San Pablo vole), and bay and estuary (longfin smelt), rocky areas (pallid bat).

Due to the absence of suitable habitat for these species, implementation of the proposed project is not expected to result in impacts to these State- and Federally-listed wildlife species. In addition, while a small stand of Eucalyptus trees considered suitable habitat for the monarch butterfly occurs on the project site, these trees will not be impacted by the proposed project, and as such, implementation of the proposed project is not expected to result in impacts to monarch butterflies.

The project site is dominated by suitable habitat types for the remaining regionally known State- and Federally-listed wildlife species (California red-legged frog). This species, however, is not expected to occur on the project site due to the urban nature of the project vicinity and the distance from known extant records within suitable habitat.

Records for three fully protected species occur within 3 miles of the project site: California black rail, California Ridgway's rail, and salt-marsh harvest mouse. The project site does not provide suitable habitat for any of these species. As such, implementation of the proposed project is not expected to result in impacts to fully protected species.

The grassland, trees, and shrubs on and adjacent to the project site provide suitable nesting habitat for a variety of raptors and passerines. As such, the implementation of the proposed project has the potential to result in adverse impacts to MBTA protected- and California Fish and Game Code protected-species, both directly (physical impacts to individuals) and indirectly (disturbances that would cause abandonment of eggs or young). These impacts can be reduced to a level considered less than significant pursuant to CEQA with the implementation of the General Avoidance and Mitigation Measures as well as the specific mitigation measures included below.

Potential Impact:

The proposed construction activities included as part of the project have the potential to impact nesting birds. The grassland, shrubs, and trees on the project site provide suitable nesting habitat for nesting birds and raptors protected pursuant to the Migratory Bird Treaty Act and California Fish and Game Code, Sections 3503, 3503.5, and 3511. Impacts to nesting birds and raptors would be considered a significant adverse impact, pursuant to the CEQA. The mitigation measures presented below would reduce these impacts to a level considered less than significant pursuant to the CEQA. Therefore, staff recommends that the following mitigations be incorporated as part of the project to ensure that proper actions are taken to reduce any impacts to biological resources to a less than significant level.

Mitigation Measures

Biology 1 (BIO-1): The following general avoidance and minimization measures shall be implemented throughout the construction activities to avoid potential impacts to sensitive biological resources.

1. All staging, maintenance, and storage of construction equipment will be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into waters of the U.S./State. No other debris, rubbish, creosote-treated wood, soil, silt, sand, cement, concrete or washings thereof, or other construction-related materials or wastes will be allowed to enter into or be placed where they may be washed by rainfall or runoff into waters of the U.S./State. All such debris and waste shall be picked-up daily and properly disposed of at an appropriate site.
2. All food-related trash items such as wrappers, cans, bottles, and food scraps will be disposed of in closed containers and removed at least once a day from the project site.
3. No firearms will be allowed on the project site except for those carried by authorized security personnel, or local, State, or Federal law enforcement officials.
4. Project personnel shall not have dogs or cats in the project area.
5. Project personnel will not be permitted to smoke in the project area.
6. No pesticides of any kind will be used on the project site at any time during project implementation.
7. No equipment will be operated in areas of flowing or standing water. No fueling, cleaning, or maintenance of vehicles or equipment will take place within any areas where an accidental discharge to waters of the U.S./State waters may occur.
8. All equipment including excavators, trucks, hand tools, etc., that may have come in contact with invasive plants or the seeds of these plants, will be carefully cleaned before arriving on the site and shall also be carefully cleaned before removal from the site to prevent spread of these plants.
9. Disturbance or removal of vegetation will not exceed the minimum necessary to complete construction.
10. To minimize harassment, injury, death, and harm in the form of temporary habitat disturbances, all project-related vehicle traffic will be restricted to established roads, construction areas, equipment staging, parking, and stockpile areas.

11. *Along the length of the onsite portion of Garrity Creek, the work area will be delineated with orange silt fencing in order to minimize impacts to habitat beyond the work limit. This fencing will remain in place until all ground moving operations have ceased. Orange cyclone fencing, or other materials that can entrap small amphibians and reptiles and other small wildlife species, will not be used.*

12. *For each onsite tree proposed for preservation, a root protection zone will be established, extending from the trunk to the dripline (the outer extent of the tree canopy). This root protection zone will be fenced off from the work area with construction fencing in order to protect the preserved trees from inadvertent damage due to ground moving, compaction, and/or limb removal within the footprint of the dripline.*

Biology 2 (BIO-2): *If vegetation removal or ground disturbance are scheduled to occur between February 15 and August 31, a preconstruction nesting bird survey of all suitable nesting habitat on the project site and within the zone of influence (the area immediately surrounding the project site that supports suitable nesting habitat that could be impacted by the project due to visual or auditory disturbance associated with the removal of vegetation and construction activities scheduled to occur during the nesting season) will be conducted by a qualified biologist within 14 days prior to commencement of vegetation removal or ground disturbance. If no nesting birds are observed during the survey, the vegetation removal and/or ground disturbance may commence as planned. If nesting birds are observed during the survey, a non disturbance buffer of 50 feet for passerine birds and 250 feet for raptors will be established. This buffer will remain in place until such a time as the young have been determined (by a qualified biologist) to have fledged.*

- 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? (Less than significant)*

The proposed project will remain outside of the onsite portion of Garrity Creek (including its associated riparian canopy at the southwestern corner of the site). While construction of a parking area will require grading close to the top of bank (TOB) of Garrity Creek, the proposed project includes the installation of construction fencing delineating the TOB, to be installed prior to any ground-moving activities, ensuring that construction personnel and equipment will remain outside of the creek corridor. In addition, fencing will be installed along both sides of the creek (above top of bank) to preclude entrance to the creek by residents and visitors. However, it is anticipated that project authorization would be required from CDFW. Overall, the project would have a less than significant impact on any riparian habitat or other sensitive natural community

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (No impact)*

The U.S. Army Corp of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) are two of the primary Federal agencies which enforce the Clean Water Act and administer the associated permitting program. As such, these agencies define wetland as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The subject property would not be categorized as a wetland as defined above. Therefore, there is no potential for the proposed project having an adverse effect on a federally protected wetland.

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

As discussed above, the proposed project would result in potentially significant impacts to special-status species without the implementation of mitigation measures. Accordingly, mitigation measures **BIO-1** and **BIO-2** have been included to mitigate the impacts to a level considered less than significant.

- 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 and development within their drip lines while allowing for reasonable development of private property. On any property proposed for development approval, the Ordinance requires tree alteration or removal to be considered as part of the project application. The proposed project includes ground disturbance within the drip line of one code-protected tree. As such, a request for a tree permit is included in this proposed project to remove one 10-inch Coast Live Oak. As such, approval of the proposed project would include conditions of approval for the restitution of any tree approved to be removed, protection of remaining trees where work may occur within the drip lines of the trees, and all of the tree protection measures from the project's arborist report. 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), which 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 Montalvin Manor area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

The California Public Resources code defines a historical resource as a resource that has been listed or is eligible for listing on the California Historical Register of Historical Resources, a resource included in a local register of historical resources, or identified as significant in a historical survey meeting the requirements of the Public Resources Code. As there are no buildings or structures on-site listed on Contra Costa County's Historic Resources Inventory, on California's Register of Historical Resources, or the National Register of Historic places, nor any building or structure that qualifies to be listed, the project site would not be considered a historical resource, and there would be no potential impact for the proposed project resulting in an adverse change of a historical resource.

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

According to the Archaeological Sensitivity map (Figure 9-2) of the County General Plan, the subject site is described as "largely urbanized areas and publicly owned lands excluded from archaeological sensitivity survey. However, there are also significant archaeological resources within the area." Although unlikely, based on this description it is possible that construction of the project can unearth new archaeological finds. The proposed project was also distributed to Wilton

Rancheria of the Department of Environmental Resources. Therefore, the following mitigation measure will provide excavation crews with information needed to identify any potential undiscovered resources and reduce the potential impact to any find to less than significant levels. **(CUL-1, CUL-2, CUL-3).**

Potential Impact:

The proposed construction activities included as part of the project will result in further ground disturbance at the subject property. This ground disturbance has the possibility for disturbing underground cultural resources that may not have been identified to date. Therefore, staff recommends that the following mitigations be incorporated as part of the project to ensure that if cultural resources are discovered during future ground disturbance, that the proper actions are taken to ensure that any impacts to those resources are reduced to a less than significant level.

Mitigation Measures

Cultural Resources 1 (CUL-1): *If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, 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 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.*

Cultural Resources 2 (CUL-2): *If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.*

Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

Cultural Resources 3 (CUL-3): *If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most*

Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.

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

There is a possibility that human remains could be present and accidental discovery could occur. Standard CDD practice is to require that work shall stop if human remains are uncovered during grading, trenching, or other onsite earthwork until the County Coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the human remains. If the Coroner determines the remains may those of a Native American, the Coroner will contact the Native American Heritage Commission. Nevertheless, the included mitigation measures (**CUL-1, CUL-2 and CUL-3**) will address any unexpected discovery or find which may occur during the construction phase of the project.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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)*

The proposed project would not have a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The project sponsor would be required to comply with conditions of approval regarding construction activity restrictions that outline best management practices to ensure that construction activities are conducted in the most efficient and least impactful way possible (e.g. limiting idling time for vehicles and equipment).

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

The proposed project will be required to meet all energy efficiency standards outlined in the most recent California Building Code when designing the proposed buildings and submitting for building permits. Meeting or exceeding these energy efficiency requirements would ensure that the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

7. GEOLOGY AND SOILS – <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:*

- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Less than significant)*

The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. According to County GIS data, the nearest fault considered active by CGS is the Hayward Fault zone which is located approximately 1.83 miles southwest of the subject property. However, the subject property does not lie within an A-P zone that encompasses recently active and potential active traces of the Hayward fault or any other fault. Due to the subject property not being located within an A-P zone and not having a known active fault crossing the site, the risk of surface fault rupture is considered low. Therefore, there is a less than significant potential of exposing people or structures to the rupturing of any earthquake faults.

- ii) *Strong seismic ground shaking? (Less than significant)*

According to Figure 10-4 "Estimated Seismic Ground Response" of the General Plan Safety Element the site is in an area rated "moderately low" damage susceptibility. 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 allows structural engineers to design buildings to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Thus, the environmental impact from seismic ground shaking would be considered to be less than significant.

- iii) *Seismic-related ground failure, including liquefaction? (Less than significant)*

Figure 10-5 of the County General Plan Indicates that the subject property is located within an area of the County classified as having a "generally moderate to low" liquefaction potential. The "Liquefaction Susceptibility Map of the San Francisco Bay Area" issued by the U.S. Geologic Survey characterized the liquefaction potential of the property as "low." The geotechnical engineers for the project have provided a screening investigation for liquefaction that included (i) the logging of five borings on the site that ranged from 15 to 30 feet. in depth, (ii) analysis of liquefaction potential using a computer program, whose inputs included anticipated earthquake forces, depth of the water table and engineering properties of the deposits penetrated in the borings. The primary conclusion of the project geotechnical engineer was; differential settlement is estimated to be 0.25 inches over 100 feet and total settlement is estimated to be 0.5 inches. The geotechnical engineer's estimate are anticipated to be incorporated into the design of residential structures so their design can accommodate that anticipated displacement. Consequently, the impact of liquefaction can be considered to be less than significant.

iv) *Landslides? (Less than significant with mitigation)*

Figure 10-1 "Generalized Geology of Contra Costa County" of the General Plan Safety Element has compiled maps from the U.S. Geological Survey and California Geological Survey into one survey for the County. It characterizes the subject property as "Quaternary Alluvium," which is described as consolidated and unconsolidated sediments with localized problems for building that include expansive clays, hillside earthflows, and unstable cut slopes. Generally, the presence of a significant landslide hazard requires the existence of a steep slope, certain soil characteristics, and action of gravity. The subject property is moderately sloping where development is proposed, and is bounded on the southwest by the bank of Garrity Creek, which ranges up to 18 feet in height and characterized by a slope gradient that is as steep as 1:1 (horizontal to vertical). While the creek bank is to remain untouched, there is a potential for retreat of the creek bank to encroach toward the residential project. As proposed, protection of improvements is based on a structure setback from the top of bank. The planned foundation system is use of a post-tensioned slab foundation system. This foundation system can be effective in mitigating the adverse effects of expansive soils, but it is a shallow foundation that relies on the footprint of the residence (and area within approximately 5 feet of the residence) being stable over the useful life of these dwellings. The project geotechnical engineers performed a slope stability analysis of the existing creek bank, but the typical section evaluated was simplified, as it was not based on a detailed geologic cross section and does not address the potential for Garrity Creek to undermine the existing toe of slope. The project geotechnical report assumed that the creek bank is stable, and based on a limited slope study have concluded the creek structure setback will provide adequate protection over the life of the planned improvement. This is a preliminary interpretation that should be evaluated by more detailed stability analysis that is performed prior to recordation of the Final Subdivision Map.

Additionally, the Preliminary Grading Plan indicates a proposed cut slope at the perimeter of the project that ranges up to 15 feet in height with a maximum gradient of 1:1 (horizontal to vertical). The standard of the County Grading Ordinance is use of gradients of 2:1 (h:v). Because the material to be exposed in the cut slope is anticipated to be soil, clayey colluvium and weakly consolidated Garrity Formation bedrock, it is the opinion of the County Peer Review Geologist that the gradient of this slope be restricted to 2½:1 (or flatter), with the top of the cut rounded to provide a smooth transition to natural topography. Where this approach to grading is inconsistent with project objectives, consideration should be given to use of special engineering (e.g. reinforced earth, retaining walls or combination of retaining wall and cut slope). It should be noted that if retreat of the top-of-bank is deemed to be a substantial risk, use of a deeper foundation system (e.g. pier and grade beam) and/or improvements to the creek bank may be warranted to achieve long term stability of the residential units nearest the creek corridor.

Potential Impact:

The project geotechnical report assumed that the creek bank is stable, and based on a limited slope study have concluded the creek structure setback will provide adequate protection over the life of the planned improvement. However, there is a potential for Garrity Creek to undermine the existing toe of slope. The mitigation measures presented below would reduce this impact to a level considered less than significant pursuant to the CEQA. Therefore, staff recommends that the following mitigations be incorporated as part of the project to ensure that proper actions are taken to reduce any impacts to geologic/soil resources to a less than significant level.

Mitigation Measures

Geology 1 (GEO-1): *Prior to recordation of the Final Map, the project sponsor shall provide an updated geotechnical report for technical review by the County Peer Review Geologist, and for review and approval by the Department of Conservation and Development. The updated geotechnical report shall include the following: (i) detailed slope stability analysis for Garrity Creek, (ii) review of project grading and drainage plans, including the siting and design of C.3 bio-retention facilities, (iii) present California Building Code Seismic Design Parameters, (iv) provide geotechnical recommendations pertaining to site clearing, grading, foundation designs, slabs-on-grade, pavement, flat work, and drainage, and (v) outline of details of the proposed observation/monitoring/testing services recommended during construction. The geotechnical monitoring during construction shall commence with clearing, and extending through grading, installation of drainage facilities, and foundation-related work.*

Geology 2 (GEO-2): *The gradient of this slope be restricted to 2½:1 (or flatter), with the top of the cut rounded to provide a smooth transition to natural topography. Consideration shall be given to use of special engineering (e.g. reinforced earth, retaining walls or combination of retaining wall and cut slope). If the updated geotechnical report deems the retreat of the top-of-bank to be a substantial risk, implementation of a deeper foundation system (e.g. pier and grade beam) and/or improvements to the creek bank shall be warranted to achieve long term stability of the residential units nearest the creek corridor.*

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

The Soil Survey of Contra Costa County indicates that the soil series that is mapped on the site is characterized by rapid runoff and a relatively high erosion hazard. The geotechnical report submitted with the application indicates that the soils on the site are clayey/ cohesive, and the site is characterized as moderately sloping. During development of the site, the Building Inspection Department routinely requires an erosion control plan that is in compliance with applicable requirements of the San Francisco Bay Regional Water Quality Control Board. Specifically, construction drawings shall be prepared that show the details of the erosion control plan, and BID staff monitor effective implemented of erosion control measures during

construction. As a result, there would be a less than significant adverse environmental impact related to soil erosion or loss of topsoil.

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

As discussed in Section 6.a.iv above, the risk of creek bank failure and unsatisfactory performance of over-steepened graded slopes has the potential to cause a significant impact. Implementation of Mitigation Measures **GEO-1** and **GEO-2** would reduce this potentially significant impact 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 risks to life or property? (Less than significant with mitigation)*

According to the Soil Survey of Contra Costa County, the soils on the site are "highly expansive" and "highly corrosive". Expansive soils are soils that expand when water is added and shrink when they dry out. This continuous change in soil volume causes homes and other structures to move unevenly and crack. Corrosive soils have potential to damage steel and/or concrete that is in contact with the ground. The geotechnical investigation included laboratory testing that confirmed soils on the site are highly expansive. Consequently, the report recommends use of a post-tensioned foundation system along with an efficient drainage system that directs runoff away from the foundation slab and to a suitable discharge point. With effective implementation of these foundation and drainage recommendations, the risk of damage from expansive soils can be avoided or kept to a practical minimum. Evaluation of the corrosion hazard was not included in the scope of the geotechnical investigation. As proposed by the geotechnical engineer, that testing of the corrosion potential of soils is to be provided prior to installation of underground utilities. The County Building Inspection Division will require that the residential structures, as well as any accessory buildings are engineered to comply with California Building Code standards and will require that the project geotechnical engineer provide monitoring services during grading and foundation-related work to ensure effective implementation of recommendations in the approved geotechnical report (**GEO-1 & GEO-2**). Implementation of these measures will ensure that any risks to life or property are reduced to a less than significant level.

Potential Impact

The project geotechnical report did not include evaluation of the potential for corrosive hazards to buried building materials. The potential for corrosive hazards to underground building materials is considered to be a significant impact. The mitigation measure presented below would reduce this impact to a level considered less than significant pursuant to the CEQA. Therefore, staff

recommends that the following mitigation be incorporated as part of the project to ensure that proper actions are taken to reduce any impacts to geologic/soil resources to a less than significant level.

Mitigation Measure

Geology 3 (GEO-3): The updated geotechnical report shall include additional corrosivity testing to determine if special precautions shall be required to avoid damage to improvements that are in contact with the ground (concrete or steel). Following rough grading, but prior to commencement of foundation-related work, additional testing of each building pad may be required by the County, if deemed to be necessary.

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

The project is within the area served by the West County Wastewater District. There will not be a septic system within the project.

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **(Less than significant)**

With respect to paleontological and geologic resources, there is a possibility that buried archaeological resources could be present and accidental discovery could occur. Standard CDD practice is to require that work shall stop if such materials are uncovered during grading, trenching, or other onsite earthwork until a certified archaeologist has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation as deemed necessary. Nevertheless, the included mitigation measures (**CUL-1, CUL-2 and CUL-3**) will address any unexpected discovery or find which may occur during the construction phase of the project.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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.

The construction and operation of the 33 new single-family residences will generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the 2017 BAAQMD Air Quality Guidelines as a guide, which specifies 78 dwelling units as the operational greenhouse gas screening size; the BAAQMD does not have any standards for construction-related greenhouse gases. If the project does not exceed the screening criteria, the project would not result in the generation of GHG emissions that exceed the thresholds of significance, as identified in the 2017 BAAQMD Guidelines which were used as a guide in determining GHG impacts.

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

In December 2015, the County Board of Supervisors adopted the Contra Costa County Climate Action Plan. This Climate Action Plan (CAP) demonstrates Contra Costa County's (County) commitment to addressing the challenges of climate change by reducing local GHG emissions while improving community health. Additionally, this CAP meets the California Environmental Quality Act (CEQA) requirements for developing a qualified GHG reduction strategy, and is consistent with the Bay Area Air Quality Management District's (BAAQMD) guidance on preparing a qualified GHG reduction strategy. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing vehicle and transit-related emissions, and reducing waste disposal.

The proposed project, including a 33-lot subdivision to construct townhomes, 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. Other than energy-efficient buildings, the Contra Costa County CAP does not include goals, policies or implementation strategies for single-family residential development. Therefore, the project will not conflict with the Contra Costa County Climate Action Plan and will have a less than significant impact related to reducing the emissions of greenhouse gases.

9. HAZARDS AND HAZARDOUS MATERIALS – <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

The proposed project does not include the routine transport, use, or disposal of hazardous materials. Over the long term, it can be anticipated that the use of chemicals by future owners of the 33 new townhouses would be typical of residences (e.g. cleaning and gardening products). Accordingly, the risks of creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials are considered to 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)*

As described above, the proposed project does not include the routine transport, use, or disposal of hazardous materials. Over the long term, it can be anticipated that the use of chemicals by future owners of the 33 new townhouses would be typical of residences (e.g. cleaning and gardening products). Additionally, a review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the subject property. Pursuant to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control (DTSC), the subject property is not identified as a hazardous materials site. Accordingly, the impact of a release of hazardous materials on the site 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)*

There is one school located within one-quarter mile of the subject property, the Spectrum Center Tara Hills Campus located 245 feet southwest, but also nearby are Harbour Way Academy located 0.25 miles south, North Campus Continuation School located 0.31 miles south, and Shannon Elementary located 0.34 miles east. 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 construction and operation-related activities for the new facility have the potential to have a significant impact on air quality due to combustion emissions and dust generation if not mitigated. Accordingly, mitigation measure **Air Quality 1 (AIR-1)** has been included to mitigate these potentially hazardous emissions to a less than significant level. With the already included mitigation measure, **AIR-1**, in place for construction and grading-related activities, impacts on the school due to hazardous substances at the project site 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)*

A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the subject property. Pursuant to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control (DTSC), the subject property is not identified as a hazardous materials site. Therefore, there would be no impact from the project.

- 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 for people residing or working in the project area? (No impact)*

The subject property is not located within the coverage area of the Contra Costa County Airport Land Use Compatibility Plan, as shown in Figure 5-5 of the County General Plan. The nearest public airport is the Buchanan Field Airport located approximately 14 miles east from the subject property. As a result, the proposed project would not result in a change in air traffic patterns that would result in a substantial safety risk. As a result, the proposed project would not result in a change in air traffic patterns that would result in a substantial safety risk.

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

The proposed project includes the subdivision of the subject property into 33 new residential lots and the subsequent construction of 33 new townhomes. The subject property is located on San Pablo Avenue, which is a major road in the Montalvin Manor area. San Pablo Avenue also connects to two other major roads in the nearby area, including Richmond Parkway and Applan Way, both of which connect to Interstate 80. These roads would be used in the event of an emergency requiring evacuation of the local area. The location of the project would not cause it to significantly impair or interfere with emergency evacuation. In addition, the project was sent to the Contra Costa County Fire Protection District (CCCFPD) for comments. The CCCFPD submitted comments on the project application detailing requirements for fire lane delineation, water supply, fire hydrants, and CCCFPD review of building permit submittals, amongst other items. Prior to construction of the proposed townhomes, the revised plans would be reviewed and approved by the CCCFPD. Accordingly, the project would have a less than significant impact on any adopted emergency response plans or emergency evacuation plans.

- g) *Does the project Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Less than significant)*

The subject property is located within the jurisdiction of the Contra Costa County Fire Protection District (CCCFPD). The CCCFPD submitted comments on the project application detailing requirements for fire lane delineation, water supply, fire hydrants, and CCCFPD review of building permit submittals, amongst other items. Prior to issuance of building permits or commencement of use, the construction drawings would have to be reviewed and approved by the CCCFPD, ensuring that the new residences, residents, and the surrounding area are safe from wildfires. In addition, construction on the site would conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 47 (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 the proposed project would be less than significant.

10. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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)*

The new impervious surface, grading and excavation proposed in this project is regulated pursuant to the National Pollution Discharge Elimination System (NPDES) program. The State Water Resources Control Board has adopted a statewide General Permit that applies to most storm water discharges associated with construction activity. Pursuant to the General Permit, if the proposed construction activity would disturb more than one acre of land, an applicant would

be required to develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that includes Best Management Practices (BMPs) designed to reduce potential impacts to surface water quality through both construction and the life of the project.

In addition, 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, Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the 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 requirements stipulate that projects creating and/or redeveloping at least 10,000 square feet (5,000 square feet for projects that include parking lots, restaurants, automotive service facilities and gas stations) of impervious surface shall treat storm water runoff with permanent storm water management facilities, along with measures to control runoff rates and volumes.

The applicant has submitted a preliminary Storm Water Control Plan (SWCP) that has been reviewed by the Public Works Department (PWD). PWD has recommended that the application be deemed complete and has recommended conditions of approval regarding storm water management. PWD has stated that review of the final SWCP is required prior to construction of improvements. Implementation of the PWD-approved SWCP would ensure that impact on water quality from project operation would be less than significant.

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

The applicant has included bioretention facilities onsite for storm water control, which would facilitate groundwater recharge and help offset the increase in impervious surface on the project site created by construction of the new facility. Therefore, there would be a less than significant impact.

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

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

The proposed project would not substantially alter the drainage pattern of the site or area or result in substantial erosion or siltation. Division 914 of the County Ordinance Code

requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. The property is generally level but slopes upward approximately 30 feet from northwest to southeast towards the rear of the property. The site currently drains to drainage infrastructure within San Pablo Avenue or directly into the existing Garrity Creek drainage channel. The proposed project will improve the existing general drainage pattern, as it includes stormwater control facilities for the control of stormwaters entering the property. The applicant has submitted a preliminary Storm Water Control Plan that provides an underground storm drain system with bioretention facilities. The proposed development has been entirely located on the flat, higher area of the site. In doing so, the site can continue to drain similarly to its existing condition while creating an opportune location for improvements and not creating any disturbance to Garrity Creek. The SWCP includes a large bioretention area along San Pablo Avenue, which would filter the storm water as it leads to other existing and proposed drainage facilities. The bioretention basins would be designed to intercept storm water collected in the storm drains or surface areas, remove pollutants from storm water, and allow for percolation into the ground or into the drainage facilities. The preliminary SWCP has been reviewed by the Public Works Department (PWD) who has recommended that the application be deemed complete and has recommended conditions of approval regarding storm water management. PWD has stated that review of the final SWCP is required prior to construction of improvements.

- 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)*

The proposed project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. As discussed above, the proposed project will improve the existing general drainage pattern, as it includes stormwater control facilities for the control of stormwaters entering the property. The applicant has submitted a preliminary Storm Water Control Plan that provides an underground storm drain system with bioretention facilities. The proposed development has been entirely located on the flat, higher area of the site. In doing so, the site can continue to drain similarly to its existing condition while creating an opportune location for improvements and not creating any disturbance to Garrity Creek. The SWCP includes a large bioretention area along San Pablo Avenue, which would filter the storm water as it leads to other existing and proposed drainage facilities. The bioretention basins would be designed to intercept storm water collected in the storm drains or surface areas, remove pollutants from storm water, and allow for percolation into the ground or into the drainage facilities. The preliminary SWCP has been reviewed by the Public Works Department (PWD) who has recommended that the application be deemed complete and has recommended conditions of approval regarding storm water management. PWD has stated that review of the final SWCP is

required prior to construction of improvements. Conformance of the proposed project with PWD requirements would reduce the impact of the project on Garrity Creek to a less than significant level and the project would not be any significant risk due to an increase in the project-related volume of runoff that would result in onsite or off-site flooding. Conformance of the proposed project with this PWD requirement would result in a less than significant impact.

- 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)*

The proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. As discussed above, the proposed project will improve the existing general drainage pattern, as it includes stormwater control facilities for the control of stormwaters entering the property. The applicant has submitted a preliminary Storm Water Control Plan that provides an underground storm drain system with bioretention facilities. The proposed development has been entirely located on the flat, higher area of the site. In doing so, the site can continue to drain similarly to its existing condition while creating an opportune location for improvements and not creating any disturbance to Garrity Creek. The SWCP includes a large bioretention area along San Pablo Avenue, which would filter the storm water as it leads to other existing and proposed drainage facilities. The bioretention basins would be designed to intercept storm water collected in the storm drains or surface areas, remove pollutants from storm water, and allow for percolation into the ground or into the drainage facilities. The preliminary SWCP has been reviewed by the Public Works Department (PWD) who has recommended that the application be deemed complete and has recommended conditions of approval regarding storm water management. PWD has stated that review of the final SWCP is required prior to construction of improvements. Conformance of the proposed project with PWD requirements would reduce the impact of the project on Garrity Creek to a less than significant level and the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Conformance of the proposed project with this PWD requirement would result in a less than significant impact.

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

The subject property is located within Flood Zone X, which is not a Special Flood Hazard Area as determined by the Federal Emergency Management Agency, but also contains Flood Zone AE within the creek area. The proposed development will be completely contained within the boundaries of Flood Zone X. Therefore, the project will not require

floodplain permits or flood-related improvements, and there is no potential for the proposed project to impede or redirect flood flows.

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

Seiche, tsunami, and mudflow events are generally associated with large bodies or large flows of water. The subject property is located in close proximity one of the County's large water bodies, San Pablo Bay, which would increase the potential for a seiche, tsunami, or mudflow event. However, there is no proposal to remove or modify any existing dam, levee, or other infrastructure used to divert or otherwise control large volumes of water as part of the project. In addition, the subject property is located within Flood Zone X, which is not a Special Flood Hazard Area as determined by the Federal Emergency Management Agency, but also contains Flood Zone AE within the creek area. The proposed development will be completely contained within the boundaries of Flood Zone X. As such, the project will not require floodplain permits or flood-related improvements. Therefore, the proposed project will not have a significant impact related to the risk of releasing pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

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

The proposed project would not substantially alter the drainage pattern of the site or area or conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. A preliminary SWCP has been reviewed by the Public Works Department (PWD) who has recommended that the application be deemed complete and has recommended conditions of approval regarding storm water management. PWD has stated that review of the final SWCP is required prior to construction of improvements. Conformance of the proposed project with this PWD requirement would ensure the project does not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan, thus resulting in a less than significant impact.

11. LAND USE AND PLANNING – <i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

The subject site is an approximately 2.78-acre lot located at the southwestern corner of San Pablo Avenue and O'Hatch Drive in Montalvin Manor, within the established Montalvin Manor Planned Unit District that consists of various types of commercial and residential uses in West Contra Costa County. The subject property is located within the Montalvin Manor Planned Unit District (P-1) with a General Plan designation of M-9, Montalvin Manor Mixed Use, within an established community of commercial and both single- and multi-family residential properties. The proposed project consists of subdividing the subject property and constructing 33 new townhome units and is entirely contained on the subject property. In addition, the subject property is already surrounded by developed commercial and residential properties, so the proposed townhome subdivision among these properties would maintain the established community setting. Thus, the proposed project would not divide an established community.

b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Less than significant impact)*

The subject property is located within the Montalvin Manor Planned Unit District (P-1) with a General Plan designation of M-9, Montalvin Manor Mixed Use. The applicant proposes to subdivide the property into 33 new lots and construct new townhome units on each new parcel with associated site improvements for the entire development.

As proposed, the project will comply with the proposed General Plan land use designation and zoning district. The M-9, Montalvin Manor Mixed-Use designation applies to two sites located at the intersection of Tara Hills Drive and San Pablo Avenue: a site consisting of one parcel at the north corner of the intersection and a site consisting of two parcels at the east corner of the intersection. A range of neighborhood retail, residential, and office uses are permitted in this designation to stimulate the upgrade and redevelopment of the properties. The site at the east corner of the intersection (bounded by Tara Hills Drive, San Pablo Avenue, and O'Hatch Drive) is approximately 3 acres on two parcels (APNs 403-202-011 and -012), with the subject property

being 2.78 acres. The mixed-use designation is intended to encourage the mix of both residential and neighborhood retail uses on this site. The adjacent parcel, APN 403-202-012, is an privately-owned automotive sales business, which fits into the local neighborhood retail goal for this portion of the M-9 designated sites. Residential uses could include a range of multiple-family or single-family. As a general guide, the permitted density for multiple-family residential development on this site should be within the range of 7.3 to 11.9 units per net acre, comparable to the Multiple-Family Residential-Low Density (ML) land use designation. The proposed 33-unit subdivision of the 2.78-acre property would result in a density of 11.87 units per net acre, which falls within the density range for the proposed M-9 designation.

The planned unit district is intended to allow diversification in the relationship of various uses, buildings, structures, lot sizes and open space while insuring substantial compliance with the General Plan and the intent of the County Code in requiring adequate standards necessary to satisfy the requirements of the public health, safety and general welfare. A large-scale integrated development or a general plan special area of concern provides an opportunity for, and requires cohesive design when flexible regulations are applied; whereas the application of conventional regulation, designed primarily for individual lot development, to a large-scale development or special area may create a monotonous and inappropriate neighborhood. The proposed project will meet the intent of this proposed zoning district, as it proposes a comprehensive plan to both subdivide and develop the property with 33 new townhome units and comprehensive site improvements for common usage of the new tenants.

As discussed in the "biological resources" section of this Initial Study, the Contra Costa County Board of Supervisors adopted the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan in May 2007. The HCP/NCCP is the only adopted habitat conservation plan in Contra Costa County. The subject property's location in the El Sobrante area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP. Therefore, there will be a less than significant impact to land use plans and regulations for the subject property adopted for mitigating an environmental effect.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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)*

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

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

SUMMARY:

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

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

Figure 11-6 of the General Plan Noise Element shows that levels of 65 dB or less are normally acceptable and 70 dB or less are conditionally acceptable. However, according to Figure 11-5 D of the Noise Element, the property is located within an area potentially exposed to DNL (day-night average sound level) and CNEL (community noise equivalent level) noise levels exceeding

60 dBA. As the property has the potential to exceed 60 dBA, the noise levels are considered "normally acceptable," the applicant has submitted a study to analyze potential noise impacts for the project. Mr. Jeffrey K. Pack, President of Edward L. Pack Associates, Inc, prepared a document titled "Noise Assessment Study for the Planned 'Tara Hills' Multi-Family Development, San Pablo Avenue, Contra Costa County." In his review, Mr. Pack found that the existing exterior noise exposure is 67 dB DNL at the most impacted planned building setback from San Pablo Avenue, 108 feet from the centerline. Under future traffic conditions, the noise exposure is expected to increase to 69 dB DNL. The noise exposure at the property line contiguous with San Pablo Avenue (47 feet from the centerline) is 72 dB DNL. Thus, the noise exposures in the proposed front patios could be up to 9 dB in excess of the 65 dB DNL limit of the Contra Costa Noise Element standards. In order to reduce these noise levels into compliance, the project proponent shall be required to implement mitigation measure **Noise-2**.

The existing exterior noise exposure at the most impacted planned building setback from Tara Hills Drive at the southwesterly corner of the site, 181 feet from the centerline of Tara Hills Drive and 380 feet from the centerline of San Pablo Avenue is 59 dB CNEL. Of this 59 dB DNL, 53 dB is due to Tara Hills Drive traffic and 58 dB is due to San Pablo Avenue traffic. Under future traffic conditions, the Tara Hills Drive traffic noise exposure is expected to increase to 54 dB DNL and the San Pablo Avenue traffic noise exposure is expected to reduce to 57 dB DNL (+2 dB for future traffic and -3 dB for acoustical shielding from the proposed buildings in this project). The combined noise exposure will be 59 dB DNL. Thus, the noise exposures will be within the 65 dB DNL limit of the Noise Element. In addition, Policy 11-4 of the Noise Element and Title 24, Part 2, of the California Code of Regulations require that interior noise levels in new multi-family residences meet a DNL of 45 dBA. All new multi-family residences are required by the Contra Costa County Building Inspection Division to provide a Title 24 report that includes building materials that will satisfy the required interior noise levels at a DNL of 45 dBA. The interior noise exposure at the most impacted living spaces of the homes closest to San Pablo Avenue will be up to 52 and 54 dB DNL under existing and future traffic conditions, respectively. Thus, the noise exposures will be up to 9 dB in excess of the 45 dB DNL limit of the Noise Element and Title 24 standards. In order to reduce these noise levels into compliance, the project proponent shall be required to implement mitigation measure **Noise-3**.

The interior noise at the most impacted living spaces of homes closest to Tara Hills Drive will be up to 38 and 39 dB DNL under existing and future traffic conditions, respectively. Thus, the noise exposures will be within the 45 dB DNL limit of the Contra Costa County General Plan Noise Element and Title 24 standards.

Vehicular traffic generated by the 33 multi-family residences in the proposed project, along with noise typically associated with multi-family residences (e.g., yard maintenance, recreation, etc.), would increase noise levels in the vicinity of the project site. However, the types and levels of noise generated from the 33 proposed townhouses in the subdivision would be similar to noise

levels from the existing residential developments in the area, and therefore, the impact on ambient noise levels in the vicinity would be less than significant.

Potential Impact

Construction and grading-related activities for the 33 new townhomes and overall site improvements have the potential to have a significant noise impact on the surrounding neighborhood if not mitigated. Additionally, interior noise levels within the proposed residences closest to San Pablo Avenue may exceed the allowed interior noise level of 45 fB DNL under existing and future traffic conditions.

Mitigation Measure

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

1. *The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.*
2. *The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.*
3. *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.*
4. *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 and Federal)*
 - *Cesar Chavez Day (State)*
 - *Memorial Day (State and Federal)*
 - *Independence Day (State and Federal)*
 - *Labor Day (State and Federal)*
 - *Columbus Day (State and Federal)*

- Veterans Day (State and Federal)
- Thanksgiving Day (State and Federal)
- Day after Thanksgiving (State)
- Christmas Day (State and Federal)

Noise-2: To achieve compliance with the 65 dB DNL noise standard at the noise-impacted patios of the building closest to San Pablo Avenue, the following exterior noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

1. Construct six-foot acoustically-effective front patio fences at the units closest to, and directly facing, San Pablo Avenue. The patio fence height is in reference to the nearest patio pad elevation.
2. In order for the six-foot noise control fences to provide adequate noise shielding, the patios shall be no closer than 55 feet from the centerline of San Pablo Avenue.
3. To achieve an acoustically-effective fence, it must be made air-tight (i.e. without cracks, gaps, or other openings) and must provide for long-term durability. The barriers shall be constructed of wood, concrete, stucco, masonry, metal, or a combination thereof and must have a minimum surface weight 2.5 pounds per square foot. If wood fencing is used, homogenous sheet materials are preferable to conventional wood fencing, as the latter has a tendency to warp and form openings with age. However, high-quality, air-tight, tongue-and-groove, shiplap, or board and batten construction can be used, provided the minimum surface weight requirement is met and the construction is air-tight. The noise control barrier shall be constructed so that all joints, including connections with posts or pilasters, are sealed air-tight and no openings are permitted between the upper barrier components and the ground. Gates may be incorporated into the patio fences; however, the gates must be constructed air-tight and shall fit tightly to the fence when closed. Astragals shall be placed over the gaps at the stop and hinge jambs, and the gap under the gate shall be no more than one-inch high.

Noise-3: To achieve compliance with the 45 dB DNL noise standard of the Contra Costa County Noise Element and Title 24, the following exterior noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

1. Maintain closed, at all times, all windows of living spaces of the first building closest to San Pablo Avenue. Install windows rated minimum Sound Transmission Class (STC) 32 at all living spaces on the east, north and west sides of the building. Install windows rated minimum STC 28 at all living spaces on the south side of the building.
2. Maintain closed, at all times, all windows of living spaces of the second building from San Pablo Avenue facing east, north, west and the south facing spaces at the units on the east

and west end of the building. Install windows rated minimum STC 28 at all living spaces with the closed window condition.

- 3. Maintain closed, at all times, all windows of living spaces of the easterly three units and westerly two units of the third building from San Pablo Avenue that face north, east or west. Install windows rated minimum STC 28 at all living spaces on the east, north and west sides of the building. Install windows rated minimum STC 28 at all living spaces with the closed window condition.*
- 4. When windows are maintained closed at all times for noise control, mechanical ventilation shall be provided. The mechanical ventilation shall conform to the requirements of the California Mechanical Code and shall not compromise the acoustical integrity of the building shell. All other windows of the development may be kept open as desired.*
- 5. When windows are kept closed for noise control, they shall be operable, as this mitigation does not imply a fixed or inoperable condition.*
- 6. In addition to the required STC ratings, the windows shall be installed in an acoustically-effective manner. To achieve an acoustically-effective window and door construction, the sliding window panels shall form an air-tight seal when in the closed position, and the window frames must be caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration.*
- 7. Prior to issuance of building permits, this report shall be submitted to CDD for review. The acoustical test report of all sound-rated windows and glass doors shall be reviewed by a qualified acoustician to ensure that the chosen windows and glass doors will adequately reduce interior noise exposure to acceptable levels.*

Implementation of these mitigation measures would reduce construction period noise impacts to a less than significant level, exterior noise levels to 65 dB DNL or lower, and interior noise levels to 45 dB DNL or lower, resulting in a less than significant impact..

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

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. Therefore, there would be a less than significant impact on ground-borne vibration or 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? (No impact)

The subject property is not located within the coverage area of the Contra Costa County Airport Land Use Compatibility Plan, as shown in Figure 5-5 of the County General Plan. The nearest public airport in Contra Costa County is Buchanan Field, which is located approximately 14 miles east of the subject property. Additionally, there are no established private airstrips in Contra Costa County. Thus the proposed project is not considered to be located within an area where airport operations present a potential hazard.

14. POPULATION AND HOUSING – <i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project induce substantial 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)? (No impact)*

The project would construct 33 new townhomes subsequent to subdividing the subject property, which would directly increase the Montalvin Manor area population by an estimated 91 people, based on the Census 2010 estimate of 2.77 people per household for Contra Costa County. Currently, the property is vacant, so the net increase in population would be approximately 91 people. The County General Plan's Growth Management Plan standards generally consider an increase of 1,000 people as the threshold of significance. Therefore, the impact of adding 91 people to the Montalvin Manor 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 subject property is currently vacant lot and surrounded by residential and commercial uses. The proposed project is residential in nature, and, since the subject property is undeveloped, would not cause a reduction in the number of housing units in the area. Rather, the project proposes to create an additional 33 new living units in the Montalvin Manor area. Therefore, the project would not have a negative effect on existing people or housing.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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)

Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa County Fire Protection District (CCCYPD). The CCCYPD submitted comments on the project application detailing requirements for fire lane delineation, water supply, fire hydrants, and CCCYPD review of building permit submittals, amongst other items. Prior to operation of the proposed facility, the revised plans would be reviewed and approved by the CCCYPD. As a result, potential impacts of the proposed project on fire protection services would be less than significant.

b) Police Protection? (Less than significant)

Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, through the Bay Station, located approximately 2.5 miles driving distance to the west of the project site. Public protection standards under Policy 4-c of the Growth Management Program (GMP) of the County General Plan require a Sheriff facility standard of 155 square feet of station area and support facilities per 1,000 in population shall be maintained within the unincorporated area of the County. The proposed project would not induce a significant population increase within the County that would equal or exceed 1,000 persons. The project would construct 33 new townhomes subsequent to subdividing the subject property, which would directly increase the Montalvin Manor area population by an estimated 91 people, based on the Census 2010 estimate of 2.77 people per household for Contra Costa County. Therefore, the proposed project will not increase the Sheriff or support facility requirements for the area.

c) Schools? (*Less than significant*)

Public education services for students from the Montalvin Manor area are provided by the West Contra Costa Unified School District. These students attend Shannon Elementary School, Pinole Middle School, and Pinole Valley High School. For each new townhome in the 33-lot subdivision, the applicant would be required to pay the state-mandated school impact fees. Payment of the fees pursuant to State regulations for school services would reduce school impacts to less than significant levels.

d) Parks? (*Less than significant*)

Parks and recreation standards under the GMP require three acres of neighborhood park area per 1,000 in population. The proposed project would not induce a significant population increase within the County that would equal or exceed 1,000 persons. The project would construct 33 new townhomes subsequent to subdividing the subject property, which would directly increase the Bay Point area population by an estimated 91 people, based on the Census 2010 estimate of 2.77 people per household for Contra Costa County. Furthermore, the applicant would be required to pay a Park Impact Fee for each new residence, which is used to acquire parkland and develop parks and recreation facilities to serve new residential development in the unincorporated areas of the County. Thus, there would be no impact from this project on the use of the local public parks and recreational facilities by residents of the Bay Point area.

e) Other public facilities? (*Less than significant*)

Libraries: Contra Costa Library operates 25 facilities in Contra Costa County. The closest facility is the Pinole Library, which is approximately 2.8 miles driving distance to the southeast of the subject property. The Contra Costa Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources. Accordingly, there would be no impact created by the operation of the proposed facility on the public libraries utilized by residents of Contra Costa.

Health Facilities: Contra Costa County Health Services District (CCCHSD) operates a regional medical center (hospital) and 11 health centers and clinics in the County. County health facilities generally serve low income and uninsured patients. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes. Thus, there would be no impact created by the operation of the proposed facility on the use of public health facilities by residents of the Contra Costa County.

16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (No impact).*

As discussed in the "public services" section of this Initial Study, parks and recreation standards under the GMP require three acres of neighborhood park area per 1,000 in population. The proposed subdivision for 33 new townhomes at the project site would not induce a substantial population increase within the County. Thus, there would be a less than significant impact from this project on the use of the local public parks and recreational facilities by residents of the Bay Point area.

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

The proposed subdivision for 33 new townhomes at the project site would not result in a substantial increase in residential population. Parks and recreation standards under the GMP require three acres of neighborhood park area per 1,000 in population. Thus, there would be a less than significant impact or result from this project on the construction or expansion of recreational facilities.

17. TRANSPORTATION/TRAFFIC – <i>Would the project:</i>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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)*

Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis of any project that is estimated to generate 100 or more additional AM or PM peak-hour trips. The proposed project consisting of a 33-lot subdivision and the construction of three single-family residences would generate an estimated 33 AM and 33 PM peak-hour trips, and therefore, is not required to have a project-specific traffic impact analysis. Since the project would yield less than 100 peak hour AM or PM trips, the proposed project would not conflict with the circulation system in the Montalvin Manor area.

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

The Transportation and Circulation Element of the General Plan contains several policies that support the provision and use of alternative modes of transportation. The project is located at the southwest corner of San Pablo Avenue and O'Hatch Drive, between O'Hatch Drive and Tara Hills Drive, in Montalvin Manor. Sidewalk exists along the San Pablo Avenue property frontage, and San Pablo Avenue has protected bike lanes in both directions. Furthermore, there are bus stops on the northwest and southwest sides of San Pablo Avenue where it intersects with Tara Hills Drive. As the project will not interfere with existing transit, bicycle and pedestrian facilities, the proposed project would not have a significant impact.

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

In analyzing land use projects under CEQA Guidelines Section 15064.3(b), vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. The proposed project is located diagonally southwest across San Pablo Avenue from the project at the intersection of San Pablo Avenue and Tara Hills Drive. As the

project site is located less than one-half mile from this transit stop, the proposed project would not conflict with CEQA Guidelines Section 15064.3(b).

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

Overall, the project would not substantially increase hazards due to a design feature. All three of the fronting streets are public roads and all three have had right of way dedicated in accordance with their ultimate planned widths. San Pablo Avenue and Tara Hills Drive have been paved to their ultimate width, but the curb along O'Hatch Drive needs to be relocated to provide for its planned street half-width of 16 feet. San Pablo Avenue has an existing sidewalk varying in width between four and ten feet. Tara Hills Drive and O'Hatch Drive are lacking sidewalks altogether. Six-foot sidewalks (exclusive of curb) are typically required along multi-family zoned residential properties. A ten-foot sidewalk along San Pablo Avenue is appropriate due to the mixed commercial usages that exist. On-street parking is currently prohibited along Tara Hills Drive, and will not be allowed along San Pablo Avenue and portions of O'Hatch Drive either.

San Pablo Avenue is a major thoroughfare. A median island has been constructed along the entire frontage, and no left-turn movements are allowed at the intersection with O'Hatch Drive. Due to this restriction in turning movements, outbound traffic to the south will need to use O'Hatch Drive, Brian Road and Tara Hills Drive to access southbound San Pablo Avenue. Inbound traffic from the north off San Pablo Avenue will be forced to use this route or an equally circuitous route via Connor Street.

The private streets serving the residences terminate near the creek bank without a proper turnaround. The applicant requested an exception from the Ordinance Code requirement to construct a turnaround at the terminus of the streets. The most southerly of the roads has a short, side branch from the main road that can function as a hammerhead turnaround for larger vehicles such as fire trucks, refuse collection vehicles, etc. The northerly street which only serves 13 of the 33 units has a parking stall sized restricted area similar to what is required in "dead end" parking lot aisles to facilitate turnarounds. With these mitigations, we have no objection to the granting of this exception request.

The Code also restricts street gradients within 30 feet of intersections to a maximum grade of 6%. The tentative map indicates a slight deviation from this requirement at the private road intersections with O' Hatch Drive due to constraints from the existing slope of the cross street, the reduced building setback from the right of way, and the overall site terrain. The proposed centerline gradient still meets Americans with Disabilities Act (ADA) standards for access. The Contra Costa County Public Works Department has indicated that there would be no aversion to the granting of the applicant's request for an exception from this Code requirement.

e) *Would the project result in inadequate emergency access? (Less than significant)*

The subject property is located on San Pablo Avenue, which is a major road in the Montalvin Manor area. San Pablo Avenue also connects to two other major roads in the nearby area, including Richmond Parkway and Applan Way, both of which connect to Interstate 80. These roads would be used in the event of an emergency requiring evacuation of the local area. The location of the project would not cause it to significantly impair or interfere with emergency evacuation. In addition, the project was sent to the Contra Costa County Fire Protection District (CCCYPD) for comments. The CCCYPD submitted comments on the project application detailing requirements for fire lane delineation, water supply, fire hydrants, and CCCYPD review of building permit submittals, amongst other items. Prior to construction of the proposed townhomes, the revised plans would be reviewed and approved by the CCCYPD. Accordingly, the project would have a less than significant impact on emergency access with the CCCYPD comments integrated into the project and their approval of the building plans.

18. TRIBAL CULTURAL RESOURCES – <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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)*

As discussed in "cultural resources" Section 5.a of this Initial Study, the California Public Resources code defines a historical resource as a resource that has been listed or is eligible for listing on the California Historical Register of Historical Resources, a resource included in a local register of historical resources, or identified as significant in a historical survey meeting the requirements of the Public Resources Code. As there are no buildings or structures on-site listed

on Contra Costa County's Historic Resources Inventory, on California's Register of Historical Resources, or the National Register of Historic places, nor any building or structure that qualifies to be listed, the project site would not be considered a historical resource, and there would be no potential impact for the proposed project resulting in an adverse change of a historical resource. Thus, the proposed gas station reconstruction would have no impact on visible tribal cultural resources.

- 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 the significance of the resource to a California Native American tribe. (Less than significant with mitigation)*

The proposed project was distributed to Wilton Rancheria of the Department of Environmental Resources. As discussed in "cultural resources" Sections 5.b, 5.c, and 5.d of this Initial Study, the project site is already urbanized and has no discernable archaeological or paleontological features; however, there is a possibility that buried archaeological or paleontological resources, or human remains, could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on tribal cultural resources. As a result, the applicant is required to implement mitigation measures **CUL-1, CUL-2 and CUL-3**. Implementation of these mitigation measures would reduce the impact from accidental discovery to a less than significant level.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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)*

The proposed project would incrementally increase wastewater flows, as described above. The project site is served by the West County Wastewater District (WCWD). WCWD has received the project application comment request and has stated that wastewater services is available for the proposed project, subject to the submittal, review and approval of WCWD. By meeting the development standards of WCWD, the proposed project is expected to be accommodated by existing WCWD facilities without expansion of the wastewater treatment system. By following this process, impacts of the proposed project on WCWD facilities would be less than significant.

As discussed in the "hydrology and water quality" section of this Initial Study, the applicant has submitted a preliminary Storm Water Control Plan (SWCP) that provides an underground storm drain system with bioretention facilities. The proposed development has been entirely located on the flat, higher area of the site. In doing so, the site can continue to drain similarly to its existing condition while creating an opportune location for improvements and not creating any disturbance to Garrity Creek. The property is generally level but slopes upward approximately 30 feet from northwest to southeast towards the rear of the property. The site currently drains to drainage infrastructure within San Pablo Avenue or directly into the existing Garrity Creek drainage channel. The proposed project will improve the existing general drainage pattern, as it includes stormwater control facilities for the control of stormwaters entering the property. The SWCP includes a large bioretention area along San Pablo Avenue, which would filter the storm water as it leads to other existing and proposed drainage facilities. The bioretention basins would be designed to intercept storm water collected in the storm drains or surface areas, remove pollutants from storm water, and allow for percolation into the ground or into the drainage facilities. The preliminary SWCP has been reviewed by the Public Works Department (PWD) who has recommended that the application be deemed complete and has recommended conditions of approval regarding storm water management. PWD has stated that review of the final SWCP is required prior to construction of improvements. Implementation of the PWD-approved SWCP would ensure that impact on water quality from project operation would be less than significant.

- b) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Less than significant)*

The project site currently receives water service from the East Bay Municipal Utility District (EBMUD). EBMUD has reviewed the project application documents and has indicated that a new main will be required to accommodate the project, that all EBMUD water efficient measures shall be observed, and that they should be contacted regarding the provision of new water service

pursuant to EMBUD water service regulations. 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)*

The project site is served by the West County Wastewater District (WCWD). WCWD has received the project application comment request and has stated that wastewater services is available for the proposed project subject to the submittal to and approval from WCWD. Therefore, the proposed project could be expected to be accommodated by existing WCWD facilities without expansion of the wastewater treatment system.

- 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)*

The proposed project would generate construction solid waste and post-construction residential solid waste. Construction waste in Contra Costa County is diverted away from landfills and recycled through the three established transfer stations in the County. Construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the CDD at the time of application for a building permit. The Debris Recovery Program would eliminate the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities.

With respect to residential solid waste, the receiving landfill is the Keller Canyon Landfill, located at 901 Bailey Road in Bay Point. Keller Canyon is estimated to be at 15 percent of capacity. Residential waste from the proposed project 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. 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 statutes and regulations related to solid waste? (No impact)*

The proposed project would comply with applicable federal, state, and local laws related to solid waste. The project includes multi-family residential land uses that would not result in the generation of unique types of solid waste that in conflict with existing regulations applicable to solid waste. Furthermore, compliance with CalGreen's solid waste requirements, such as the Construction and Demolition Debris Recovery Program, the project would comply with all applicable federal, state, and local laws related to solid waste.

20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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? (No impact)*

The subject property is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. Therefore, the proposed project will have no impact on any adopted emergency response plan or emergency evacuation plan.

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (No impact)*

The subject property is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. Therefore, the proposed project will have no potential to exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors.

- 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? (No impact)*

The subject property is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. Therefore, the proposed project will not 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? (No impact)*

The subject property is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. Therefore the proposed project will have no potential to 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.

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, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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, 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)*

The applicant proposes to subdivide the subject property into 33 new residential parcels and two common space parcels and to construct new townhome units on each new residential parcel with associated site improvements for the entire development. The subject property is located in a developed area of the County that contains both residential and commercial land uses. With the incorporated project mitigations and due to the relatively small scale of the proposed project, location in an area that has been previously built-out, and the fact that the proposed improvements have been designed to integrate with existing improvements and environmental conditions, the potential for the proposed project to degrade the quality of the environment, reduce habitat, threaten wildlife, or eliminate examples of California history is less than significant. Where mitigation measures are proposed in this Initial Study, the measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable 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)*

The proposed project would not create substantial cumulative impacts. The project site is located within the Urban Limit Line in an area that has been designated for mixed use and surrounded by commercial and both single-family and multi-family residential development, and the proposed project would be consistent with the existing development surrounding it. In addition, there will be no significant increase in the demand for public services such as water, sewage disposal, or solid waste disposal that would require new or significantly expanded infrastructure improvements that could impact the environment. In other words, the proposed project is of a nature and scale that has minimal impacts in areas such as air quality, biology, cultural resources, and tribal cultural resources, which can often cause an impact to the environment when viewed cumulatively over various projects.

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

This Initial Study has disclosed impacts that would be less than significant with the implementation of mitigation measures. All identified mitigation measures will be included in the conditions of approval for the proposed project, and the applicant will be responsible for implementation of the measures. As a result, there would not be any environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

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

1. Project Application and Plans
2. Agency Comments
3. Contra Costa County General Plan (2005-2025)
4. Contra Costa County Ordinance (Title 8)
5. Contra Costa County Historic Resources Inventory (December 2010)
6. Office of Historic Preservation: California Register of Historical Resources (Webpage)
<http://ohp.parks.ca.gov/listedresources/>
7. County Geographic Information Systems (GIS) Data Layers
8. 2014 Contra Costa County Important Farmland Map (Webpage)
<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/con14.pdf>
9. Contra Cost County ECCC HCP/NCCP
10. Bay Area Air Quality Management District, *Bay Area 2017 Clean Air Plan*.
11. Bay Area Air Quality Management District, *California Environmental Quality Act Air Quality Guidelines; Updated May 2017*.
12. CalEEMod (Version 2013.2.2)
13. California Important Famland Finder (Webpage).
<https://maps.conservation.ca.gov/dlrp/ciff/>
14. CAL FIRE. *Contra Costa County Very High Fire Hazard Severity Zones in Local Responsibility Area, As Recommended By CAL FIRE*. (Webpage)
http://frap.fire.ca.gov/webdata/maps/contra_costa/fhszl_map.7.pdf
15. CAL FIRE. *State Responsibility Area Viewer*. (Webpage)
<http://www.fire.ca.gov/firepreventionfee/srviewer>
16. California Department of Fish and Wildlife (Webpage)
<https://www.wildlife.ca.gov/>
17. California Emergency Management Agency. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle*.
18. 2019 California Environmental Quality Act Guidelines
19. CalRecycle, Facility/Site Summary Details: Keller Canyon Landfill (07-AA-0032) (Webpage)
<http://www.calrecycle.ca.gov/SWFacilities/Directory/07-AA-0032/Detail/>

20. Contra Costa County, 2010 Census (Webpage)
<http://www.co.contra-costa.ca.us/5342/Demographics>
21. Contra Costa County Fire Protection District, *Fire Stations* (Webpage)
<http://www.cccfpd.org/station-address.php>
22. Contra Costa County Sheriff, *Patrol Division* (Webpage)
<http://www.co.contra-costa.ca.us/208/Patrol-Division>
23. Contra Costa County Waste Reduction and Recycling (Webpage)
<http://www.cccounty.us/depart/cd/recycle/>
24. Contra Costa Library (Webpage)
<http://ccclib.org/>
25. Contra Costa Health Services (Webpage)
<http://cchealth.org/eh/land-use/>
26. Clean Water Act (Webpage)
<http://www.epa.gov/laws-regulations/summary-clean-water-act>
27. Darwin Myers Associates, 2018. *Geologic Peer Review*.
28. Federal Clean Air Act (Webpage)
<http://www.epa.gov/clean-air-act-overview>
29. Hazardous Waste and Substances Site List - "Cortese List" (Webpage)
<http://www.calepa.ca.gov/SiteCleanup/CorteseList/>
30. Jeffrey K. Pack, Edward L. Pack Associates, Inc., 2018. *Noise Assessment Study for the Planned "Tara Hills" Multi-Family Development, San Pablo Avenue, Contra Costa County*.
31. Quantum Geotechnical, Inc., 2018. *Geotechnical Investigation Report*.
32. Quantum Geotechnical, Inc., 2018. *Response to Contra Costa County Flood Control Comments*.
33. Sadie McGarvey, Johnson Marigot Consulting, LLC, 2019. *Biological Resource Analysis, Tara Hills Residential Project*.
34. Public Works Department, Engineering Services Division, 2019. Memorandum: *Subdivision SD18-9491/Permit DP18-3022 Staff Report & Conditions of Approval*.
35. United States Department of Fish and Wildlife (Webpage)
<http://www.fws.gov/>
36. United States Environmental Protection Agency (EPA) (Webpage)
<http://www3.epa.gov/>
37. West Contra Costa Unified School District (Webpage)
<http://www.wccusd.net/>

ATTACHMENTS

- 1) Mitigation Monitoring Program
- 2) County Parcel Page
- 3) Printout of Subject Property and Surrounding Zoning Districts
- 4) Printout of Subject Property and Surrounding General Plan Designations
- 5) Aerial View of Subject Property and Vicinity
- 6) Project Plans

Mitigation Monitoring Program
County File #SD18-9491/DP18-3022

APN: 403-202-011
Southwest corner of San Pablo Avenue
& O'Hatch Drive, El Sobrante

March 7, 2018

SECTION 3. AIR QUALITY

Potentially Significant Impacts: Temporary construction and grading activities on the project site could (c) expose sensitive receptors to substantial pollutant concentrations and (d) create objectionable odors affecting a substantial number of people.

Mitigation Measures:

Air Quality-1 (AIR-1): The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. 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.
6. 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.
7. All construction and operational equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. Post a publicly visible sign with the telephone number and 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 phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:

COA

Timing of Verification:

Prior to DCD approval of construction documents and throughout construction-related activity.

Abbreviations:

Condition of Approval (COA)

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Responsible Department or Agency:	Project proponent, DCD, and Building Inspection Division.
Compliance Verification:	DCD review and approval of construction documents, and verification in field by Building Inspection Division.

SECTION 4: BIOLOGICAL RESOURCES

Potentially Significant Impacts: Temporary construction and grading activities on the project site could (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.

Mitigation Measures:

Biology 1 (BIO-1): The following general avoidance and minimization measures shall be implemented throughout the construction activities to avoid potential impacts to sensitive biological resources.

1. All staging, maintenance, and storage of construction equipment will be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into waters of the U.S./State. No other debris, rubbish, creosote-treated wood, soil, silt, sand, cement, concrete or washings thereof, or other construction-related materials or wastes will be allowed to enter into or be placed where they may be washed by rainfall or runoff into waters of the U.S./State. All such debris and waste shall be picked-up daily and properly disposed of at an appropriate site.
2. All food-related trash items such as wrappers, cans, bottles, and food scraps will be disposed of in closed containers and removed at least once a day from the project site.
3. No firearms will be allowed on the project site except for those carried by authorized security personnel, or local, State, or Federal law enforcement officials.
4. Project personnel shall not have dogs or cats in the project area.
5. Project personnel will not be permitted to smoke in the project area.
6. No pesticides of any kind will be used on the project site at any time during project implementation.
7. No equipment will be operated in areas of flowing or standing water. No fueling, cleaning, or maintenance of vehicles or equipment will take place within any areas where an accidental discharge to waters of the U.S./State waters may occur.

Abbreviations:

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8. All equipment including excavators, trucks, hand tools, etc., that may have come in contact with invasive plants or the seeds of these plants, will be carefully cleaned before arriving on the site and shall also be carefully cleaned before removal from the site to prevent spread of these plants.
9. Disturbance or removal of vegetation will not exceed the minimum necessary to complete construction.
10. To minimize harassment, injury, death, and harm in the form of temporary habitat disturbances, all project-related vehicle traffic will be restricted to established roads, construction areas, equipment staging, parking, and stockpile areas.
11. Along the length of the onsite portion of Garrity Creek, the work area will be delineated with orange silt fencing in order to minimize impacts to habitat beyond the work limit. This fencing will remain in place until all ground moving operations have ceased. Orange cyclone fencing, or other materials that can entrap small amphibians and reptiles and other small wildlife species, will not be used.
12. For each onsite tree proposed for preservation, a root protection zone will be established, extending from the trunk to the dripline (the outer extent of the tree canopy). This root protection zone will be fenced off from the work area with construction fencing in order to protect the preserved trees from inadvertent damage due to ground moving, compaction, and/or limb removal within the footprint of the dripline.

Biology 2 (BIO-2): If vegetation removal or ground disturbance are scheduled to occur between February 15 and August 31, a preconstruction nesting bird survey of all suitable nesting habitat on the project site and within the zone of influence (the area immediately surrounding the project site that supports suitable nesting habitat that could be impacted by the project due to visual or auditory disturbance associated with the removal of vegetation and construction activities scheduled to occur during the nesting season) will be conducted by a qualified biologist within 14 days prior to commencement of vegetation removal or ground disturbance. If no nesting birds are observed during the survey, the vegetation removal and/or ground disturbance may commence as planned. If nesting birds are observed during the survey, a non disturbance buffer of 50 feet for passerine birds and 250 feet for raptors will be established. This buffer will remain in place until such a time as the young have been determined (by a qualified biologist) to have fledged.

Implementing Action:	COA
Timing of Verification:	Prior to DCD approval of construction documents and throughout construction-related activity.
Responsible Department or Agency:	Project proponent, DCD, and Building Inspection Division.

Abbreviations:

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Compliance Verification:

DCD review and approval of construction documents, and verification in field by Building Inspection Division.

SECTION 5: CULTURAL RESOURCES

Potentially Significant Impact: Construction activities on the project site could (b) cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5, (c) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and (d) disturb human remains, including those interred outside of formal cemeteries.

Mitigation Measure:

Cultural Resources 1 (CUL-1): If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, 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 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.

Cultural Resources 2 (CUL-2): If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.

Cultural Resources 3 (CUL-3): If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD.

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The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.	
Implementing Action:	COA
Timing of Verification:	During construction activities.
Responsible Department or Agency:	Project proponent and DCD.
Compliance Verification:	Submit archaeological report to DCD for review and approval if there is a qualifying find on-site.

SECTION 7: GEOLOGY AND SOILS

Potentially Significant Impacts: Construction and grading activities on the project site could (a)(iv) expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving landslides, (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, and (d) be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

Mitigation Measures:

Geology 1 (GEO-1): Prior to recordation of the Final Map, the project sponsor shall provide an updated geotechnical report for technical review by the County Peer Review Geologist, and for review and approval by the Department of Conservation and Development. The updated geotechnical report shall include the following: (i) detailed slope stability analysis for Garrity Creek, (ii) review of project grading and drainage plans, including the siting and design of C.3 bio-retention facilities, (iii) present California Building Code Seismic Design Parameters, (iv) provide geotechnical recommendations pertaining to site clearing, grading, foundation designs, slabs-on-grade, pavement, flat work, and drainage, and (v) outline of details of the proposed observation/monitoring/testing services recommended during construction. The geotechnical monitoring during construction shall commence with clearing, and extending through grading, installation of drainage facilities, and foundation-related work.

Geology 2 (GEO-2): The gradient of this slope be restricted to 2½:1 (or flatter), with the top of the cut rounded to provide a smooth transition to natural topography. Consideration shall be given to use of special engineering (e.g. reinforced earth, retaining walls or combination of retaining wall and cut slope). If the updated geotechnical report deems the retreat of the top-of-bank to be a substantial risk, implementation of a deeper foundation system (e.g. pier and grade beam) and/or improvements to the creek bank shall be warranted to achieve long term stability of the residential units nearest the creek corridor.

Geology 3 (GEO-3): The updated geotechnical report shall include additional corrosivity testing to determine if special precautions shall be required to avoid damage to improvements that are in contact

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with the ground (concrete or steel). Following rough grading, but prior to commencement of foundation-related work, additional testing of each building pad may be required by the County, if deemed to be necessary.

Implementing Action:	COA
Timing of Verification:	Prior to DCD approval of the Final Map and construction documents and throughout construction-related activity.
Responsible Department or Agency:	Project proponent, DCD, County Geologist, and Building Inspection Division.
Compliance Verification:	DCD and County Geologist review and approval of updated geotechnical reports, construction documents, and verification in field by Building Inspection Division.

SECTION 12: NOISE

Potentially Significant Impact: Construction activities on the project site could (a) expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies, and (d) generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Mitigation Measure:

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

1. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
2. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
3. 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.
4. 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:
 - o New Year's Day (State and Federal)
 - o Birthday of Martin Luther King, Jr. (State and Federal)
 - o Washington's Birthday (Federal)
 - o Lincoln's Birthday (State)

Abbreviations:

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- President's Day (State and Federal)
- Cesar Chavez Day (State)
- Memorial Day (State and Federal)
- Independence Day (State and Federal)
- Labor Day (State and Federal)
- Columbus Day (State and Federal)
- Veterans Day (State and Federal)
- Thanksgiving Day (State and Federal)
- Day after Thanksgiving (State)
- Christmas Day (State and Federal)

Noise-2: To achieve compliance with the 65 dB DNL noise standard at the noise-impacted patios of the building closest to San Pablo Avenue, the following exterior noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

1. Construct six-foot acoustically-effective front patio fences at the units closest to, and directly facing, San Pablo Avenue. The patio fence height is in reference to the nearest patio pad elevation.
2. In order for the six-foot noise control fences to provide adequate noise shielding, the patios shall be no closer than 55 feet from the centerline of San Pablo Avenue.
3. To achieve an acoustically-effective fence, it must be made air-tight (i.e. without cracks, gaps, or other openings) and must provide for long-term durability. The barriers shall be constructed of wood, concrete, stucco, masonry, metal, or a combination thereof and must have a minimum surface weight 2.5 pounds per square foot. If wood fencing is used, homogenous sheet materials are preferable to conventional wood fencing, as the latter has a tendency to warp and form openings with age. However, high-quality, air-tight, tongue-and-groove, shiplap, or board and batten construction can be used, provided the minimum surface weight requirement is met and the construction is air-tight. The noise control barrier shall be constructed so that all joints, including connections with posts or pilasters, are sealed air-tight and no openings are permitted between the upper barrier components and the ground. Gates may be incorporated into the patio fences; however, the gates must be constructed air-tight and shall fit tightly to the fence when closed. Astragals shall be placed over the gaps at the stop and hinge jambs, and the gap under the gate shall be no more than one-inch high.

Noise-3: To achieve compliance with the 45 dB DNL noise standard of the Contra Costa County Noise Element and Title 24, the following exterior noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

Abbreviations:

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1. Maintain closed, at all times, all windows of living spaces of the first building closest to San Pablo Avenue. Install windows rated minimum Sound Transmission Class (STC) 32 at all living spaces on the east, north and west sides of the building. Install windows rated minimum STC 28 at all living spaces on the south side of the building.
2. Maintain closed, at all times, all windows of living spaces of the second building from San Pablo Avenue facing east, north, west and the south facing spaces at the units on the east and west end of the building. Install windows rated minimum STC 28 at all living spaces with the closed window condition.
3. Maintain closed, at all times, all windows of living spaces of the easterly three units and westerly two units of the third building from San Pablo Avenue that face north, east or west. Install windows rated minimum STC 28 at all living spaces on the east, north and west sides of the building. Install windows rated minimum STC 28 at all living spaces with the closed window condition.
4. When windows are maintained closed at all times for noise control, mechanical ventilation shall be provided. The mechanical ventilation shall conform to the requirements of the California Mechanical Code and shall not compromise the acoustical integrity of the building shell. All other windows of the development may be kept open as desired.
5. When windows are kept closed for noise control, they shall be operable, as this mitigation does not imply a fixed or inoperable condition.
6. In addition to the required STC ratings, the windows shall be installed in an acoustically-effective manner. To achieve an acoustically-effective window and door construction, the sliding window panels shall form an air-tight seal when in the closed position, and the window frames must be caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration.
7. Prior to issuance of building permits, this report shall be submitted to CDD for review. The acoustical test report of all sound-rated windows and glass doors shall be reviewed by a qualified acoustician to ensure that the chosen windows and glass doors will adequately reduce interior noise exposure to acceptable levels.

Implementing Action:	COA
Timing of Verification:	Prior to DCD approval of construction documents and throughout construction-related activity.
Responsible Department or Agency:	Project proponent, DCD and Building Inspection Division.

Abbreviations:

Condition of Approval (COA)
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Compliance Verification:	DCD review and approval of construction documents, and verification in field by Building Inspection Division.
SECTION 17: TRIBAL CULTURAL RESOURCES	
Potentially Significant Impact: Construction activities on the project site could (a)(ii) cause a substantial adverse change in the significance of a tribal cultural resource	
Mitigation Measure:	
<p>The proposed project was distributed to Wilton Rancheria of the Department of Environmental Resources. As discussed in "cultural resources" Sections 5.b, 5.c, and 5.d of this Initial Study, there is a possibility that buried archaeological resources, paleontological resources, or human remains could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on tribal cultural resources. As a result, the applicant is required to implement mitigation measures CUL-1, CUL-2 and CUL-3. Implementation of these mitigation measures would reduce the impact from accidental discovery to a less than significant level.</p>	
Implementing Action:	COA
Timing of Verification:	During construction activities and throughout operations.
Responsible Department or Agency:	Project proponent and DCD.
Compliance Verification:	Submit archaeological report to DCD for review and approval if there is a qualifying find on-site.

Abbreviations:

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Public Works Department (PWD)

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TARA HILLS-UNIT NO. 1
M.B. 45-22

TAX CODE AREA



201
202

Subject Property and Surrounding Zoning Districts



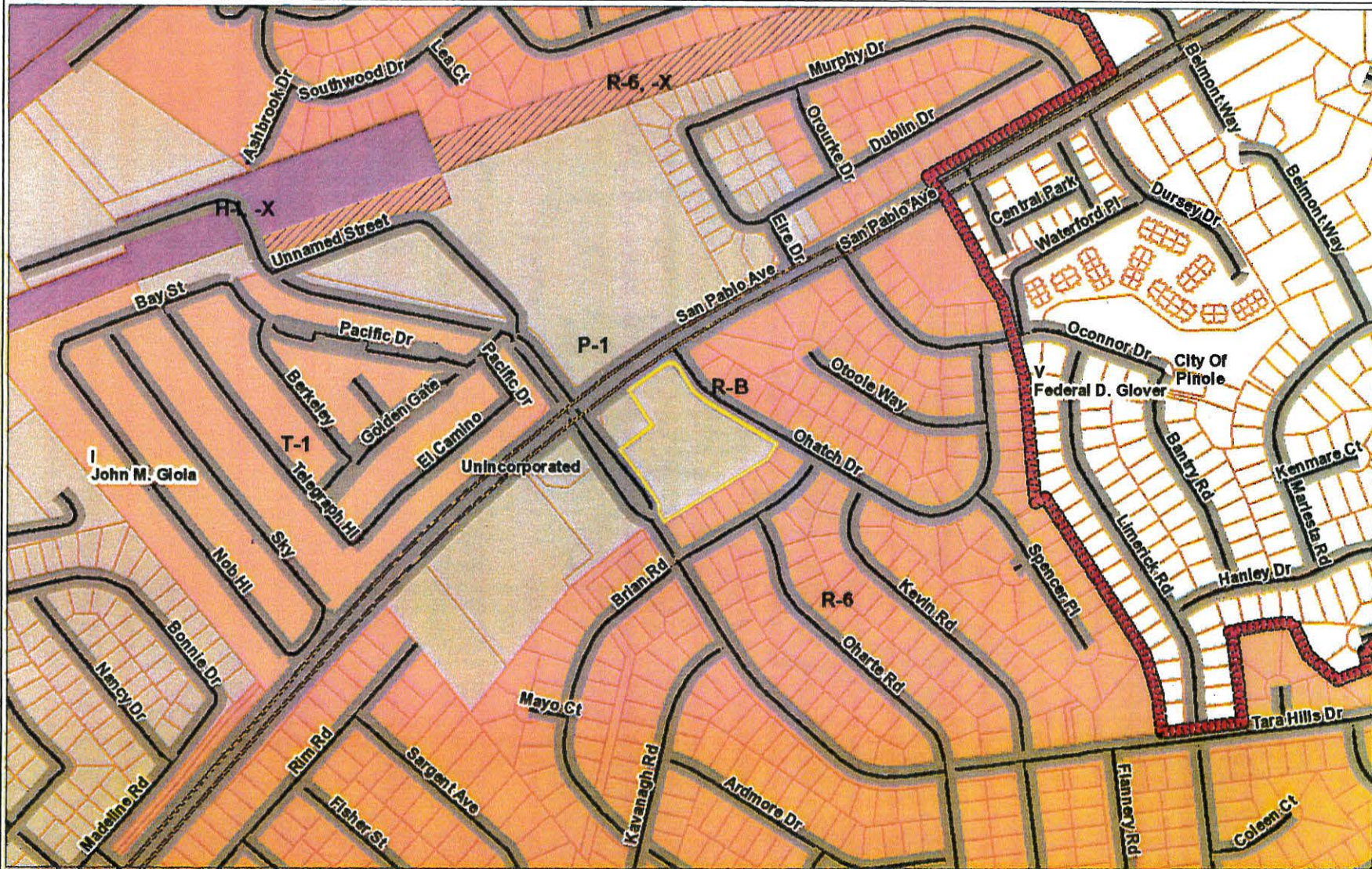
Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Zoning**
 - R-6 (Single Family Residential)
 - R-6 -FH (Single Family Residential Combining District)
 - R-6 -FH -UE (Single Family Residential Urban Farm Animal Exclusion Corn
 - R-6 -SD-1 (Single Family Residential Hillside Development Combining District)
 - R-6 -TOV -K (Single Family Residential View Ordinance and Kensington Ct.
 - R-6 -UE (Single Family Residential Exclusion Combining District)
 - R-6 -X (Single Family Residential - Combining District)
 - R-7 (Single Family Residential)
 - R-7 -X (Single Family Residential - Combining District)
 - R-10 (Single Family Residential)
 - R-10 -UE (Single Family Residential Exclusion Combining District)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20 -UE (Single Family Residential Exclusion Combining District)
 - R-40 (Single Family Residential)
 - R-40 -FH (Single Family Residential Combining District)
 - R-40 -FH -UE (Single Family Residential Urban Farm Animal Exclusion Corn
 - R-40 -UE (Single Family Residential Exclusion Combining District)
 - R-65 (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1 -T (Two Family Residential - Tr District)
 - D-1 -UE (Planned Unit - Urban Farm Combining District)
 - M-12 (Multiple Family Residential)
 - M-12 -FH (Multiple Family Residential Combining District)
 - M-17 (Multiple Family Residential)

1:4,514

Notes

Contra Costa County -DOIT GIS

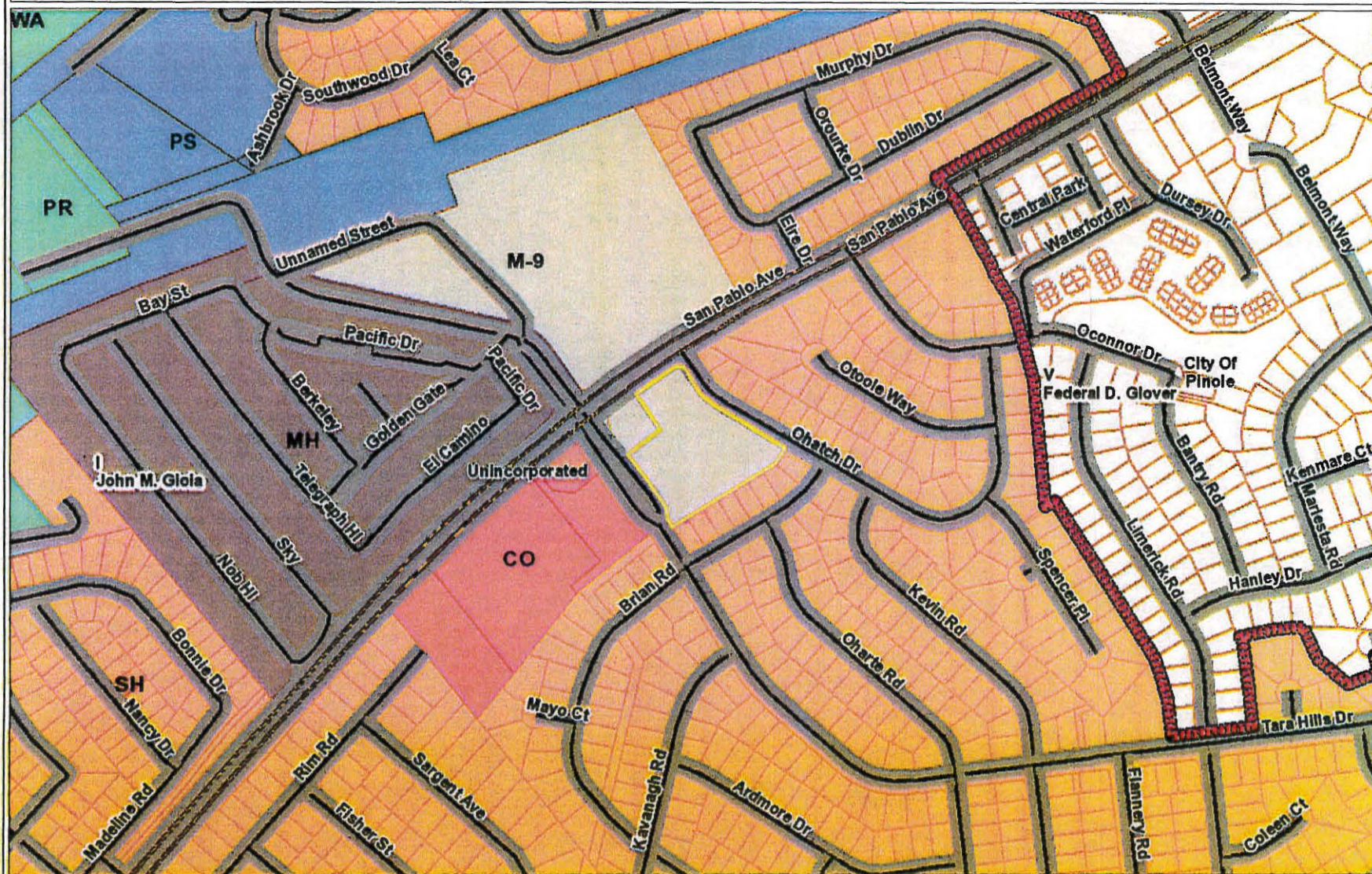


0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Subject Property and Surrounding General Plan Designations



Legend

-  City Limits
 Unincorporated
 Highways
 Highways Bay Area
 Streets
General Plan
-  SV (Single Family Residential - Var)
 SL (Single Family Residential - Lov)
 SM (Single Family Residential - Me)
 SH (Single Family Residential - Hig)
 ML (Multiple Family Residential - Lt)
 MM (Multiple Family Residential - N)
 MH (Multiple Family Residential - H)
 MV (Multiple Family Residential - V)
 MS (Multiple Family Residential - V)
 CC (Congregate Care/Senior Hous)
 MO (Mobile Home)
 M-1 (Parker Avenue Mixed Use)
 M-2 (Downtown/Waterfront Redoe I)
 M-3 (Pleasant Hill BART Mixed Use)
 M-4 (Willow Pass Road Mixed Use)
 M-5 (Willow Pass Road Commercial)
 M-6 (Bay Point Residential Mixed U)
 M-7 (Pittsburg/Bay Point BART Sta)
 M-8 (Dougherty Valley Village Cent)
 M-9 (Mentahvin Manor Mixed Use)
 M-10 (Willow Pass Business Park I)
 M-11 (Applan Way Mixed Use)
 M-12 (Triangle Area Mixed Use)
 M-13 (San Pablo Dam Road Mixed)
 M-14 (Heitlage Mixed Use)
 CD (Commercial)
 OF (Office)
 BP (Business Park)
 LI (Light Industry)
 HI (Heavy Industry)
 AL, OIBA (Agricultural Lands & Off)
 CR (Commercial Recreation)
 ACO (Airport Commercial)

1:4,514



Notes

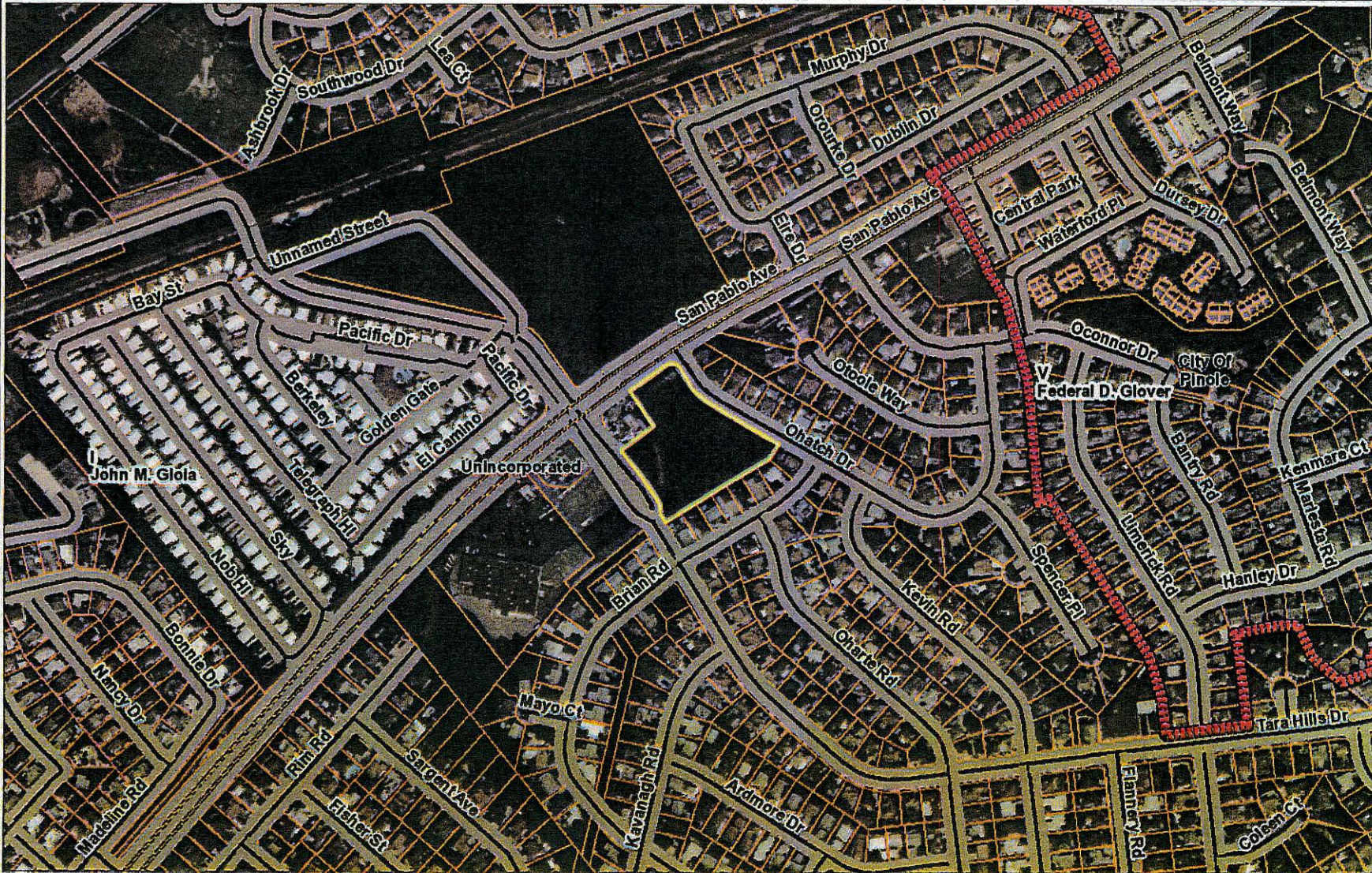
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Aerial View of Subject Property and Vicinity



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Board of Supervisors' Districts
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessor Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:4,514



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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