

**Lead Agency:**  
**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



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Deputy Director

**Kelli Zenn**  
Business Operations Manager

November 26, 2019

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

**County File No. SD18-9504**

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

**PROJECT TITLE:** Xavier Estates Vesting Tentative Map

**APPLICANT:** Castle Companies  
Attn: Steve Garrett Ph: (925) 876-1656  
12885 Alcosta Blvd., Suite A  
San Ramon, CA 94583

**LOCATION:** The project site is located at 977 Danville Boulevard, Alamo, CA 94507. (Assessor Parcel No.: 201-010-007) (Zoning: (R-20) Single-Family Residential District)

**DESCRIPTION:**

**Project Description:** The proposed project consists of the following requests: (1) approval of a Vesting Tentative Map for a 6-lot major subdivision of a 3.62-acre parcel with proposed lot sizes ranging from 23,469 up to 28,414 square feet, with no home development proposed at this time; (2) a Tree Permit to remove 153 code-protected trees, and for earthwork and construction activities in the dripline of one code-protected 45-inch Valley Oak tree that is to be preserved; (3) a Grading Permit to grade approximately 15,000 cubic yards of earth material, for the construction of the subdivision's private roadway, building areas, soil remediation, and drainage facilities; and (4) exceptions to Subdivision Ordinance Title 9 of the County Code in order to forego underground utility requirements and road improvements along Danville Boulevard.

**Site and Area Description:** The subject property is a flat, irregularly shaped, 3.62-acre residential property in the unincorporated Alamo community, bounded by Danville Boulevard on the northeast and the Iron Horse Trail to the southwest. The property fronts for approximately 258 feet along Danville Boulevard, and is addressed as 977 Danville Boulevard. The subject parcel is an old farm and orchard property that is currently occupied by an aging farmhouse and six additional farm buildings that have been converted to residential apartments; all of these existing buildings and structures are proposed to be vacated and demolished. No farm activities occur on the property. The parcel is zoned R-20 Single-Family Residential, and all of the surrounding parcels share the same R-20 zoning designation. The subject

property is the largest parcel in the vicinity with an area of approximately 157,687 square feet, whereas the neighboring parcels are generally around 15,000 square feet in area. The surrounding properties are developed with single-family residences and associated accessory buildings.

### **ENVIRONMENTAL EFFECTS:**

The Initial Study for the proposed project identified potentially significant impacts in the environmental areas of biology and noise. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed during business hours in the offices of the Department of Conservation and Development, and Application and Permit Center at **30 Muir Road, Martinez, CA.**

The document can also be viewed online at: <https://www.contracosta.ca.gov/4841/Public-Input>

**Public Comment Period** - The Period for accepting comments on the adequacy of the environmental documents extends to **Thursday, December 26, 2019, until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

Name: Gary Kupp, Senior Planner (925) 674-7799  
Community Development Division  
Contra Costa County, Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

Sincerely,

Gary Kupp  
Senior Planner

cc: County Clerk's Office (2 copies)  
Adjacent Occupants and Owners  
Notification List

attach: Vicinity Map & Site Plan

## CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Xavier Estates Vesting Tentative Map  
(County File #SD18-9504)
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:** Gary Kupp, Project Planner  
(925) 674-7799
4. **Project Location:** 977 Danville Boulevard, Alamo, CA 94507 (Assessor Parcel No. 201-010-007).
5. **Project Sponsor's Name and Address:** Castle Companies (Applicants & Owners)  
12885 Alcosta Boulevard, Suite A  
San Ramon, CA 94583
6. **General Plan Designation:** (SL) Single-Family Residential, Low Density
7. **Zoning:** (R-20) Single-Family Residential District
8. **Description of Project:** The proposed project consists of the following requests: (1) approval of a Vesting Tentative Map for a 6-lot major subdivision of a 3.62-acre parcel with proposed lot sizes ranging from 23,469 up to 28,414 square feet, with no home development proposed at this time; (2) a Tree Permit to remove 153 code-protected trees, and for earthwork and construction activities in the dripline of one code-protected 45-inch Valley Oak tree that is to be preserved; (3) a Grading Permit to grade approximately 15,000 cubic yards of earth material, for the construction of the subdivision's private roadway, building areas, soil remediation, and drainage facilities; and (4) exceptions to Subdivision Ordinance Title 9 of the County Code in order to forego underground utility requirements and road improvements along Danville Boulevard.
9. **Surrounding Land Uses and Setting:** The subject property is a flat, irregularly shaped, 3.62-acre residential property in the unincorporated Alamo community, bounded by Danville Boulevard on the northeast and the Iron Horse Trail to the southwest. The property fronts for approximately 258 feet along Danville Boulevard, and is addressed as 977 Danville Boulevard. The subject parcel is an old farm and orchard property that is currently occupied by an aging farmhouse and six additional farm buildings that have been converted to residential apartments; all of these existing buildings and structures are proposed to be vacated and demolished. No farm activities occur on the property. The parcel is zoned R-20 Single-Family Residential, and all of the surrounding parcels share the same R-20 zoning designation. The subject property is the largest parcel in the vicinity with an area of approximately 157,687 square feet, whereas the neighboring parcels are generally around 15,000 square feet in area. The surrounding properties are developed with single-family residences and associated accessory buildings.

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

- Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and Building Inspection Division (BID).
- Contra Costa County Public Works Department
- San Ramon Valley Fire Protection District
- Central Contra Costa Sanitary District
- East Bay Municipal Utility District
- Contra Costa County Health Services Department
- California Environmental Protection Agency

**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.?**

The County contacted the Wilton Rancheria on July 29, 2019, and provided them with the project description and application materials for their determination of value of the site to local Native American tribes. The tribe was provided 30 days to request a consultation and, during which time, none was requested.

### Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input 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                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Services Systems      | <input type="checkbox"/> Wildfire                           | <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, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Gary Kupp  
Senior Planner  
Contra Costa County  
Department of Conservation & Development

\_\_\_\_\_  
Date

## ENVIRONMENTAL CHECKLIST

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

### SUMMARY

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

The General Plan Open Space Element (Figure 9-1 “Scenic Ridges and Waterways”) identifies scenic ridges and waterways in the county. According to Figure 9-1, the proposed subdivision and any potential future development is not located on a scenic ridgeline or near a scenic waterway, nor are there any scenic ridges or waterways in the vicinity of the project site. Since there are no scenic ridges or waterways in the project vicinity, the chief aesthetic concern is the observable view from scenic routes. The Transportation and Circulation Element of the General Plan (Figure 5-4 “Scenic Routes Plan”) identifies scenic routes in the county. The subject property fronts for approximately 258 feet along Danville Boulevard, and according to Figure 5-4, Danville Boulevard is a scenic route. It is a goal of the Transportation and Circulation Element to “identify, preserve, and enhance scenic routes in the County”. The subdivision proposes six new residential lots with no home development proposed at this time. Once subdivided, the lots will eventually be developed with single-family residences with two of the lots fronting on Danville Boulevard. The frontage along Danville Boulevard in the project area is almost entirely developed with single-family residences, so the potential of two additional residences fronting on Danville Boulevard at a future point in time will be a less-than-significant visual impact in the area and will not have an adverse effect on a scenic vista.

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

The subject parcel is an old farm property that is currently occupied by an aging farmhouse and six additional farm buildings that have been converted to residential apartments; all of these

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing buildings and structures are proposed to be vacated and demolished. The main house appears to have been originally constructed circa 1909; there is no information relating to when the other buildings were constructed. Notwithstanding the age of the buildings, they are of no historical value. According to the project Historic Resource Report none of the buildings are of historical significance since they have been extensively altered by numerous additions and conversions over the decades that have obliterated the buildings' character-defining architectural elements from the period of significance to the extent that no integrity of design remains. The property is not listed on, and does not qualify to be listed on the National Register of Historic Places or the California Register of Historical Resources. The site is not located within a scenic highway; the property is located about 0.23 miles northeast of Highway I-680, which is listed as a "state scenic highway", but the site is not visible from I-680. There are no significant trees or rock outcroppings that provide scenic value to the property. In light of the preceding discussion, the project will have a less-than-significant impact on this analysis category.

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

The subject property is considered urbanized since it is not reliant upon septic and water well facilities due to the availability of municipal sanitary and water services. The project does not conflict with applicable zoning and other regulations governing scenic quality; therefore, project impacts will be less than significant.

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

There are no street lights proposed for the private road for the subdivision, so there will be no new sources of glare or lighting created by street lamps. The subdivision application does not address residential outdoor lighting, since the application is to subdivide the land only. But it is reasonable to assume that any future homes will have exterior lighting sources, but it is equally reasonable to anticipate that they will not be in excess of standard lighting for private residences. Such lighting will provide the necessary light for safety and security at night. Therefore, once residential uses are established on the site, nighttime lighting would add new sources of light that currently do not exist, but given the low-density residential nature of any future development, the project's light contribution, although potentially noticeable, will be less than significant.

**Sources of Information**

- Contra Costa County General Plan Open Space Element
- Contra Costa County General Plan Transportation and Circulation Element
- Project Application Materials and Plans for County File #SD18-9504
- California Scenic Highway Mapping System Website

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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- Contra Costa County Accela GIS
- Contra Costa County Code, Title 8—Zoning
- Staff Site Visit Photographs
- Historic Resource Report section of *Cultural Resources Inventory Survey, Xavier Estates Subdivision Project*, dated 1/20/ 2019.
- Agency Comments on Project Application



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>2. AGRICULTURAL AND FOREST RESOURCES – Would the project:</b>				
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.)*

The subject site is designated Single-family Residential—Low Density (SL) by the General Plan. According to the Department of Conservation’s 2016 Map of Important Farmland for Contra Costa County, the site is not located on prime, unique farmland, or farmland of statewide or local importance, but is designated as “Urban And Built-Up Land”. The project does not propose to convert prime farmland, unique farmland, or farmland of statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use, but rather proposes to subdivided urbanized residential land, therefore there will be no impact.

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

The subject property is not zoned for agriculture or farming; it is zoned R-20 Single-Family Residential. There are no existing agricultural uses taking place on the site, and there is no Williamson Act Contract associated with the property. Therefore, the project has no conflict or impact.

- 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*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*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 site is not zoned for timberland production, nor is the site proposed to be rezoned in any way. There is no existing timberland or timber production occurring on the site. There are no forests on the project site and there are no areas designated as “Forest Lands” by the Department of Forestry; therefore, the project impacts are less than significant.

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

See response to Section c) above. The project will have no impact.

- 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 property is not designated as farmland, nor are there any existing agricultural uses occurring there (see also responses to Sections a & b above). Therefore, the project will have no impact.

**Sources of Information**

- Contra Costa County General Plan Conservation Element
- Project Application Materials and Plans for County File #SD18-9504
- Contra Costa County Accela GIS
- Contra Costa County Code, Title 8—Zoning
- 2016 Contra Costa County Important Farmlands Map (CA Dept. of Conservation)

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

**SUMMARY**

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan? (No impact.)*

The 2017 Clean Air Plan, prepared by the Bay Area Air Quality Management District (BAAQMD), is the most recent plan prepared to fulfill state and federal air pollution reduction requirements. The 2017 plan provides a regional strategy to protect public health and protect the climate, as well as describing how the air district will continue to progress toward attaining all state and federal air quality standards and eliminating health risk disparities from exposure to air pollution among Bay Area communities. To accomplish this, the 2017 plan describes a multi-pollutant strategy to simultaneously reduce emissions and ambient concentrations of ozone, fine particulate matter, toxic air contaminants, as well as greenhouse gases (GHG) that contribute to climate change. The subdivision of land, or any other aspects of the proposed project, does not conflict with or obstruct implementation of any air quality plans for the region; therefore, the project will have no impact on this analysis category.

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

Based on EPA data, in 2019 Contra Costa County had a “marginal” air pollutant non-attainment status for Ozone (i.e. “smog”) and Particulate Matter 2.5 (PM-2.5). Non-attainment is a classification applied to an area that had one or more violations within the last three years. The EPA did not provide data identifying how many violations were identified in Contra Costa County or where the violations occurred. Both smog and PM-2.5 are pollutants commonly associated with dense urban areas such as the metropolitan Bay Area, therefore it can be reasonably assumed that the violations were logged in the more densely populated areas of central and western Contra Costa County. Contra Costa County and the project site are also currently designated as an “attainment area” for carbon monoxide (CO), which means no violations or exceedances of air-quality standards for CO were reported. Due to the low-density nature of the proposed subdivision

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the subject property into six lots, and the expected future residential use of those lots will not will not be a source of criteria air pollutants. Excessive emission of criteria air pollutants are not associated with residential uses, but are typically generated by traffic congestion, petroleum refining, and other industrial and commercial uses. Thus any project impacts to state ambient air quality standards will be less than significant.

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

The BAAQMD is the responsible agency for maintaining air quality within the San Francisco Bay Area Air Basin (SF Basin) within federal and state quality standards. BAAQMD defines sensitive receptors as facilities and land uses where groups such as children, the elderly, the acutely ill, and the chronically ill are likely to be located. These land uses include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, medical clinics, etc. The site and the majority of surrounding properties are residential lots, and therefore are considered sensitive receptors based on the BAAQMD definition. Emission of air pollutants associated with this project would be generated by short-term construction activities such as demolition, grading, street and utility improvements, and construction of up to six future residences once the site is subdivided. These short-term impacts would primarily be due to emissions from construction and grading equipment, delivery trucks for building materials and equipment to the site, and vehicle emissions associated with commute trips to the project site by construction workers. These short-term impacts would be temporary in duration and are therefore less than significant. Once construction is completed, the only air quality impacts would be associated with residential uses at the site, and traffic for up to a maximum of up to six future homes. Once the subdivision is developed, any air quality impacts would be from typical emissions associated with residential neighborhoods; residential land uses are not significant sources of air pollution. Furthermore, since only six additional future residences are anticipated, any traffic increases to the area will be negligible, so any air quality impacts relating to residential traffic would be less than significant.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (No impact.)*

The proposed residential subdivision does not include any odor-generating activities. Common odor-generating land uses typically involve petroleum refining, natural gas production, manufacturing, fabrication, rendering of animal products, manure production or use, painting, agricultural uses, landfills, etc. The completed project would consist of a 6-lot residential development. Residential developments are not considered sources of odor. The proposed subdivision will have no impact on this category.

**Sources of Information**

- Project Application Materials and Plans for County File #SD18-9504
- Contra Costa County Climate Action Plan

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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- Bay Area Air Quality Management District website
- Air Resources Board website
- Environmental Protection Agency Nonattainment Data ([www3.epa.gov/airquality/greenbook/anayo\\_ca.html](http://www3.epa.gov/airquality/greenbook/anayo_ca.html))

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>4. BIOLOGICAL RESOURCES – Would the project:</b>				
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 state or federally protected wetlands (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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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.)*

Figure 8-1 of the Conservation Element of the General Plan indicates the project site is not located in a significant ecological area of biological importance. Furthermore, the biological resource report for the proposed project, prepared by Consulting Wildlife Biologist, Greg Matuzak, concludes that there are no sensitive habitats on the subject property, and that the project area does not provide habitat for any special-status species of plants or animals. However, the project does propose the removal of trees that could provide nesting habitats during the nesting season between March 1 to August 30 that could disturb or remove occupied nests of migratory birds or raptors. Therefore, if tree removal or construction and development activities occur between March 1 and August 30, the report recommends that preconstruction surveys be conducted within 500 feet of the disturbance areas within the subject parcel.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation Measure (BIO-1)**

**Impact:** The removal of trees during the nesting season between March 1 to August 30 could impact nesting habitats and could disturb or remove occupied nests of migratory birds or raptors.

**Mitigation Measures:** If tree removal or construction/demolition and development activities occur between March 1 and August 30, pre-construction biological surveys shall be conducted within 500 feet of the disturbance areas within the subject parcel at least two weeks prior to commencement of such activities. If any nesting raptors or migratory birds are identified during the surveys, active nests should be avoided and a no-disturbance buffer should be established around the nesting site to avoid disturbance or destruction of the nest site until after the breeding season or after a wildlife biologist determines that the young have fledged the nests. The extent of these buffers will be determined by a wildlife biologist and would depend on the species present, the level of noise or construction disturbance, the line of sight between the nest and the disturbance, the ambient noise levels of noise and other disturbances, and other topographical or artificial barriers. These factors would be analyzed to make an appropriate decision on buffer distances if active nesting is identified prior to tree removal or construction or site development.

Implementation of (BIO-1) will reduce any impacts on nesting birds to less-than-significant levels.

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

There are no creeks, rivers, lakes, or any other bodies of water on the subject property, so the proposed project will not affect any riparian habitats. The project biological assessment did not identify any sensitive natural communities or habitats in the project area; therefore, project impacts to this analysis category will be less than significant.

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

The proposed project will have no impact on any wetlands, marshes, vernal pools, or coastal areas; field and GIS reconnaissance of the site confirms that there are no such aquatic features in the project vicinity. Thus, there will be no impacts to such resources.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not substantially interfere 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, as no such features were identified on the project property. The project biological assessment indicated that there is a potential for the nesting of migratory birds or raptors during the nesting season between March 1 to August 30, therefore the project will be conditioned to conduct biological surveys prior to tree removal or construction and development activities if they will occur during the nesting season. Implementation of (BIO-1) will reduce any impacts to less-than-significant levels.

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

The Conservation Element of the General Plan has various vegetation and wildlife goals and policies intended to protect ecologically significant lands, wetlands, and plant and wildlife habitats. The proposed project has been reviewed for consistency with the General Plan, and Figure 8-1 in the Conservation Element indicates that there are no significant ecological areas on or in the project vicinity. The project proposes to remove 153 code-protected trees along with associated grading and construction activities in the dripline of a code-protected 45-inch Valley Oak tree that is to be preserved. Therefore, the Contra Costa County Tree Ordinance requires a tree permit that will incorporate tree protection and preservation conditions along with financial assurances, to be financed by the applicant, that can be used by the County for replanting removed and damage trees. Additionally, county tree permits require construction protection measures, such as tree fencing that aid to identify in the field trees to be preserved, as well as prevent construction activities in the root zones or under tree canopies. The Tree Ordinance also requires planting of replacement trees as restitution for trees that are permitted to be removed. Accordingly, as restitution for the proposed tree removal, the project arborist has recommended that the project be conditioned to include a replanting requirement of twelve new 24-inch-box trees on each proposed lot in the subdivision, for a total of 72 new trees to be replanted. Therefore, implementation of the standard requirements of the Tree Ordinance renders the loss of trees to be a less-than-significant impact.

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

The only adopted local habitat conservation plan is the East Contra Costa County Habitat Conservancy. The project is not located in an area under the purview of the East Contra Costa County Habitat Conservancy and therefore is not subject to the requirements of the East Contra Costa County Habitat Conservation Plan. Thus, there will be no impact to this analysis category.

**Sources of Information**

- Project Application Materials and Plans for County File #SD18-9504
- Biological Resources Assessment, dated January 2019



<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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- Project Tree Inventory Report, arborist survey, and replanting recommendations
- Contra Costa County General Plan Conservation Element
- Contra Costa County Accela GIS

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

**SUMMARY**

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

According to the project historic resource report, the 3.62-acre property is the site of once small farm that is currently occupied by an aging turn-of-the-century (i.e. 20<sup>th</sup> century) farmhouse and five additional old farm buildings, including a tank house, that have been converted into residential apartments over the years. All of these existing buildings are proposed to be demolished to make room for future home development once the six proposed lots are created. The property was organized circa 1909 when the original vernacular farmhouse was constructed between the main highway and the now-abandoned railroad right-of-way (i.e. Iron Horse Trail). Numerous additions over the last century have completely encompassed the original farmhouse inasmuch that none of its original “character-defining elements from the period of significance remain”. The house is also in a state of extreme disrepair; therefore, demolition of the building will not constitute the loss of a significant historical resource; these findings equally apply to the other old farm buildings on the property, inasmuch as they have also been extensively altered over the last century so that their original character is hardly recognizable. Hence, the old farm is no longer recognizable as such, due to all of the farm buildings being transformed into a small apartment group. Lastly, the project’s cultural resources inventory survey of the property found “no significant historical resources”. Finally, the property is not listed on, and does not qualify to be listed on, the National Register of Historic Places or the California Register of Historical Resources. Therefore, the project will have a less-than-significant impact on historical resources.

- 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.)*

Figure 9-2 of the Open Space Element of the General Plan identifies the project site as an urbanized area that is not archeologically sensitive; notwithstanding, it does not exclude the potential for the occurrence of significant archeological resources. The California Historical Resources Information System (CHRIS) at Sonoma State University has indicated that the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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subject site has the possibility of containing unrecorded archeological sites, and that Native American resources have been recorded in this part of the County. CHRIS recommended that the Lead Agency (i.e. the County) contact local Native American tribes regarding traditional, cultural, and religious heritage values. The County contacted the Wilton Rancheria on July 29, 2019, and provided them with the project description and application materials for their determination of value of the site to local Native American tribes. The tribe was provided 30 days to request a consultation and, during which time, none was requested. Lastly, the project’s cultural resources inventory survey of the property found “no unique archeological resources”. Therefore, the project will have a less-than-significant impact on any archeological resources.

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

It is standard practice for the County to condition building, grading, and subdivision permits to stop work until the site has been assessed by a qualified archeologist/anthropologist in the event that archeological or anthropological resources, such as human remains, are found during construction or site preparation. If human remains are found, the County Coroner is also immediately notified. Therefore, by following standard County procedures for such contingencies, the project will have a less-than-significant impact on this analysis category.

**Sources of Information**

- Project Application Materials and Plans for County File #SD18-9504
- Contra Costa County General Plan Open Space Element
- Project Comment Letter from CHRIS, dated 11/7/2018.
- Project Cultural Resources Inventory Survey
- Project Historic Resource Report

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>6. ENERGY – Would the project:</b>				
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 type="checkbox"/>	<input checked="" 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 6-lot subdivision is not a large-scale development that will be a source of excessive energy use. The subdivision of land is a legal process that does not require the consumption of any energy resources, but rather involves the recordation of maps and legal property descriptions that will create six new lots out of the existing 3.62-acre property. Once subdivided, the new lots will be developed at an unknown future date, since the project currently does not propose any site development at this time. Future site development will most likely consist of activities such as tree removal, site clearing, building demolition, street improves, site grading, and home construction. It is reasonable to assume that the lots will either be developed at the same time or they may be developed by separate lot owners if sold individually over time. The construction phase of the project, including site grading and home construction, will require the use of electrical and petroleum-based fuel resources, but these impacts will be temporary in duration and are considered necessary for development of the site and not wasteful. Once the homes are constructed and occupied, energy consumption is anticipated be at a level consistent with other residential land uses. Furthermore, the California Code of Regulations, Title 24, Part 6, pertaining to energy-efficiency standards for residential (and non-residential) buildings will implemented for all residential building permits in order to assure that the latest energy-efficient technologies and methods will be incorporated in the construction of new homes at the site. Thus, project impacts to this analysis category will be less than significant.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (No impact.)*

Locally, Contra Costa County adopted its Climate Action Plan (CAP) on December 15, 2015. The CAP outlines the County’s strategy to address the challenges of climate change by reducing local greenhouse gas (GHG) emissions while improving community health. Additionally, the CAP meets the California Environmental Quality Act 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 energy efficiency requirements of Title 24 are supportive of the goals and policies of the CAP, and as discussed in

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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section a) above, project construction will comply with the requirements of Title 24; therefore, there will not conflict with or obstruct any renewable-energy or energy-efficiency plans.

**Sources of Information**

- Project Application Materials and Plans for County File# SD18-9504
- Contra Costa County Climate Action Plan
- California Code of Regulations, Title 24, Part 6

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>7. GEOLOGY AND SOILS – Would the project:</b>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

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

The project site is located in the Alamo area, approximately 300 south-southwest of the Camille Avenue/Danville Boulevard intersection, and adjacent to the Iron Horse Trail on the west. The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) Earthquake Fault Zones along all known active faults in California. The nearest active fault to the project site is the Calaveras fault. The Calaveras fault A-P Zone trends approximately N30°W, but terminates an estimated 2½ miles southeast of the project site. Other active faults in the East Bay area include the Concord and Hayward faults, which pass approximately 4¾ miles northeast and 8½ miles southwest of the site respectively.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the State, recently active and potentially active traces of the active faults may be present anywhere in the A-P Zones. The CGS does not delineate an A-P zone unless it believes that there is clear evidence that surface fault rupture has occurred during Holocene time (i.e. during the last 11,000 years±). In the case of the Calaveras fault, review of technical data by CGS geologists determined that the northern portion of the Calaveras fault, which passes through the Alamo area, has no proven Holocene offset. Consequently, although geologic maps have confirmed that the Calaveras fault closely coincides with the toe of Las Trampas Ridge (and passes approximately 2,000 feet southwest of the site), this northern segment of the fault has not been placed in an A-P zone because of the absence of proven Holocene displacement at the ground surface. The subject property is not located in the A-P zone where the location of surface rupture generally can be assumed to be along an active major fault trace. The probability of the project site experiencing surface rupture can be considered very low, and therefore any such impacts will be less than significant.

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

The San Francisco Bay Region is considered one of the most seismically active regions of the United States, and it can be assumed that the project site will be subject to one or more major earthquakes. Earthquake intensities vary depending on numerous factors, including (i) earthquake magnitude, (ii) distance of the site from the causative fault, and (iii) geology of the site. The USGS has stated that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the Bay Area region between the present and 2043. The Safety Element of the General Plan includes a figure titled Estimated Seismic Ground Response (Figure 10-4). This map classifies the site as having “Moderately Low Damage Susceptibility”. This designation is applied to sites that are underlain by of Pleistocene-age alluvium. The Safety Element recognized that local ground conditions are highly variable. Structures sited on competent foundation materials and stable slopes typically perform satisfactorily. Conversely, weakly consolidated soils that are water saturated at or near the ground surface, and steep, unstable slopes are considered to be potentially hazardous. The risk of structural damage from earthquake ground shaking is controlled by building codes and grading regulations. The California Building Code (CBC) mandates that for structures or buildings requiring building permits must take into account foundation conditions and the proximity of active faults and their associated ground shaking characteristics in their design. Design-level geotechnical reports must also include CBC seismic design parameters; these parameters are used by the structural engineer in the design of civil engineering structures. It is the standard practice of the Building Inspection Division of the Department of Conservation and Development to verify that the seismic requirements of the CBC are incorporated into residential building permits; thus, effects of earthquake fault rupture should be less than significant.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Safety Element of the General Plan includes an Estimated Liquefaction Potential map of the county (Figure 10-5). This map divides Contra Costa County into three categories: “generally high,” “generally moderate to low,” and “generally low” liquefaction potential. The map was prepared in consideration of available data on soil types, elevation of the water table, and limited review of available borehole logs for land development projects around the county. This map classifies the project site as having a “generally moderate to low” liquefaction potential. Lands designated Generally High liquefaction potential are mapped a short distance southeast, east, northeast, and northwest of the site. The liquefaction potential map is used as a “screening criterion” by the County planning staff. Since the map was included in the General Plan, the County has consistently required rigorous evaluation of liquefaction potential in areas of high potential, and less comprehensive investigations are demanded in the Generally Moderate to Low category. Site-specific investigations are needed to determine if liquefiable sands are present and to provide stabilization measures where liquefiable sands are confirmed. Accordingly, the project geotechnical investigation performed three exploratory borings on the subject property and did not encounter any liquefaction-susceptible soils; therefore, any such impacts will be less than significant.

*iv) Landslides? (Less than significant.)*

The Safety Element in the General Plan contains a number of policies that are directed to protect development from landslide hazards and minimize grading of steep slopes. The General Plan has historically classified major slope areas in excess of 26 percent as “not readily developable” or “undevelopable,” recognizing the cost and engineering difficulties of grading in areas of steep slopes (Policy 10-29); and density is to decrease as slopes increase above 15 percent (Policy 10-28). Areas that are subject to slides and slippages from other natural causes may be very hazardous under earthquake conditions. Earthquake effects will be more extensive if a major earthquake occurs during the rainy season, when slope stability is reduced due to slope saturation. Whether a landslide will or will not occur usually cannot be predicted under “natural conditions” because of the range of natural conditions and changes at a site which occur over time. However, land which has experienced landslide movement in the past is believed to be generally more slide-prone, and also is more sensitive to man-induced changes, such as grading, watering, removing or changing the type of vegetation, changing drainage patterns, and other possible factors. In the case of the proposed project, there are no slopes or hills on the site, which is situated on the flat floor of the San Ramon Valley, where the risks of landslides, soil creep, and erosion are less than significant.

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

The project site is located within a region of the Bay Area that has a semi-arid, Mediterranean-type climate. The nearest creek is the main channel of San Ramon Creek, which is located approximately 600 feet northeast of the site. Site is entirely flat, as is much of the intervening land in the vicinity, which will allow for evaporation and infiltration of most runoff before it



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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reaches the creek channel. For these reasons, it is expected that erosion will be a less-than-significant impact.

- 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.)*

According to Figure 10-6 of the Safety Element, the site is located in an area where no known landslide deposits have been identified. And according to Figure 10-5 of the of the Safety Element, the project site is located in an area that has been characterized as having a “generally moderate to low” potential for liquefaction. In addition, the subject site is entirely flat and doesn’t have any hill or slopes, so the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse is less than significant.

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

According to the Soil Survey of Contra Costa County, the soil series that occurs on the site is the Garretson loam (GaA, 0-2% slopes; GaB, 2-5% slopes). This soil occurs on nearly level floodplains of small creeks, and has a soil profile that is 60 inches thick. The A-horizon is 25 inches thick and is described as follows: grayish brown loam, massive, hard, slightly sticky, slightly plastic, and slightly acid. The underlying C-horizon is 25-60 inches below the surface and is described as follows: brown loam, but in the lower part it is stratified with lenses of fine sand less than 2 inches thick; slightly acid to mildly alkaline. Roots can penetrate to the full depth of the soil horizon. Runoff is slow and the hazard of erosion hazard is slight, even where the soil is tilled and exposed. Expansion potential is low and corrosion potential very low; therefore, any risks or impacts associated with expansive soils are considered less than significant.

- 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.)*

Septic system suitability of on-site soils is not an issue for this project, since the site will be provided sanitary sewer service by the Central Contra Costa Sanitary District; therefore, there will be no impacts.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less than significant.)*

The entire property is flat and underlain by Pleistocene-age alluvium with no visible geologic features. There are no rock outcroppings on the site, so the likelihood of destroying a unique geologic or paleontological feature is low, so any impacts are considered less than significant.

**Sources of Information**

- Project Application Material and Plans for County File# SD18-9504
- Contra Costa County Accela GIS
- Contra Costa County Grading Ordinance
- Contra Costa County General Plan Safety Element
- Contra Costa County General Plan Conservation Element
- California Building Code
- Darwin Myers Associates, *Geologic Peer Review Xavier Estates*, dated 11/15/2018
- Stevens Ferrone & Bailey Engineering Company Inc., *Geotechnical Investigation 977 Danville Boulevard, Alamo, California*, dated 9/28/ 2018
- Soil Survey of Contra Costa County, California



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality effects is not needed. According to the screening criteria listed above, projects that create up to 55 dwelling units would probably not trigger quantitative evaluation of GHG emissions, so it stands to reason that this small 6-lot residential subdivision poses a less-than-significant impact in terms of GHG emissions. The proposed 6-lot subdivision is not a large-scale development that will be a source of excessive GHG emissions. The subdivision of land is merely legal process that does not require the generation of GHGs, but rather involves the recordation of maps and legal property descriptions that will create six new lots out of the existing 3.62-acre property. Once subdivided, the new lots will be developed at an unknown future date, since the project currently does not propose any site development at this time. Future site development will most likely consist of activities such as tree removal, site clearing, building demolition, street improvements, site grading, and home construction. It is reasonable to assume that the lots will either be developed at the same time or they may be developed by separate lot owners if sold individually over time. The construction phase of the project, including site grading and home construction, will require the use of petroleum-based fuel resources, but these impacts will be temporary in duration. Once the homes are constructed and occupied, GHG emissions are anticipated be at a level consistent with other residential land uses; residential uses are not categorizes as excessive emitters of GHGs. Due the these factors, the GHG emissions associated with the eventual development and residential use of the subdivision are considered less than significant.

- b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (No impact.)*

The Contra Costa County Board of Supervisors, in April 2012, directed the Department of Conservation and Development to prepare a Climate Action Plan (CAP) to address climate change impacts in the unincorporated area by reducing GHG emissions. The CAP was adopted by the Board of Supervisors on December 15, 2015. The CAP outlines the County’s strategy to address the challenges of climate change by reducing local GHG emissions while improving community health. Additionally, the CAP meets the California Environmental Quality Act 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. A qualified reduction strategy provides CEQA tiering, or streamlining, benefits to subsequent development projects that are consistent with the CAP. The CAP outlines the County’s efforts to address climate change, primarily by reducing local GHG emissions, while improving community health. This is accomplished by providing the scientific, regulatory, and public health framework for addressing climate change and GHGs at the local level. The CAP meets the California Environmental Quality Act requirements for developing a qualified GHG reduction strategy, and is consistent with the BAAQMD’s guidance on preparing a qualified GHG reduction strategy. As stated above in the response to section a), the construction phase of the project is expected to be a source of short-term GHG emissions; these impacts will be temporary in duration. Once the homes are constructed and occupied, GHG emissions are anticipated be at a level consistent with other residential land uses. Thus, the

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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project will not conflict with any plans or polices, such as the Contra Costa County Climate Action Plan, adopted to reduce such emissions.

**Sources of Information**

- Project Application Materials and Plans for County File# SD18-9504
- Contra Costa County Climate Action Plan
- Contra Costa County General Plan Conservation Element
- Bay Area Air Quality Management District website: [www.baaqmd.gov](http://www.baaqmd.gov)
- [www.caleemod.com](http://www.caleemod.com)

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

**SUMMARY**

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

The proposed project is to create a 6-lot subdivision. No hazardous materials are proposed to be managed or disposed of on the site; the routine transport, use, or disposal of hazardous materials is not proposed. Common products, technically classified as hazardous materials, such as vehicle fuels, engine fluids, lubricants, paints, and other common household chemicals, will be used for the eventual site development that will occur at an undetermined time in the future during the grading and home construction phases of the project. Once again, these materials will be used for the eventual future development of the site, but their availability will be in small quantities and incidental to their use in construction. Spills and accidents involving their use would be negligible, and since the construction phase will be temporary in duration and not routine, these impacts will be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) *Would the project 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.)*

Such upset and accident scenarios that would release hazardous materials into the environment are generally associated with the shipping of freight by marine, railroad, or trucking vehicles where large quantities hazardous materials could be released into the atmosphere, waterways, or densely populated or ecologically sensitive areas. No such activities are associated with the proposed subdivision project, nor will any occur on the subject property. As discussed above in section a), materials such as vehicle fuel, engine fluids, lubricants, etc., although technically classified as hazardous materials, will be used for the eventual development of the site, but their availability will be in small quantities and incidental to their use in construction. Spills and accidents involving their use would be negligible and any such impacts 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? (No impact.)*

There are no schools within one-quarter mile of the project site. The closest school is the Rancho Romero Elementary School, located at a radial distance of approximately 0.4 miles northwest of the site at 180 Hemme Avenue in Alamo. Since the routine transport, use, or disposal of hazardous materials is not proposed for this project, it is not anticipated that hazardous materials will impact any schools, accidentally or otherwise.

- 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? (Less than significant.)*

A review of the Cortese List database maintained by the California Environmental Protection Agency (CEPA) indicates that the property is not on the list of contaminated properties or toxic substance clean-up sites. Notwithstanding, the subject property, like much of the Danville Boulevard corridor, used to be farmland and orchards, and it was determined that the soils in the former orchard areas of the site contain contamination with lead, arsenic, and organochlorine pesticides (OPCs), which is common for former agricultural properties and orchards. These soils will have to undergo remediation, and the contaminated soils will be disposed of according to the appropriate federal and state hazardous waste disposal regulations. On October 15, 2019, the applicant submitted a “Request For Agency Oversight Application” to the CEPA requesting oversight of the soil remediation efforts by the Department of Toxic Substances Control (DTSC) and the Regional Water Quality Control Board (RWQCB). The clean-up will be overseen by the DTSC and/or RWQCB and will be required to comply with all state and federal remediation and

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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disposal standards for contaminated soils. Therefore, project impacts will be less than significant.

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

The project site is located farther than 2 miles from the nearest public use airport, which is the Buchanan Airport in Concord, located at a radial distance of approximately 10 miles north of the site. Thus, the project would not create an aircraft safety hazard, or a noise hazard (see Section 13 of this document for analysis of project noise impacts), for people working, residing in, or traveling through the area; therefore no impacts are anticipated.

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (No impact.)*

The proposed project is to create a 6-lot subdivision. In the event of an emergency, emergency personnel and equipment would enter and exit the site vicinity from the existing access point located at the Danville Boulevard frontage of the property. The Public Works Department has reviewed that subdivision proposal to assure that adequate ingress/egress is provided. Furthermore the San Ramon Valley Fire Protection District has reviewed the proposed subdivision and has provided ingress and egress fire safety road standards for the project. The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, there will be no impacts.

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

According to Figure 10-10—“Fire Hazard Areas” of the Safety Element of the General Plan, the site is located in a Class 2 Critical Fire Weather area, which means that the site could be subject to between 1 to 9.5 critical fire days per year. Figure 10-10 also indicates that the project site is located in a low fire hazard local responsibility area, as opposed to moderate and high fire hazard areas that are the responsibility of the state. The fire district has reviewed the proposed subdivision project and has imposed appropriate fire safety conditions on the project, such as fire hydrants, automatic fire sprinklers for the homes, and roadway-design requirements. Thus, the project impacts are considered less than significant.

**Sources of Information**

- Project Application Materials and Plans for County File# SD18-9504
- Contra Costa County General Plan Safety Element
- Contra Costa County Accela GIS
- Google Maps



<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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- California EPA Cortese List ([www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm))
- Contra Costa County Airport Land Use Compatibility Plan
- Public Works Department Project Comments
- San Ramon Valley Fire Protection District Project Comments
- Site environmental review of soil contamination, dated 5/24/2019
- Proposal for soil remediation activities, dated 11/27/2017
- Correspondence from the Contra Costa County Hazardous Materials Programs
- Request For Agency Oversight Application to the CEPA, dated 10/15/2019

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>10. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i></b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 proposed 6-lot residential subdivision has been reviewed and preliminarily approved by the Public Works Department for conformance with the drainage requirements of Division 914 of the county ordinance code, and for compliance with Provision C.3 of the municipal regional stormwater discharge permit issued by the Regional Water Quality Control Board. Provision C.3 address both soluble and insoluble stormwater runoff pollutant discharges and prevent increases in runoff flows from new development and redevelopment projects. There will be no wastewater disposal on the site which could affect water quality. No groundwater wells or septic systems are proposed. Thus, the project will have a less-than-significant impact on this analysis category.

- 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.)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The domestic water service to the project will be provided by the East Bay Municipal Utility District. There are no water wells proposed, so the project is expected to have a negligible effect on groundwater depletion or recharge.

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

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

Since the site is flat, the prospect of siltation or erosion is very low. There are no streams or rivers on the site. The project proposes the addition of 64,195 square feet of impervious surface area to the site; impervious surfaces do not allow infiltration and filtration of stormwater for the removal of potential pollutants. As discussed above in section a), project drainage plans have been reviewed and approved by the Public Works Department for compliance with Provision C.3 of the municipal regional stormwater discharge permit issued by the Regional Water Quality Control Board. The project was required to prepare a stormwater control plan that will provide stormwater treatment areas that will collect runoff from the new impervious surfaces and allow and filtration of pollutants before being discharged to the stormwater drainage system and ultimately to a natural watercourse. Such impacts will therefore be less than significant.

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.)*

Division 914 of the county ordinance code requires that all stormwater entering and/or originating on the property will be collected and conveyed, without diversion and with 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 stormwaters to an adequate natural watercourse. The project drainage plans have been reviewed by the Public Works Department for compliance with Division 914 and have been found to be acceptable and no flooding is expected because of project design; therefore, the project will have a less-than-significant impact to this analysis category.

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.)*

See responses section a) and to subsections Ci) and Cii) above.

iv) *Impede or redirect flood flows? (No impact.)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the FEMA Flood Zone layer on the county’s GIS application, the site has been designated as “Flood Zone X”, which is an area that is not subject to flooding. Therefore, there will be no impacts to this category.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? (No impact.)*

The subject site is not located within a flood hazard area as determined by the Federal Emergency Management Agency. Pursuant to the FEMA Flood Zone layer on the county’s GIS application, the project is located in an area designated as flood zone “X”, which is an area that receives little to no flooding. The project does not include a proposal to remove or modify an existing dam or levee, or other mechanism for controlling large volumes of water. There are no dams or levees on the subject property. The project site is protected from seiches, tsunamis, or mudflows from large bodies of water due to its location being well inland from oceans, bays, or lakes, therefore there will be no impact.

- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (No impact.)*

The subject property is not located within a state-designated groundwater basin, therefore it is not subject to the Sustainable Groundwater Management Act, and accordingly there are no regulations imposed by the County aside from General Plan policies to protect groundwater quality from pollution. The proposed subdivision does not include any proposed changes that will affect groundwater in any way.

**Sources of Information**

- Project Application and Plans for County File #SD18-9504
- Contra Costa County General Plan Conservation Element
- Contra Costa County Accela GIS
- California Department of Water Resources website, Groundwater Information Center Interactive Map Application (<https://gis.water.ca.gov/app/gicima/>)
- Public Works Dept. Staff Report & Conditions of Approval, dated 7/9/19

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

**SUMMARY**

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

The project is an in-fill development. The 3.62-acre project site is located along Danville Boulevard in Alamo, CA. The Danville Boulevard corridor is an almost entirely developed residential community. The proposed project would maintain existing access to the surrounding properties and areas. Thus, the proposed subdivision would not divide an established community.

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

The proposed project is consistent with the standards of the R-20 zoning district, and with the Single-Family Residential-Low Density (SL) General Plan land use designation. Also, the site is located within the Urban Limit Line (ULL), which qualifies the site for potential development with urban and residential uses. The project as proposed does not conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project that have been adopted for the purpose of avoiding or mitigating an environmental effect; thus, there will be no impacts to this analysis category.

**Sources of Information**

- Project Application and Plans for County File #SD18-9504
- Contra Costa County General Plan Land Use Element
- Contra Costa County Code, Title 8—Zoning
- Contra Costa County Accela GIS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>12. MINERAL RESOURCES – Would the project:</b>				
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.)*

Figure 8-4 of the Conservation Element of the General Plan identifies mineral resource areas. Goals, policies, and implementation measures aimed at protection of mineral resource areas are also presented in the Conservation Element. The site is not within a mineral resource area designated by the General Plan and has a very low potential for containing economic mineral deposits, nor did the project geotechnical engineer or the County Peer Review Geologist identify such resources; therefore, there will be no impacts to this analysis category.

- 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.)*

See response to section a) above.

**Sources of Information**

- Project Application and Plans for County File #SD18-9504
- Contra Costa County General Plan Conservation Element
- Stevens Ferrone & Bailey Engineering Company Inc., *Geotechnical Investigation 977 Danville Boulevard, Alamo, California*, dated 9/28/ 2018
- Darwin Myers Associates, *Geologic Peer Review Xavier Estates*, dated 11/15/2018

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

The noise element of the County General Plan contains the land use compatibility guidelines for community noise. Due to the residential nature of the project, it will not increase ambient noise levels in the area, since residential neighborhoods are not considered noisy land uses. In fact, the primary source of noise in the project area is traffic on Danville Boulevard and Highway 680 which produces noise levels in the Danville Boulevard area in excess of 60 decibels DNL (24-hour average noise level). It is possible that the construction phase of the project has the potential to contribute to existing noise levels and possible ground vibrations in the area due to the use of loud/heavy construction equipment, vehicles, and tools. Even though these impacts will be temporary in duration, the noise could travel from the project site to the nearby residences. Therefore, the following mitigation measures will be required to minimize the potential noise impacts:

**Mitigation Measures (NOISE-1), (NOISE-2), (NOISE-3)**

**Impacts.** The project may cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing levels due to eventual construction/demolition activities.

**Mitigation Measure (NOISE-1).** Construction/demolition activities are limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on weekends and on the calendar dates that the following State and Federal holidays are observed:

New Year’s Day (State and Federal),

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

**Mitigation Measure (NOISE-2).** Transport of heavy equipment and trucks is limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M., and is prohibited on weekends and the state and federal holidays identified in (NOISE-1).

**Mitigation Measure (NOISE-3).** Contractors and subcontractors shall fit all internal combustion engines on construction equipment with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors and generators as far away from existing residences as possible.

Therefore, implementation of Mitigation Measures (NOISE-1), (NOISE-2), and (NOISE-3) will mitigate the project impacts to less-than-significant levels.

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

The residential project will not be a source of ground-borne noise or vibration. Ground-borne vibration is most commonly associated with railroads, freeways, bus lines, heavy construction and grading activities, large truck traffic, and airports. Ground-borne noise is produced when ground vibrations cause resonances in the floors and walls of buildings, which then radiate a rumbling noise directly into the rooms. Notwithstanding, the construction phase of the project has the potential to contribute possible temporary ground vibrations in the area due to the use of heavy construction equipment, vehicles, and tools. Even though these impacts will be temporary in duration, the effects could travel from the project site to the nearby residences. Thus, implementation of Mitigation Measures (NOISE-1), (NOISE-2), and (NOISE-3), as discussed above in section a), will be required to mitigate the project impacts to less-than-significant 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**



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*airport, would the project expose people residing or working in the project area to excessive noise levels? (No impact.)*

No impacts. The subject property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan, nor is the project located within 2 miles of an airport or private airstrip.

**Sources of Information**

- Contra Costa County General Plan Noise Element
- Project Application and Plans for County File #SD18-9504
- Contra Costa County Accela GIS
- Caltrans, “Groundborne Noise And Vibration Impacts”, dated 11/5/2014
- Contra Costa County Airport Land Use Compatibility Plan, dated 12/13/ 2000

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

**SUMMARY**

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

The property already includes a residence and six apartment buildings, so the proposed 6-lot subdivision project will not increase population significantly beyond existing levels on the property or in the area. Population growth is low in the Alamo area, since the area is already urbanized with little room for new development. The proposed project is an in-fill project that will utilize the space on an existing property that will be made vacant after the existing old buildings are demolished. According to the city and county population and housing estimates as of January 1, 2005, the estimated number of persons per household in the unincorporated areas of Contra Costa County is 2.74 persons. Although no new homes are proposed as at this time, the new 6-lot subdivision will eventually generate a small localized population increase with the development of each lot over time. The eventual home construction would not require road extensions, but would require utility extensions such as sanitary sewer, electric/gas, and water services. Six new homes is expected to generate a population increase of approximately 16 persons, which is an extremely minimal increase that would not alter the location, distribution, density, or growth rate of the overall county population; and any utility extensions will be negligible.

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

The proposal does not require the displacement of people or existing homes, nor does it require the construction of new homes elsewhere.

**Sources of Information**

- Project Application and Plans for County File# LP18-2013
- Official State Estimates, City and County Population and Housing Estimates for Contra Costa County as of January 1, 2005; ([www.cccounty.us/depart/cd/recycle/population2005.htm](http://www.cccounty.us/depart/cd/recycle/population2005.htm)).

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>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:</b>				
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.)**

The site is currently served by the San Ramon Valley Fire Protection District. The fire district has reviewed the application and provided their comments and conditions relating to the proposed project, and no new fire protection facilities were required, so the impact will be less than significant.

**b) Police Protection? (Less than significant.)**

The Growth Management Element, Section 4.4 of the County General Plan requires 155 square feet of Sheriff’s station area and support facilities for every 1,000 members of the population; since there eventually be only six new residences, it is reasonable to project that the proposed 6-lot subdivision would not increase the population up to this threshold. According to population and housing estimates for Contra Costa County, the proposed subdivision would only cause a population increase of approximately 16 people, but this increase would only replace the existing population that already lives on the site in the existing residence and six existing apartments. Therefore, the project would not increase the demand for police service facilities or require the construction or need for new police substations within the area.

**c) Schools? (Less than significant.)**

Impacts to schools are usually caused by increases in population. The proposed subdivision is not expected to induce significant population growth, as discussed in Population and Housing section of this document.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**d) Parks? (Less than significant.)**

The County General Plan requires that three acres of neighborhood parks be available for every 1,000 members of the population. The proposed project will be conditioned to comply with Contra Costa County park dedication and park impact requirements.

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

Impact to other public facilities, such as hospitals and libraries are usually caused by increases in population. Implementation of the proposed project will not induce significant population growth. Therefore, impacts to hospitals, libraries, or other public facilities will be less than significant.

**Sources of Information**

- Contra Costa County General Plan Growth Management Element
- Contra Costa County Public Facilities/Services Element
- Project Application and Plans for County File #SD18-9504
- Contra Costa County Accela GIS
- Official State Estimates, City and County Population and Housing Estimates for Contra Costa County as of January 1, 2005; ([www.cccounty.us/depart/cd/recycle/population2005.htm](http://www.cccounty.us/depart/cd/recycle/population2005.htm)).

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>16. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY**

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

The project does not require construction of new recreational facilities or expansion of existing recreational facilities. Increased use of parks and other recreational facilities typically results from general population growth over time and from development of projects that increase the number of people in the immediate vicinity of such facilities. Impacts on public facilities, such as parks, are usually caused by increases in population. The project will not impact population growth, because property already includes a residence and six apartment buildings, so the proposed 6-lot subdivision project will not increase population significantly beyond existing levels on the property or in the area. Furthermore, according to population and housing estimates for Contra Costa County, the proposed subdivision only has the potential to cause a population increase of approximately 16 people who would use public recreational facilities, but this increase would only replace the existing population that already lives on the site in the existing residence and apartments. Finally, the project will be conditioned to comply with Contra Costa County park dedication and park impact fee requirements at the time any new homes are constructed, so such impacts will be less than significant.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (Less than significant.)*

See response to section a) above.

**Sources of Information**

- Project Application and Plans for County File #SD18-9504
- Contra Costa County General Plan Conservation Element
- Contra Costa County Accela GIS
- Official State Estimates, City and County Population and Housing Estimates for Contra Costa County as of January 1, 2005; ([www.cccounty.us/depart/cd/recycle/population2005.htm](http://www.cccounty.us/depart/cd/recycle/population2005.htm)).
- Contra Costa County General Plan Growth Management Element

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>17. TRANSPORTATION – Would the project:</b>				
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 geometric 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 type="checkbox"/>	<input checked="" 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.)*

Implementation Measure 4-c of the Growth Management Element in the General Plan requires a traffic-impact analysis be conducted for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The project proposes to subdivide a 3.62- acre parcel into six residential lots. According to the city and county population and housing estimates as of January 1, 2005, the estimated number of persons per household in the unincorporated areas is 2.74 persons. Although no new homes are proposed as at this time, the proposed 6-lot subdivision will generate a small localized population increase with the development of each lot over time, but this increase would only replace the existing population that already lives on the site in the existing residence and six existing apartments. Six new homes would potentially generate a population increase of approximately 16 persons who would potentially use area roadways, with would translate into 16 peak-hour trips. Sixteen trips is considerably less than the 100 peak hour am/pm trip threshold that would trigger traffic study, and would not conflict with an applicable congestion management program. Furthermore, the proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, so the project impacts would be less than significant.

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

As stated above in Section a), the proposed project will not yield 100 or more peak-hour trips, and therefore a traffic-impact analysis is not required. Furthermore, the project is considered a very small in-fill development and not expected to contribute to traffic congestion in the area. In light of these factors, the County considers this an appropriate qualitative analysis of traffic impacts consistent with CEQA guidelines.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Less than significant.)*

The proposed private road will be a short, straight, and flat court; there are no increased hazards due to a design feature such as curves. Comments received from the Public Works Department do not indicate concerns with the existing ingress/egress. Construction of the private roadway has been reviewed by the Public Works Department for conformance with appropriate standards, so the impacts will be less than significant.

- d) *Would the project result in inadequate emergency access? (No impact.)*

The San Ramon Valley Fire Protection District has reviewed the project for conformance with Fire District standards (which includes emergency access), and no comments were received indicating that the proposed project would result in inadequate emergency access.

**Sources of Information**

- Project Application and Plans for County File #SD18-9504
- Public Works Traffic Section project comments, dated 7/9/2019
- Fire District Comments, dated 11/29/2018
- Contra Costa County General Plan Growth Management Element
- Contra Costa County Accela GIS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>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></b>				
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 checked="" type="checkbox"/>	<input 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)?* **(Less than significant.)**

Figure 9-2 of the Open Space Element of the General Plan identifies the project site as an urbanized area that is not archeologically sensitive; notwithstanding, it does not exclude the potential for the occurrence of significant archeological resources. The California Historical Resources Information System (CHRIS) at Sonoma State University has indicated that the subject site has the possibility of containing unrecorded archeological sites, and that Native American resources have been recorded in this part of the county. CHRIS recommended that the Lead Agency (i.e. the County) contact local Native American tribes regarding traditional, cultural, and religious heritage values. The County contacted the Wilton Rancheria on July 29, 2019, and provided them with the project description and application materials for their determination of value of the site to local Native American tribes. The tribe was provided 30 days to request a consultation and, during which time, none was requested. Lastly, the project’s cultural resources inventory survey of the property found “no unique archeological resources”. Therefore, the project will have a less-than-significant impact on any archeological 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?* **(Less than significant.)**



<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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See response to section a) above.

**Sources of Information**

- Project Application Materials and Plans for County File# SD18-9504
- Contra Costa County General Plan Open Space Element
- Project Comment Letter from CHRIS, dated 11/7/ 2018.
- Project Cultural Resources Inventory Survey
- Project Historic Resource Report

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>19. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
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 and reasonably foreseeable future development during normal, dry, and multiple dry years?	<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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 project will be serviced by PG&E for electric and gas service. The project site is within the Central Contra Costa Sanitary District. Previous correspondence from the sanitary district has indicated that they can serve the project with no added demand on their system. As proposed, the project would not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities. The project has been reviewed by the East Bay Municipal Utility District (EBMUD) and the Central Contra Costa Sanitary District, and the project can be serviced by both agencies without expansion of the existing facilities. The project will not create an unmanageable added-capacity demand or interfere with existing water or wastewater facilities; therefore, project impacts will be less than significant.

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

The project is within the area served by the EBMUD. It is the responsibility of EBMUD to deliver water to all developed properties in its service area. EBMUD has sufficient potable water to meet its obligations.

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

See response to section a) above.

- 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 proposal has been reviewed by the Health Services Department and no additional solid-waste requirements were suggested. The project is served by the Republic Services Keller Canyon Landfill, located in the Bay Point Area. Adequate capacity exists in this landfill to accommodate the proposed project. The project is a proposed 6-lot residential subdivision and does not provide packaged merchandise or food of any kind, nor will any kind of waste disposal operations be conducted on the subject property. Therefore, the proposed subdivision will not impact the attainment of solid waste reduction goals.

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

See response to section d) above.

**Sources of Information**

- Project Application and Plans for County File #SD18-9504
- Contra Costa County Conservation Element
- Contra Costa County Public Facilities/Services Element
- Contra Costa County Accela GIS

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>20. WILDFIRE</b> – <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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? (Less than significant.)*

With regard to emergency access to the site, the Public Works Department and the San Ramon Valley Fire Protection District have reviewed the proposed road alignment, including the requirement to provide adequate turnaround for emergency vehicles, and have determined that the on-site private road and the design provides adequate emergency access to the project site from Danville Boulevard. Residents of the project would use the existing local road networks. The project will eventually contain up to six residences, and the added traffic on existing road networks would have a minor cumulative impact of traffic during evacuation, but the increase would be less than significant.

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

Cal Fire has not identified the site as a fire hazard zone. Because the project site is within an urban area protected by the San Ramon Valley Fire Protection District, the risks of a major wildfire are relatively low due to the largely urbanized nature of the area. Furthermore, the future residences that may be constructed on the site will be required to comply with the standards of the California Building Code and Uniform Fire Code that are operative when residential

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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building permits are requested, therefore there will be less-than-significant impacts in this analysis category.

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

The project is served by the San Ramon Valley Fire Protection District and provides an urban level of service. The access road has been reviewed by the fire district and deemed to provide adequate emergency access; therefore any impacts will be less than significant. See also responses to sections a) and b) above.

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

The project site is almost entirely flat with no hills or steep topography, so there is no risk of landsliding on the property. The project site is not located within an area subject to flooding. There are no watercourses on the site, and no change in drainage direction is proposed.

**Sources of Information**

- Cal Fire California Fire Hazard Severity Zone Map
- Contra Costa County Conservation Element
- Contra Costa County Safety Element

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>21. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? (Less than significant with mitigation.)*

The proposed project seeks approval of a 6-lot residential subdivision. No major periods of California history or prehistory are affected; the property is not listed on, and does not qualify to be listed on the National Register of Historic Places or the California Register of Historical Resources. It has been determined that the project would have a less than significant potential to substantially reduce the habit of a fish, cause a fish population to drop below self-sustaining levels with implementation of the mitigation measures identified in Section 4—“Biological Resources”. Additionally, the mitigation measures identified under Section 13—“Noise” of this document will further reduce the project impacts to less-than-significant levels.

- 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 seeks approval of a 6-lot residential subdivision. The property already includes a residence and six apartment buildings, so the proposed 6-lot subdivision project will

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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not increase population significantly beyond existing levels on property or in the area. Furthermore, the existing buildings on the property will be demolished, and six new residences will be constructed in their place over time; thus, the project will not have a cumulatively considerable impact on the environment.

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

Based on the preceding analyses contained in this document, there are no substantial environmental effects of the project on neighboring parcels or to the neighboring residential developments. The project as proposed would not result in potentially significant environmental impacts. Furthermore, no evidence has been found in the record that would indicate that the project would have a potential to cause substantial adverse effects on human beings, whether directly or indirectly, so there will be a less than significant impact.

**Sources of Information**

- See attached reference list





## REFERENCES

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

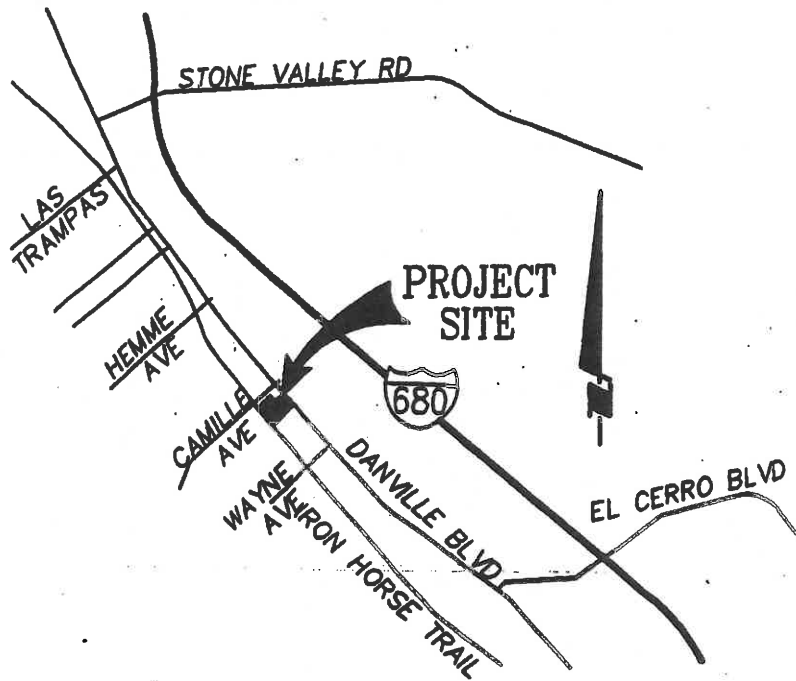
1. Contra Costa County General Plan
2. Project Application and Plans for County File #SD18-9504
3. California Scenic Highway Mapping System Website
4. Contra Costa County Accela GIS
5. California Department of Conservation, 2016 Contra Costa County Important Farmlands Map
6. Contra Costa County Code, Title 8—Zoning
7. Sean Michael Jensen, M.A., Cultural Resources Inventory Survey and Historic Resource Report, dated January 20, 2019
8. Bay Area Air Quality Management District website ([www.baaqmd.gov](http://www.baaqmd.gov))
9. Environmental Protection Agency Nonattainment Data, ([www3.epa.gov/airquality/greenbook/anayo\\_ca.html](http://www3.epa.gov/airquality/greenbook/anayo_ca.html))
10. Air Resources Board website ([ww2.arb.ca.gov](http://ww2.arb.ca.gov))
11. Hort Science Inc., *Tree Inventory Report, 977 Danville Boulevard, Alamo, CA*, dated September 12, 2017
12. Project Arborist Report, prepared by Atlas Tree Service Inc., dated January 17, 2019
13. California Historical Resources Information System (CHRIS) project comments, dated November 7, 2018
14. Contra Costa County Climate Action Plan, adopted December 15, 2015
15. Darwin Myers Associates, *Geologic Peer Review Xavier Estates*, dated November 15, 2018
16. Stevens, Ferrone & Bailey Engineering Company Inc., *Geotechnical Investigation 977 Danville Boulevard, Alamo, California*, dated September 28, 2018
17. United State Department of Agriculture, Soil Conservation Service, Soil Survey of Contra Costa County, California, dated 1973
18. California Department of Water Resources website, Groundwater Information Center Interactive Map Application (<https://gis.water.ca.gov/app/gicima/>)
19. Public Works Department project Staff Report & Conditions of Approval, dated July 9, 2019
20. Caltrans, “Groundborne Noise And Vibration Impacts”, dated November 5, 2014
21. Contra Costa County Airport Land Use Compatibility Plan, dated December 13, 2000
22. San Ramon Valley Fire District Comments, dated November 29, 2018
23. Cal Fire California Fire Hazard Severity Zone Map
24. Google Maps
25. California EPA Cortese List ([www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm))
26. California Department of Water Resources website
27. Replanting recommendation by Atlas Tree Service Inc., dated October 23, 2019
28. Engeo Inc., Environmental Review (soil remediation), dated May 24, 2019
29. Geosolve Inc., Proposal for Soil Remediation, dated November 27, 2017
30. Correspondence form the Contra Costa County Hazardous Materials Programs
31. Request For Agency Oversight Application to the California Environmental Protection Agency, dated October 15, 2019
32. Staff site visit photographs

## **ATTACHMENTS**

- 1. Vicinity Map**
- 2. Proposed Vesting Tentative Map**

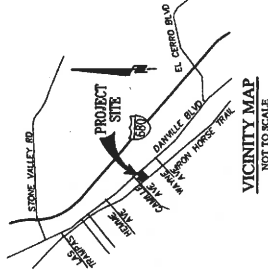
# **"XAVIER ESTATES"**

**SUBDIVISION 9504  
TOWN OF ALAMO  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA**



**VICINITY MAP**  
**NOT TO SCALE**

# VESTING TENTATIVE MAP "XAVIER ESTATES" SUBDIVISION 9304 TOWN OF ALAMO COUNTY OF CONTRA COSTA STATE OF CALIFORNIA



## OWNER/DEVELOPER

CASTLE COMPANIES, INC.  
1100 WILLOW PASS COURT  
SAN RAMON, CA 94583  
(925) 338-1000

## CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING  
817 ARNOLD DRIVE, SUITE 30  
SAN RAMON, CA 94583  
(925) 474-8499

## SOILS ENGINEER

STEVENS FERRIERE & BAILEY  
1000 WILLOW PASS COURT  
CONCORD, CA 94539  
(925) 686-1001

## GENERAL

ASSESSOR'S PARCEL NO: 001-010-007  
PROJECT ADDRESS: 877 DANVILLE BLVD, ALAMO, CA  
TOTAL AREA: 3.82 ACRES  
NET DEVELOPABLE AREA: 3.20 ACRES  
EXISTING ZONING: R-20 (SINGLE FAMILY RESIDENTIAL)  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
PROPERTY IDENTIFICATION: 1411 UNITS/AC  
ZONE: "X" (FORM PANEL 0049C)  
FIRM FLOOD DESIGNATION: UNATED 09-18-09

## FACILITIES

WATER: EXISTING  
SEWER: EXISTING  
GAS & ELECTRIC: EXISTING  
TELEPHONE: EXISTING  
CABLE: EXISTING

## NOTES:

1. ALL EXISTING STRUCTURES, CONCRETE AND ASBESTOS CEMENT FIBER CEMENTS ARE TO BE REMOVED.

## BASIS OF BEARINGS

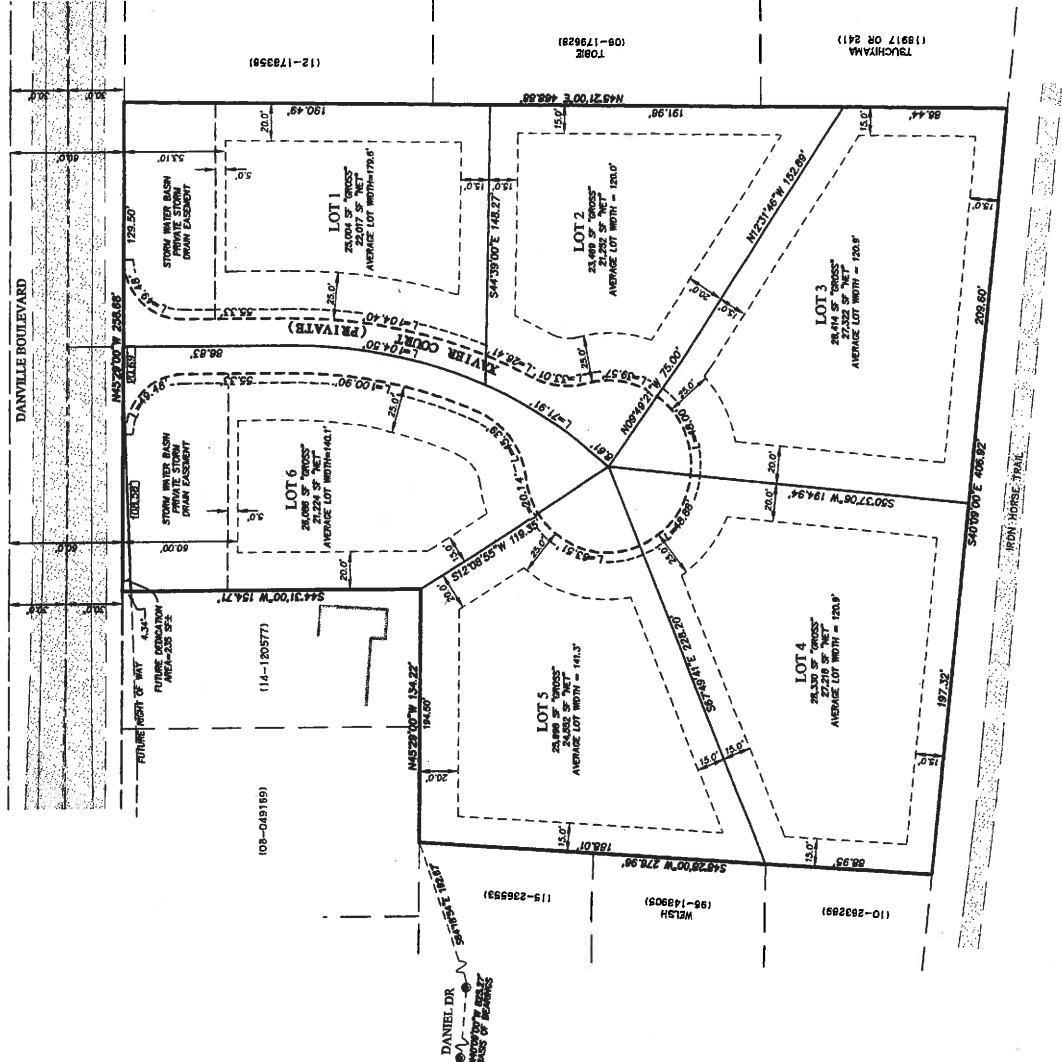
BEARINGS ARE BASED ON THE MONUMENT LINE OF THE IRON HORSE TRAIL. THE MONUMENT LINE OF THE TRAIL ON S74°44'07" (N) E 241' TANGENT AS NORTH 40°00'00" WEST.

## BENCHMARK

ELEVATIONS ARE BASED ON CGD88 ON 2002 BENCH MARK 742. THE MONUMENT LINE OF THE IRON HORSE TRAIL ON S74°44'07" (N) E 241' TANGENT AS NORTH 40°00'00" WEST. ELEVATION WAS ADJUSTED TO NAVD83 USING CONVERSION 6.1 ELEVATION DIFFERENTIAL = +3.7.

## AVERAGE SLOPE (EXISTING)

1-1/4%  
1-1/2%  
1-3/4%  
AS-2.38%



## ABBREVIATIONS

- AG - AGGREGATE BASE
- AC - ASPHALT CONCRETE
- BC - BOTTOM OF CURB
- BT - BOTTOM OF TYPICAL
- CB - CATCH BASIN
- CCO - CONTRA COSTA COUNTY
- CL - CLASS
- DE - DETAIL
- EX - EXISTING
- FD - FINISH GRADE
- FN - FIRE MANDATORY
- GP - GUTTER PROFILE
- HP - HIGH POINT
- P - PAD ELEVATION
- PA - POINT OF INTERSECTION
- R/W - RIGHT OF WAY
- SD - STORM DRAIN
- SF - SQUARE FEET
- SS - SANITARY SEWER
- TD - TOP OF DRAINAGE
- TR - TOP OF ROAD
- TP - TYPICAL
- W - WATER

## LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- PROPOSED HOUSE
- EXISTING HOUSE
- EXISTING ASPHALT
- NEW ASPHALT
- NEW CONCRETE
- FRESH GRADE SLOPE
- PRECISION OF DRAINAGE FLOW
- EX. TREE
- SEWER LINE
- STORM LINE
- WATER LINE
- OVERHEAD PUE LINE
- DOTS 4:1 SLOPE

## SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
3	PROPOSED LOTS, DRIVE, DRAINAGE & UTILITY PLAN
4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	PRELIMINARY G3 STORM WATER CONTROL PLAN

VESTING TENTATIVE MAP  
TITLE SHEET  
SUB # 9304

SHEET 1 OF 5  
DATE 03-20-2019  
ALAMO, CA

817 Arnold Drive, Ste 30  
San Ramon, CA 94583  
Ph: (925) 474-8499  
www.apex-inc.com

XAVIER ESTATES

NO.	BY	DATE	REVISION

DESIGN: JV  
DRAWING: STUP  
CHECKED: JV  
PROJECT NO: 108

PROJECT NO: 108