

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** 2063 Olympic Blvd. 2-Lot Subdivision
County File #MS19-0003
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Lead Agency Contact Phone Number:** Sean Tully – (925) 674-7800
4. **Project Location:** 2063 and 2055 Olympic Boulevard, Walnut Creek
APN: 184-302-003 and 184-302-004
5. **Project Sponsor's Name and Address:** Donald Gieseke
30 Garron Court
Walnut Creek, CA 94596
(925) 935-6030
6. **General Plan Designation:** Single-Family Residential, Medium Density (SM)
7. **Zoning:** Single-Family Residential (R-10)
8. **Description of Project:** The applicant requests approval of a tentative map to subdivide a 20,000 square-foot parcel (APN 184-302-003) into two 10,000 square-foot residential parcels. The project also includes the following secondary elements:
 - Removal of up to seven trees, and work within the dripline of up to eight trees
 - Demolition of three residential buildings, one detached garage, and three shed structures
 - Roadway improvements along Olympic Boulevard
 - Installation of approximately 140 linear feet of 16-foot wide paved driveway
 - Establishment of a 20-foot Access and Utility Easement over Parcel-A
 - Establishment of a 5-foot public utility easement along the frontage of Parcel-A
 - Establishment of a 5-foot public utility easement on the parcel identified as 2055 Olympic Boulevard (APN: 184-302-004), to allow for underground stormdrain infrastructure extensions
 - New connections to existing water, stormdrain, and sanitary sewer mains within Olympic Boulevard
 - Future construction of one single-family residence on each resultant parcel.
 - Annexation into Community Facilities District 2010-1 for Countywide Street Light Financing

9. Surrounding Land Uses and Setting:

Surrounding Area: The subject property is located within an urban and developed area of unincorporated Walnut Creek, in central Contra Costa County. The surrounding area consists mostly of residentially zoned and developed parcels ranging in size between approximately 6,000 and 30,000 square feet in area, and that have been developed with single-family residences and accessory structures. However, there are also alternate land uses located in the neighborhood such as a swim club, a place of worship, and a preschool.

Subject Property: The subject project site consists of two properties. The first parcel is a 20,000 square foot property identified as 2063 Olympic Boulevard (APN: 184-302-003). This is a relatively flat rectangular parcel that has been developed with three residential dwelling units, a detached garage, and other accessory structures. The majority of the property that is not occupied by buildings has been improved with paved surfaces that serve as off-street parking areas for the multiple dwelling units. The southern portion and eastern boundary of this parcel are lined with mature trees.

The second property is a 15,000 square foot parcel identified as 2055 Olympic Boulevard (APN: 184-302-004), and that is under common ownership. This also is a relatively flat rectangular parcel, and that has also been developed with a large residential dwelling that is centrally located on the property. This parcel also has mature trees spread along both its eastern and western property lines.

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

- Contra Costa County Building Inspection Division
- Contra Costa County Public Works Department
- East Bay Municipal Utility District
- Central Contra Costa Sanitary District
- Contra Costa County Fire Protection District

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

A “Notice of Opportunity to Request Consultation” was forwarded to the Wilton Rancheria on December 10, 2019. As of the completion of this study, the County had not received a response nor a request for consultation.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input 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 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.


Sean Tully
Principal Planner
Contra Costa County
Department of Conservation & Development

August 20, 2020
Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<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?*

The project site is located within a developed residential neighborhood of unincorporated Walnut Creek. Pursuant to Figure 9-1 (Scenic Ridges and Waterways) of the County General Plan, this neighborhood is not located atop or along one of the County's identified scenic ridges. Additionally, the subject property is located in an area of the County that is relatively flat and that consists of properties with pre-existing structural development and mature trees, which cumulatively reduce the available locations where long-range views of Mount Diablo would be possible. Furthermore, any residences constructed on the property in the future would be limited to a maximum height of 35 feet pursuant to the respective R-10 zoning district. Therefore, based on the flat nature of the property, developed and wooded nature of the surrounding neighborhood, and height limitation for any future development, the potential for the proposed project having a substantial adverse impact on a scenic vista is less than significant.

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

The project will require the removal of up to seven trees to allow for improvements at the site. However, eight mature native Valley Oak trees located on the property identified for division and development have been identified for preservation. In addition, in compliance with the County Tree Protection and Preservation Ordinance, the applicant will be conditioned to provide replacement trees as restitution for the trees removed as part of the project. Since various mature native trees will be retained at the site and because new trees will eventually be planted as restitution, the damage to scenic resources at the site can be viewed as less than significant.

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

As defined in Section 21071 of the Public Resources Code, the subject property is located within an urbanized area of Contra Costa County. There is no specific plan, zoning overlay district, or General Plan policy related to scenic quality that is applicable to the property. The Open Space Element of the County General Plan does consist of various policies, goals, and implementation measures focused on scenic quality and resources. However, the policies and implementation measures of the Open Space Element generally pertain to scenic resources such as hilltops, ridges, rock outcroppings, or trees located on the subject property. There are no hilltops, ridges, or rock outcroppings located at the site, and thus there is no potential for conflict with policies associated with those resources. With respect to trees, the following policies would be applicable to the project:

1. In order to conserve the scenic beauty of the county, developers shall generally be required to restore the natural contours and vegetation of the land after grading and other land disturbances. Public and private projects shall be designed to minimize damage to significant trees and other visual landmarks.
2. Hilltops, ridges, rock outcroppings, mature stands of trees, and other natural features shall be considered for preservation, at the time that any development applications are reviewed.

The project consists of removing up to seven trees and work within the dripline of up to eight trees at the site. With assistance of the consulting arborist, all trees were assessed and considered for preservation. However, seven trees have been identified for removal due to their existing condition, or likely impacts as a result of reasonable development associated with the proposed project. Due to the nature of the project and size of the existing trees located at the property, all trees located at the site are identified as protected trees under the County's Tree Protection and Preservation Ordinance, and thus approval of a County-issued tree permit will be required. Pursuant to Section 816-6.8012 (Decision) of the Tree Protection and Preservation Ordinance, the County is authorized to require replacement of any or all trees on a comparable ratio of either size or quantity, as a condition of a granted tree permit. As permitted by this provision, the County typically conditions tree permit approval to require that replacement trees be required, and that a performance or surety bond also be provided to ensure that the replacement trees are installed when necessary. In the event the tree-permit element of this project is granted, staff will recommend that the permit be conditioned in this manner. Based on the fact that an arborist assessment has been provided, that some trees will be preserved on the site, and that replacement trees will be required as part of any approved tree removal, the potential for the proposed project

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conflicting with the General Plan policies listed above for preservation of tree resources is less than significant.

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

When the resultant parcels are developed with a single-family residence, it is likely that outdoor lighting fixtures and potential glare-producing materials (i.e. glass, metal) will be used. However, the height and yard standards of the R-10 zoning district would regulate the size, and design of those residences in a manner that would limit the levels of light and glare to that which is consistent with the residential uses in the surrounding area. Therefore, any new sources of light or glare related to future residential development would be less than significant in nature.

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2. AGRICULTURAL AND FOREST RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<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?*

Pursuant to the 2016 Contra Costa County Important Farmland Map maintained by the California Natural Resources Agency, the subject property has been categorized as “Urban and Built-up” land. Therefore, there is no potential for converting farmland to a non-agricultural use as a result of this project.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The subject property is located within an R-10 Single-family Residential zoning district and is not currently subject to the terms of a Williamson Act contract.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?*

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The subject property is located within an urban area of the County where neither forest land nor timberland naturally thrive. Additionally, the subject property is located within an R-10 Single-Family residential zoning district, which does not permit the management of forest resources or the growing or harvesting of timber as a land use. Lastly, there is no element of the proposed project that includes a request for, or that will result in, a zoning change of the project site. Based on the above, there is no potential for the proposed project conflicting with or causing the rezoning of forest land, timberland, or timberland-zoned Timberland Production.

- d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?*

Due to the frequency of drought-type conditions in Contra Costa County, the subject property would not be capable of supporting native tree cover without irrigation improvements. Therefore, pursuant to the definition provided in Section 12220(g) of the Public Resources Code, the subject property would not be considered as forest land.

- 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?*

The project site is considered as “Urban and Built-Up” land by the California Natural resources Agency. Furthermore, the proposed project will be residential in nature, and will have no potential for directly or indirectly impacting any agricultural properties or uses within the County. Based on the above, there is no potential for the proposed project resulting in the conversion of existing farmland to a non-agricultural use.

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3. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

The County's Climate Action Plan (CAP) is designed to reduce local greenhouse gas (GHG) emissions while improving community health. As an implementation measure, the CAP consists of a GHG reduction strategy that has been designed to be consistent with the Bay Area Air Quality Management District's (BAAQMD) guidance on preparing a qualified GHG reduction strategy. The CAP's 2020 GHG reduction target is also consistent with State Assembly Bill (AB) 32 and the AB 32 scoping plan, which is to reduce community-wide emissions 15% below 2005 levels by 2020. To do so, the CAP's GHG Reduction Strategy is structured around six topic areas and their associated goals. The topic areas include Energy Efficiency and Conservation, Renewable Energy, Land Use and Transportation, Solid Waste, Water Conservation, and Government Operations. To assist planning staff with implementation of the GHG Reduction Strategy, the CAP includes a development checklist (Appendix-E) which, when completed, identifies a project's consistency with the CAP. Appendix-E lists the following standards for identification of a development project's consistency with the CAP:

- Installation of high-efficiency appliances and insulation to prepare for the statewide transition to zero net energy.
- New nonresidential development will install high-efficiency appliances and insulation.
- New residential and nonresidential development will meet the standards to be solar ready as defined by the California Building Standards Code.
- New single-family houses and multi-family units with private attached garages or carports will provide rewiring for EV charging stations inside the garage or carport.
- New multi-family (greater than five units) and nonresidential (greater than 10,000 square feet) developments will provide EV charging stations in designated parking spots.
- New residential and nonresidential development will be located within one half-mile of a BART or Amtrak station, or within one quarter-mile of a bus station.

Although no immediate development of the resultant parcels is proposed as part of the project, a single-family residence will likely be constructed on each parcel in the future without the need for further discretionary review. Staff will recommend that the entitlement for the proposed subdivision be conditioned to require that staff of the County Building Inspection and Community Development Divisions verify compliance with the CAP's Appendix E standards prior to approval

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of any building permits for development on either parcel. By ensuring compliance with the development checklist, the potential for the project conflicting with or obstructing the implementation of the County CAP is reduced to a less than significant level.

- 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?*

All air emissions standards for Contra Costa County fall within the purview of the Bay Area Air Quality Management District (BAAQMD). Pursuant to the BAAQMD's "Air Quality Standards and Attainment Status" webpage, the air district is in non-attainment for the pollutants Ozone, Particulate Matter (PM₁₀), and Fine Particulate Matter (PM_{2.5}). The development's projected operational emissions levels will be well below the BAAQMD's significance thresholds as shown in the chart below.

BAAQMD Thresholds of Significance for Project Operations (Two New Residences)		
Emissions Type	Significant emissions rate (tons/yr.)	Project Emissions (tons/yr.)¹
ROG	10	0.0344
NO _x	10	0.0273
PM ₁₀	15	0.0193
PM _{2.5}	10	7.4000e-003
GHGs	10,000 MT/yr	56.5982 MT/yr ²

The proposed project also has potential for exposing sensitive receptors to pollutant concentrations as a result of emissions from the use of equipment and other activities related to construction. However, as evidenced in the table below, the anticipated pollutant concentrations resulting from the proposed roadway improvements, site improvements, and construction of the future residences will fall far below the significance thresholds. Therefore, the potential for the proposed project resulting in a cumulatively considerable net increase of any criterial pollutants is less than significant.

¹ Project emissions quantities calculated using CalEEMod version 2016.3.2

² GHGs considered for annual project emissions include CO₂, CH₄, N₂O, and CO₂e

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BAAQMD Thresholds of Significance for Project Construction Activities		
Emissions Type	Significant missions rate (lbs/day)	Project Emissions (lbs/day)³
ROG	54	0.2591
NO _x	54	2.6230
PM ₁₀ (exhaust)	82	0.1539
PM _{2.5} (exhaust)	54	0.1419
GHGs	N/A	679.1542

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Please refer to the analysis and discussion in Subsection-b above.

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

The BAAQMD's 2010/2011 CEQA significance thresholds indicate that odor impacts can occur from two different situations: 1) siting a new odor source, or 2) siting a new receptor. For identifying potential significant odor impacts, screening level distances between sources and receptors are identified as screening levels for the BAAQMD's thresholds of significance. Projects that would site a new odor source or a new receptor farther than the applicable screening distance would not likely result in a significant odor impact. These distances are not absolute, but are to be used in conjunction with any available complaint history. Additionally, an odor source with five or more confirmed complaints per year averaged over three years is considered to have a significant impact on receptors within the identified screening distance for that use. Depending on the land use type, the identified screening distance is between one and two miles. Examples of odor sources provided in Table 3-3 of the BAAQMD thresholds of significance include, but are not limited to, land uses such as wastewater treatment plants, landfills, refineries, chemical factories, and so on. The primary elements of the proposed project consist of subdividing one parcel of the project site in two parcels, implementing utility and access improvements, and the anticipated future construction of a new single-family residence on each of the resultant parcels. Overall, the portion of the project site to be subdivided will be utilized in the same manner as it is now. The activities associated with the habitation of a single-family residence are not recognized by the BAAQMD as being known to result in the creation of objectionable odors. Therefore, there is no evidence in the record to suggest that the proposed project would result in objectionable odors that would affect a substantial number of people.

As the agency that monitors and enforces air quality regulations in the Contra Costa County area, the BAAQMD is the agency that receives and responds to complaints regarding odors. As such,

³ Project emissions quantities calculated using CalEEMod version 2016.3.2

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the Department of Conservation and Development, Community Development Division (CDD) does not have a method of tracking or indexing odor complaints that may be submitted for odor sources in the area of the project site. Based on available County GIS data, the subject property is not located within two miles of land uses that would fall under any of the odor source categories provided by the BAAQMD. As such, there is no evidence in the record to suggest that construction of a new single-family residence on each of the resultant parcels would result in a new receptor being located within the vicinity of an existing odor source.

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4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<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 Wildlife 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?*

BioMaAs Inc was retained to administer a biological assessment of the project site for any potential impacts to sensitive plants or wildlife species as a result of the proposed project. Their database searches found that there are no known occurrences of special-status plants or animals within the immediate vicinity of the project site. There are up to 61 special-status plant species that have the potential to occur in the vicinity, and of that list 15 plant taxa are known to occur within a five-mile radius of the project site. With respect to wildlife, data research found that 54 special-status wildlife species have the potential for occurring in the nine-quad search area.

On February 28, 2020, biologists of BioMaAs Inc. administered a reconnaissance-level assessment of the project site. No listed plant species were found during the survey, and the lack

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of remnant vegetation indicated that there is a zero-to-low probability for the occurrence of rare plant taxa with summer or fall blooming periods. With respect to wildlife the assessment found that the project site does not provide suitable habitat for listed wildlife species, but that the trees, shrubs, and buildings in the project area could provide suitable nesting habitat for migratory bird species. No actual nesting behavior was observed during the site visit.

Potential Impact

The stands of trees, shrubs, and buildings on, and adjacent to the project site may provide suitable habitat for some migratory birds. In the event any migratory bird nesting activities occur on or adjacent to the project site, future construction activities associated with site preparation or residence construction could adversely impact those wildlife species. Incorporation of the following mitigations will reduce the potential for substantial adverse effects on migratory birds to a less than significant level.

BIO-1: The removal of trees should take place between September 1 and January 31, outside of the avian breeding season.

BIO-2: Pre-Construction Survey: In the event construction activity begins between February 1 and August 31, the nesting season for raptors and most other birds, a qualified biologist shall survey the project site for the presence of active bird nests no more than 15 days prior to the initiation of work. Survey results, including a description of timing, durations, and methods used, shall be submitted to the Department of Conservation and Development for review.

BIO-3: If active nests are found, work shall not commence, and consultation and coordination with the appropriate agency should be sought. To avoid the disturbance of active nests, buffers may need to be established at the discretion of the consulting biologist, with certain activities restricted or forbidden within the buffer. Disturbing active nests must be avoided until young birds have fledged.

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

The subject property is not located within or adjacent to the path of any identified watercourse, or other natural drainage feature, and thus the project has no potential for adversely effecting any riparian habitat. Pursuant to Figure 8-1 (Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas) of the County General Plan, the subject property is not located within one of the County's identified significant ecological areas. Lastly, the project site also is not located within or adjacent to any identified wildlife area or ecological reserve of the California Department of Fish & Wildlife or U.S. Fish and Wildlife Service.

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- 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?*

The subject property is located within an urban area of the County and is surrounded by either public roadways or other developed parcels. In addition, the subject site was surveyed by a qualified biologist, who found that the project site lacked substantial wetland plant species and topographical or geomorphological evidence that would indicate the presence of a wetland. As a result, it was determined that no wetlands exist on the property. Therefore, neither the proposed subdivision nor the potential future residences would have an impact on any federally protected wetlands.

- 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?*

Please refer to the analysis and discussions in Subsection-a and Subsection-b above.

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

Construction of the paved access road, utility installations, and future residences will require removal and work within the dripline of various existing mature trees at the site. Due to their size and location on a property that has further development potential (can be further subdivided); these trees are deemed as code-protected trees pursuant to the County Ordinance (Section 816-6.6004 Protected Trees). Therefore, approval of a County-issued tree permit is required prior to any tree removal, or trenching, grading, or filling within the dripline of said trees. The applicant has requested approval of a tree permit as part of the project, and if granted, that tree permit will reduce any potential for conflict with the County's Tree Protection and Preservation Ordinance, to a less than significant level.

- 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?*

The County has adopted the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which provides a framework to protect natural resources in eastern Contra Costa County. This plan covers areas within the cities of Brentwood, Clayton, Oakley, Pittsburg, as well as unincorporated areas of eastern Contra Costa County. The proposed project has no potential for conflicting with the provisions of the East Contra Costa

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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County HCP/NCCP because the project site is located in the Walnut Creek area, which is not one of the areas of the County that is covered by the plan.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input 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?*

As they are proposed for demolition, a historical resource evaluation was administered for the residential structures located at 2063 Olympic Boulevard (APN: 184-302-003). The July 1, 2020 report prepared by Valerie Nagel, found that the three residences located on this property would not qualify as historic resources pursuant to CEQA Guidelines Section 15064.5. This determination was partly based on the fact that none of the buildings appear to have any association with important events in local or California history, and because the known historical residents of the property also do not appear to be historically significant. Furthermore, none of the three residences are characteristic of a type, period, region, or method of construction that is significant to local or California history. Based on the above and additional factors, the buildings proposed for demolition are not categorized as historical resources, and thus there is no potential for the project causing an adverse change in the significance of a historical resource.

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

County staff is unaware of any prior assessments being done at the project site for the potential existence of subsurface archaeological resources. The previously disturbed and developed nature of the property lowers the potential for the existence of previously undiscovered archaeological resources. However, the proposed access and driveway improvements along the eastern boundary of the property to be subdivided, as well as the future residence construction, will require additional ground disturbance which may have some potential for disturbing any subsurface archaeological resources that have yet to be discovered. It is the County's practice to condition development projects in a manner that requires a work stoppage and consultation with a qualified archaeologist in the event that any archaeological materials are encountered. Staff will recommend to County decision-makers that any granted entitlement for this project also include this condition.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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County staff is unaware of any prior assessments being done at the project site for the existence of human remains. The previously disturbed and developed nature of the property lowers the potential for previously undiscovered human remains that may have been buried outside of formal cemeteries. In addition, the County has referred the project to representatives (Wilton Rancheria) of native tribes known to have historically lived in the region, and there was no indication of the project site being in an area with a heightened possibility of containing burial grounds for known native tribes. The proposed access and driveway improvements along the eastern boundary of the property to be subdivided, as well as the future residence construction, will require additional ground disturbance which has some potential for disturbing any subsurface human remains that have yet to be discovered. It is the County's practice to condition development projects in a manner that requires a work stoppage and referral to the County Sheriff-Coroner's Office in the event that any human remains are encountered during construction activity. Staff will recommend to County decision-makers that any granted entitlement for this project also include this condition.

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

SUMMARY:

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

The proposed project consists of various driveway, roadway, and utility improvements that will be immediately implemented as part of the project. Additionally, one residence will likely be constructed on each resultant parcel at some point in the future. The proposed improvements mentioned above can all be implemented with the use of typical construction equipment expected for a development of this nature (i.e. front loaders, medium duty trucks, power tools). Additionally, there is no element of the necessary construction activities or the daily habitation of two single-family residences that would knowingly result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

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

As part of the County's adopted Climate Action Plan (CAP), Energy Efficiency and Conservation is a topic that has been analyzed as part of the County's effort to reduce local GHG emissions. To assist planning staff with implementation of the GHG Reduction Strategy, the CAP includes a development checklist (Appendix-E) that is utilized at the project-level to determine a project's consistency with the CAP. For developments such as that which is the subject of this study, the County can condition the entitlement to require that compliance with the standards of Appendix-E be verified prior to approval of building or grading permits. By conditioning the permit, review for compliance with the CAP will be required at the time building permits are requested for construction of the future single-family residences. Requiring compliance with the County CAP prior to residential development at the project site will ensure development at the site does not conflict with the County's local plan pertaining to renewable energy or energy efficiency.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<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?*

Pursuant to the California Geological Survey's Earthquake Hazard Zone Application (EQ Zapp), the subject property is not located within an earthquake fault zone. The closest identified fault zone or trace faults are those of the Concord Fault Hazard Zone located approximately 4.5 miles east of the subject property. In addition, the subject property is relatively flat, and thus will not require significant drilling or other grading activities to allow the installation of piers or retaining walls for stabilization of soil and or structural improvements. Based on the above, the potential for the proposed project rupturing a known earthquake fault is less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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ii) *Strong seismic ground shaking?*

The proposed demolition of existing structures at the site, tree removal, paved access, and installation of utility improvements are not of a nature or scale that is anticipated to require construction equipment or construction practices (i.e. pile driving) that would result in strong seismic ground shaking. The final design of the future residences has not yet been identified, and thus the nature of the construction activities necessary for that development is not yet clear. However, based on the topography of the site, location of the proposed access driveway, and the pattern of residence design in the surrounding neighborhood, it is unlikely that future residence construction will require construction techniques known to result in strong seismic ground shaking. Lastly, once fully constructed, the daily activities associated with the habitation of the proposed single-family residences are not of a nature that will be expected to generate strong seismic ground shaking.

iii) *Seismic-related ground failure, including liquefaction?*

Soil liquefaction is caused when saturated soil substantially loses strength and stiffness in response to applied stress such as shaking or other sudden change in stress condition. As discussed in Subsection-ii above, neither the construction phase nor the operational phase of the proposed development are expected to induce strong seismic shaking or any other sudden change in soil stress conditions. Therefore, the potential for the project resulting in seismic ground failure such as liquefaction, is less than significant.

iv) *Landslides?*

The subject property is essentially flat and is located in the lowland areas west of Mount Diablo. Any topographical changes on the property, if any, are negligible in scale. Therefore, the potential for any element of the project causing landslides is less than significant.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

County-issued building permits will be required for both the demolition and vertical construction phases of the project. Standard best management practices associated with the issuance of these permits will ensure that any sediment at the site is contained.

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?*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is currently developed with multiple dwelling units, accessory buildings, and impervious surfaces. Therefore, it is reasonable to assume that the soil at the property is capable of supporting the driveway and access improvements and future residences that are proposed for construction at the site. In addition, submittal of a soil report will be required by the County Building Inspection Division as part of the residence construction plan review process. This report will provide additional information about the characteristics of the soil at the site, and allow County staff the opportunity to recommend any necessary design adjustments (e.g., retaining walls, soil amendments), if necessary, that will ensure stability of the soil at the site. Due to the previous structural development of the site and the requirement for a soil analysis of the site prior to the issuance of building permits for new residences, the potential for the soil becoming unstable at the site as a result of the project 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?*

No project specific geological investigation has been administered as part of the environmental review for this project, and thus the specific characteristics of the geologic unit or soil at the site is not known. However, as part of the construction plan review process for the proposed residences, the applicant will be required to submit a soils report detailing the soil characteristics at the site. This investigation will allow County engineers to recommend and ensure that warranted design modifications are implemented to counteract any risks that may arrive as a result of expansive soils. This review will reduce any potential risks to life and property to a less than significant level.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The subject property is within the service area of and currently receives sanitary services from the Central Contra Costa Sanitary District (CCCSD). CCCSD has been provided an opportunity to review the proposed project, and have advised that the future residences can be supported by existing facilities.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Staff is unaware of any prior studies being done that reflect the existence of unique paleontological or geologic features at the site. The majority of the property has been developed with residential buildings, and the remaining portion of the site is free of any visible above ground geological features. With respect to paleontological resources that may not yet have been discovered, the county typically conditions land use projects in a manner that requires the stoppage of work and

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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consultation of a paleontologist in the event of a find. The County will condition the project in this manner.

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8. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

The BAAQMD's May 2017 CEQA Guidelines Thresholds of Significance includes an analysis and screening criteria for determining if the proposed Greenhouse Gas (GHG) emissions for a project would contribute to a significant impact to the environment. As is done with the regulated air pollutants, if the project would generate GHG emissions above the identified threshold, then the proposed project would be seen as having the potential for having a significant impact. Table 2-1 (Air Quality CEQA Thresholds of Significance) of the BAAQMD CEQA Guidelines indicates that a project with "Operational-Related" GHG emissions (stationary source) at a level over 10,000 MT/yr will have a significant impact on the environment.

CalEEMod is a statewide land use emissions computer model designed in collaboration with the air districts of California to provide a uniform platform for quantifying potential criteria pollutants and GHG emissions associated with construction and operational activities of land use projects. Based on project-specific data, known proposed improvements, and default data of the CalEEMod computer model; the proposed development would result in GHG emissions levels as shown in the table below.

Operational-Related GHGs (Stationary Sources) Emissions Levels	
Emissions Type	Project Emissions (MT/yr.)* (Two new residences)
Total CO ₂ (Bio-CO ₂ & NBio-CO ₂)	27.7955
CH ₄	0.0359
N ₂ O	2.4000e-004
CO ₂ e	28.7666
Projected Project Total	56.5982

*project emission quantities calculated using CalEEMOD version 2016.3.2

Based on the projected GHG emissions levels shown above, the potential for the project having a significant impact on the environment as a result of generating GHG emissions is 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?*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in the Air Quality section of this study, the County recently adopted a Climate Action Plan (CAP), which includes a GHG reduction strategy. The goal of the strategy is to reduce community-wide emissions to 15% below 2005 levels by the year 2020. To assist planning staff with implementation of the GHG Reduction Strategy, the CAP includes a development checklist (Appendix-E) which verifies a project's consistency with the CAP. By conditioning the proposed project to require that staff of the Building Inspection and Community Development Divisions verify the project's compliance with Appendix-E of the County CAP prior to issuance of any building or grading permits, the potential for the proposed project conflicting with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases is reduced to a less than significant level.

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

The proposed project consists of subdividing the one property into two parcels, construction of associated driveway/roadway/utility improvements, and potentially the future construction of a single-family residence on each of the resultant parcels. All of the proposed and future improvements to be constructed at the site are of a residential nature, and would be substantially similar to those constructed in the surrounding area. Based on the nature of the proposed project and the land uses permitted under the existing zoning of the project site, the potential for hazardous materials being used, stored, transported, or released from the project site as a result of the proposed project is extremely low. Although some hazardous materials may be required during the construction phase of the project, the anticipated quantity and duration of use for those materials is anticipated to be very small due to the nature and scope of the proposed project. Therefore, the potential for the project creating a significant hazard through the routine transport, use, or disposal of hazardous materials is less than significant.

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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?*

As discussed in Subsection-a above, due to the residential nature and relatively small scale of the the proposed project, the potential for the use, storage, transit, or disposal of hazardous materials is low. As a result, the potential for a significant hazard being created as a result of the release of hazardous materials is also 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?*

The subject property is within one-quarter mile of at least one existing school. The closest known school is the Pied Piper Preschool, which is located approximately 0.23 miles northwest of the project site. However, as discussed in the subsections above, the residential nature of the proposed project combined with its relatively small scale significantly reduces the potential for hazardous materials being used at the site. In addition, the anticipated residences that will be constructed on the two resultant parcels are not improvements that are typically associated with the release of hazardous emissions. Therefore, despite the project site being located in close proximity to an existing school, the potential for the project emitting hazardous emissions, or handling hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school is less than significant.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Pursuant to the EnviroStor database maintained by the California Department of Toxic Substances Control, the subject property is not currently, nor was it previously on a list of hazardous materials sites.

- 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?*

Pursuant to the County Airport Land Use Compatibility Plan (December 2000), the subject property is not located within the influence area or compatibility plan areas for the Buchanan Field or Byron airports. Additionally, the subject property is not located within two miles of any other known public airport, public use airport, or private airstrip. Therefore, the potential for the project resulting in a safety hazard or excessive noise for people residing on or working in the project area is less than significant.

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

Aside from required utility extensions and roadway improvements, all physical improvements proposed as part of the project will take place within the boundaries of the subject property. All proposed utility extensions will be located underground, and thus will not impede traffic flows on any surrounding roadways or waterways that may provide access to and from the region, or that may be part of an existing emergency response or evacuation plan. In addition, the proposed subdivision will not adversely impact existing power poles, telecommunication towers, or other mediums of communication that may be utilized as part of an existing emergency response or evacuation plan. Based on the above, the potential for the project impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan is less than significant.

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

The subject property is located within an urban area of unincorporated Walnut Creek, and does not abut any existing forest land or other open space areas that may be highly susceptible to wildland fires. Additionally, current fire code will require that any future residence constructed at the site be outfitted with an automatic sprinkler system. Therefore, the combination of the subject property's urban setting and the requirement that any future residences be outfitted with sprinkler systems, ensures that any potential for risk of wildland fires is reduced to a less than significant level.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<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:				
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The primary elements of the proposed project include subdividing one parcel of the project site and construction of access and utility improvements. Neither of these elements has the potential for violating water quality standards or waste discharge requirements. In the event that residences are constructed on the resultant parcels in the future, that development would be subject to the review of the Central Contra Costa Sanitary District, who would ensure that the proposed development complies with applicable standards regarding waste discharge.

- 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?*

The subject property is located within the service area of and currently receives public water services from the East Bay Municipal Utility District (EBMUD), who has reviewed the project

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and has made no indication of the potential project demand exceeding their capacity. There is no need for the construction of water wells or other improvements that would potentially interfere with aquifer volume or the local groundwater table. Therefore, the potential for the proposed subdivision or any future residence depleting groundwater supplies is less than significant.

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

i) *Result in substantial erosion or siltation on- or off-site?*

As part of the building permit issuance for each construction phase (i.e., demolition, access/utilities, residences) the respective contractor will be required to ensure that applicable Best Management Practices (BMPs) are employed at the site. These BMPs are enforced during onsite inspections by County staff and ensure that sediment stay on the project site. Additionally, a new drainage plan and storm drainage improvements will be implemented at the site as part of this project to ensure that stormwater runoff is controlled. The implementation of BMPs during construction as well as a new drainage plan and stormwater improvements will ensure that any potential for erosion or siltation is reduced to a less than significant level.

ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

The design of the future residences has not yet been finalized, but to aide in designing the drainage and stormwater system for the resultant parcels, the applicant has included anticipated residence locations and building envelopes as part of the project. With this information, it has been anticipated that the total impervious surface area at the project site will be reduced from 8,895 square feet to 7,824 square feet. With this anticipated reduction in impervious surface area and the newly designed storm drain system that will be installed as part of the project, there is a less than significant potential for a substantial increase in the rate or amount of surface runoff created at the site.

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

Please refer to the analysis and discussion is Subsection-ii above.

iv) *Impede or redirect flood flows?*

The subject property is located within a “B” flood zone as categorized by the Federal Emergency Management Agency (FEMA). These areas have 0.2% annual chance of

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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floodings. Therefore, the potential for any improvements at the site redirecting flood flows is negligible. Furthermore, there is no element of the project that will impact any existing instruments in place that help in preventing floods, such as canals, dams, or levees. Based on the above, the potential for the project impeding or redirecting flood flows is less than significant.

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

As mentioned above in this report, the subject property is located within one of the County’s “B” flood hazard areas, which means that the annual potential for a flood inundating the site is less than one percent. Additionally, the subject property is not located in proximity to any large body of water that would pose a substantial risk for tsunami or seiche. Therefore, the potential for the project resulting in the release of pollutants resulting from flood, tsunami, or seiche is less than significant.

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

The proposed project will result in the creation of two residential lots with single-family residences connected to existing public sewer and water facilities. The availability of public sewer and water services significantly lowers the potential for the project conflicting with any applicable water quality or groundwater management plans. In addition, the County Public Works Department has reviewed the proposed project and has determined that the proposed design for collecting and conveying stormwater runoff created at the site meets applicable guidelines. Based on the above, the potential for the project conflicting or obstructing the implementation of a water quality control plan or sustainable groundwater management plan is less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project physically divide an established community?*

The portion of the project site to be subdivided is only 20,000 square feet in area and not of a size that could accommodate an established community within its boundaries. Therefore, the subdivision of property alone has no potential for physically dividing an established community. Although not proposed as part of this project, it is anticipated that each of the resultant parcels will be developed with a single-family residence in the near future. Whatever development is proposed at the site, it would be subject to consistency with land uses that are allowed within an SM General Plan Land Use designation as well as the land use and structural dimension standards of the R-10 zoning district. Since the site is surrounded by properties with identical zoning and General Plan designations, any land use or structural development established at the site would be substantial similar to that on the neighboring properties, and would not create an interruption in the land use pattern found in the area.

- 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?*

The proposed project consists of subdividing one portion of the project site into two parcels for the potential future construction of single-family residences. As discussed throughout this study, the proposed development is consistent with both the respective R-10 zoning district and SM land use designation for the site. Furthermore, the proposed subdivision and potential future residential construction are subject to standards of the County Building Inspection Division, County Environmental Health Division, Contra Costa County Fire Protection District, and the County Public Works Department, whose review and permitting process all consist of some level of review to deter environmental impacts. Lastly, the project site is located within an urban and developed region of the County, and not in one of the County's open space or otherwise ecologically sensitive areas that would require additional protection against environmental impacts.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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?*

Pursuant to Figure 8-4 (Mineral Resource Areas) of the County General Plan, the project site is not located within any of the County's known significant mineral resource areas. Additionally, the proposed utility and access improvements require only minor grading at the site, and no grading to substantial depths that would increase the potential for discovering new or disrupting subsurface mineral resources. Therefore, the potential for the project resulting in the loss of availability of a known mineral resource is less than significant.

- 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?*

The subject property is currently developed with residential dwellings and other accessory structures. In addition to the site not being located within one of the County's identified mineral resource areas, there is no recovery equipment or other site characteristics at the site that would indicate it is the location of a mineral recovery site. Therefore, the potential for the project resulting in the loss of a mineral resource recovery site is less than significant.

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

As part of the project, existing structures at the site will be demolished, trees will be removed, and utility and access improvements will be made at the site. None of these construction activities are of a nature or scope that would require large scale construction equipment or extended construction hours that would generate a substantial increase in ambient noise. Additionally, if residences are constructed at the site in the future, the daily activities associated with the habitation of a single-family residence are not typically associated with substantial noise generation. Lastly, any noise generated from either of the resultant parcels would be substantially similar to that which is generated on the surrounding properties of similar development. Therefore, based on the above, the potential for the project resulting in generation of a substantial temporary or permanent increase in ambient noise is less than significant.

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

As part of the project, existing structures at the site will be demolished, trees will be removed, and utility and access improvements will be made. None of these construction activities are of a nature or scope that would require significant earth movement, pile or pier driving, or use of significantly large construction equipment. Furthermore, if the resultant parcels are each improved with single-family residences in the future, the regular activities associated with the daily habitation of a single-family residence would not likely result in the generation of excessive groundborne vibration.

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

Pursuant to the County Airport Land Use Compatibility Plan (December 2000), the project site is not located within the compatibility plan areas for either the Buchanan Field or Byron airports. The project site is also not located within two miles of any known public airport, public use airport, or private airstrip.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. POPULATION AND HOUSING – <i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input 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)?*

The proposed subdivision will potentially result in two future single-family residences being constructed at the site. As there are currently three dwelling units located on the property to be subdivided, the project will potentially result in the net loss of one dwelling unit, which eliminates the potential for a substantial population growth in the area. Furthermore, the utility improvements proposed as part of the project are connections to existing mains and other utility infrastructure within the Olympic Boulevard roadway and are not new extensions into areas that previously lacked a connection. Based on the above, the potential for the proposed project inducing a substantial population growth is less than significant.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project will immediately eliminate three existing dwelling units that will likely be replaced with two future residences. The net loss of one dwelling unit would not constitute the displacement of a substantial number of existing people or housing.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

a) *Fire Protection?*

The project site is located within the service area of the Contra Costa County Fire Protection District (CCCFPD), who has had an opportunity to review and comment on the project. In their comment letter the CCCFPD provided a list of standards that will apply to the project. The listed standards include, but are not limited to, providing an all-weather driving surface, access roadway width and clearance requirements, automatic fire sprinkler requirements, the potential need for a Fire District turnaround, and the need for fire district review prior to any development at the site. There has been no indication from the CCCFPD that altered or new fire protection facilities will be necessary to accommodate the proposed project.

b) *Police Protection?*

The subject property is located within the service area of the Contra Costa County Sheriff. As discussed above in this study, the proposed project will result in a net loss of one dwelling unit. Based on the above, the proposed project will not induce a significant population risk nor will it pose a substantial risk to the County's ability to maintain the General Plan standard of having 155 square feet of Sheriff station area and support facilities for every 1,000 members of the population. Therefore, the potential for the project resulting in substantial adverse impacts as a result of expanded police protection facilities is less than significant.

c) *Schools?*

It can reasonably be assumed that the need for new or expanded schools in a geographic area is largely dependent on the number of students in the region. As the proposed project will slightly reduce the number of dwelling units at the site, the proposed project has a less than significant

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential for resulting in a significant population increase in the County. Therefore, the project would have a low probability of inducing a substantial increase of students in the area, and as a result have a less than significant potential for adverse impacts as a result of new or expanded schools.

d) *Parks?*

The County's goal is to maintain a standard of having three acres of neighborhood parks per every one thousand members of the population. The proposed project has a less than significant potential for resulting in a significant population increase in the County. Therefore, the project will not require the construction of new or extended parks to accommodate a population change, and the potential for adverse environmental impacts as a result of new or expanded parks is less than significant.

e) *Other public facilities?*

The project site is currently the location of multiple residential dwellings. The project site will likely continue to support residential dwellings once the property is fully developed. Lastly, the project will only result in a slight change in the number of dwelling units located at the site. In summary, the nature and scope of the land use located at the site pre- and post-project are substantially similar. Therefore, there is nothing in the record to indicate that there are any public facilities, beyond those discussed above, that would need to be expanded or newly constructed as a result of the proposed project.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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?*

The deterioration, daily use, and demand for neighborhood parks and other recreational facilities is largely dependent on the number of people residing in the surrounding area and the frequency in which they utilize the recreational resources. As discussed throughout this study, the proposed project will not result in a significant population increase in the area. In addition, there is no element of the project that would directly or indirectly alter the manner or frequency in which existing residents of the area use existing recreational facilities. Therefore, the potential for an increase in the use of neighborhood or regional parks as a result of the proposed project is 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?*

Pursuant to the Growth Management Element of the County General Plan, the standard is to have a minimum of 3 acres of neighborhood parks for every 1,000 members of the population. Based on the anticipated net reduction of dwellings located at the site, the proposed project will not result in a significant population increase in the County. The proposed project will not result in a population increase equal to or above a 1,000-person threshold, and thus the potential for needing additional recreational facilities to remain in compliance with the General Plan is low. Due to the low demand for new parks and other recreational facilities as a result of the project, the potential for adverse impacts as a result of new recreational facility construction is less than significant.

Pursuant to Section 920-4 (Park Dedications) of the County Ordinance, the proposed subdivision would require that land be dedicated for parks or recreational purposes, or that a park dedication fee be paid when new residences are constructed. Since no land has been dedicated for park or recreational purposes as part of the proposed project, submittal of a park dedication fee would be required prior to issuance of a building permit for the future dwelling units. The combination of the fact that the proposed project does not require the construction of new recreational facilities

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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due to the lack of a significant population increase, and the existence of an option to pay an in lieu fee for park dedication purposes, ensures that the potential for the environment being impacted by a new or expanded recreational facility is less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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17. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

The project does require some work within the Olympic Boulevard roadway. This work consists of utility connection improvements, the removal of one driveway, and the reconfiguration of a second driveway to accommodate the proposed access along the eastern boundary of the property to be subdivided. None of these proposed improvements will result in any permanent adverse impacts to the existing sidewalk, roadway, or other transportation facility within the public roadway. Therefore, there is little potential for the project conflicting with a program, plan, ordinance, or policy of the County that addresses circulation.

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

The County Board of Supervisors recently adopted the Contra Costa County Transportation Analysis Guidelines (“TAG”). This guide aids County staff with traffic analysis for development projects in compliance with Senate Bill 473 (2013) and Public Resources Code Section 21099. Within the TAG is screening criteria that allow staff to quickly determine if a project would generate a potentially significant level of vehicle miles traveled (“VMT”) and require a detailed analysis. One of the project types identified in the TAG as those that should be expected to cause a less than significant impact are those that would generate or attract fewer than 110 daily vehicle trips. As only one single-family residence could be constructed on each of the resultant parcels, it is clear that the project would not generate or attract 110 daily vehicle trips. Therefore, a full VMT analysis of the proposed project is not required. Since the potential for VMT impacts of the project were evaluated using the County’s adopted TAG, which was developed in compliance with legislation passed to guide the manner in which transportation impacts are analyzed under CEQA, the potential for the project conflicting or being inconsistent with CEQA Guidelines Section 15064.3(b) is less than significant.

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)?*

The proposed improvements within the Olympic Boulevard Roadway consist of driveway removal and reconfiguration as well as utility installation. However, there will be no modifications to the alignment of the roadway or walking surface of the sidewalk that would substantially increase hazards.

- d) *Would the project result in inadequate emergency access?*

The subject property is one that has been previously developed, and as a result has existing direct access from Olympic Boulevard. The proposed project has been reviewed by the Contra Costa County Fire Protection District who has provided minimum design standards for the driveway and access road to Parcel-B. Prior to occupancy of the future residences being granted, the developer will be required to provide evidence to Building Inspection staff that they have received approval from the fire district. The existing direct access from Olympic Boulevard, proposed private paved access to Parcel-B, and requirement for Contra Costa County Fire Protection District review prior to occupancy of the residences will reduce the potential for inadequate emergency access at the site to a less than significant level.

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

A historic resource evaluation of the portion of the project site to be subdivided was administered, and it was determined that none of the existing residences in that area of the project site could be categorized as significant historical resources. In addition, County staff has communicated with representatives (Wilton Rancheria) of California Native American Tribes known to have historically inhabited the area, and there has been no indication that there is a heightened potential for the existence of undiscovered tribal cultural resources at the site. Based on the above, the potential for the project causing a substantial adverse change in the significance of a tribal cultural resource is less than significant.

- 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?*

Please refer to the analysis and discussion in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<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?*

The project site is in an urban and previously developed region of the County with existing public wastewater, stormwater, electricity, gas, and other utilities. Therefore, only new or upgraded utility connections are required as part of the project, and not new, expanded, or relocated facilities.

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

The project site is located within the service area of the East Bay Municipal Utility District (EBMUD), who currently provides public water services to the three dwelling units on the parcel that is to be subdivided. EBMUD has confirmed that there is an existing public water main located within Olympic Boulevard and has not provided any indication that the project would exceed the capacity of their existing infrastructure. Based on the project review by the water service provider and their existing ability to accommodate the demand of the three existing dwelling units, the potential for their being a lack of sufficient water supply to serve the project is less than significant.

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?*

The subject property is located within the service area of the Central Contra Costa Sanitary District (CCCSD). The CCCSD has reviewed the proposed project and in a June 12, 2019 email to staff, confirmed that the proposed project is not expected to produce an unmanageable added capacity demand on their wastewater system.

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

Keller Canyon Landfill is the remaining active and permitted landfill within the County that will accept solid waste from the project site. As of December 31, 2018, the latest capacity assessment of Keller Canyon Landfill showed the projected remaining airspace volume is 51,989,105 cubic yards and the estimated remaining tonnage is 52,203,446 tons. Therefore, the remaining lifespan of the landfill is approximately 53 years. Since the use type of the property will remain the same and the net dwelling unit count will be reduced, it can be reasonably anticipated that the solid waste generated by the two future residences will be equal to or less than that of the three existing residences on the parcel to be subdivided. Based on the anticipated reduction in solid waste generation at the site and the remaining capacity of the County's active landfill, the potential for the proposed project generating solid waste in excess of State or local standards or conflicting within Federal, State or local regulations is less than significant.

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

The proposed project will likely result in the construction of two new single-family residences to replace the three existing dwelling units that have been identified for demolition. As the future residences will be substantially similar to the existing land uses at the site, it is anticipated that the future residences will generate solid waste substantially similar to that which is currently generated on the property. There will be no production, processing, manufacturing, or other commercial/industrial processes taking place at the site that would generate significant amounts of solid waste that would present a greater potential for conflicting with applicable laws and regulations. Based on the above, the potential for conflict with Federal, State, and local statutes and regulations related to solid waste is less than significant.

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

Both resultant parcels will have paved access to Olympic Boulevard that will allow for unimpeded access to and from the site. In addition, the project has been reviewed by the CCCFPD, who has provided a list of fire and safety standards that are applicable to the configuration of the property access and the ultimate design of the future residences. Lastly, no element of the proposed project will adversely impact any regional communication systems within the County that may be used as part of an emergency response or evacuation plan. Therefore, the potential for the project substantially impairing an adopted emergency response or evacuation plan is 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?*

The subject property is located within a relatively flat area of the County and lacks any substantial sloping topography within its boundaries. In addition, the project site is located within a developed and urban area of the County, which significantly reduces the potential for a wildfire occurring in the vicinity of the project site. Lastly, the project site is within the service area of the CCCFPD, who will require that the applicant incorporate the appropriate fire prevention equipment and upgrades prior to occupancy of the future residences. Based on the nature of the surrounding

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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environment, design of the proposed development, and location within the CCCFPD service area, the potential for the proposed project exacerbating wildfire risks is less than significant.

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

The CCCFPD has reviewed the proposed project and has provided a list of fire protection improvements that must be incorporated as part of the project. The list includes, but is not limited to, unobstructed all-weather driving surfaces, a reliable fire protection water supply, and automatic fire sprinklers. All of the required improvements would reduce the fire hazard at the site and are common fire safety improvements that can be easily incorporated into the proposed project. Therefore, the potential for the project increasing fire risk or impacting the environment as a result of the installation or maintenance of fire protection infrastructure is less than significant.

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

As discussed above, there is no evidence in the record to suggest that the proposed project will increase wildfire risks or hazards within the County. Therefore, the potential for the project increasing risks to people or structures as a result of increased post-fire runoff, slope instability, or drainage changes is less than significant.

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

The subdivision of the property alone has no potential for degrading the quality of the environment, reducing habitat or plant/animal communities, or eliminating examples of California history. However, demolition of the existing structures, construction of the proposed access and driveway improvements, utility improvements, and future construction of single-family residences on the resultant parcels may have impacts on wildlife species that may exist in the area of the property. To mitigate those potential significant impacts mitigations (BIO-1 through BIO-3) requiring preconstruction surveys, cessation of work, and further investigation by a qualified professional in the event that findings are made, have been incorporated as part of the project. These mitigations will reduce the potential for impacting wildlife to a less than significant level.

- 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.)*

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

The single-family residential land uses that will likely be established on the resultant parcels will be substantially similar to the existing residential uses located at the site. Despite the fact that the subject property is being subdivided, it is likely that the number of dwelling units at the project site will be reduced as a result of the project. Therefore, it is reasonable to assume that the demand for utilities, traffic impacts, solid waste generation, aesthetic impacts, and other environmental impacts of the proposed project will be very similar to, and possibly less, than what already exists at the site as a result of the existing improvements. Therefore, despite the fact that there may be multiple additional projects in the surrounding area, any cumulative impact noted is likely to be a result of those projects that will likely be increasing their baseline or pre-project environmental impacts, which for the proposed project there are very few that will likely increase.

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

The proposed project consists of subdividing a portion of the project site into two separate parcels, implementation of access and utility improvements, and the potential future construction of a single-family residence on each of the resultant parcels. The required construction activities will result in some disturbance to human beings on the adjacent residential properties. However, those disturbances will be minor and temporary in nature because of the scope of construction that is required. Furthermore, construction period restrictions will be applicable to the proposed development via conditions of approval should the project be granted.

REFERENCES

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

1. Project Application and Plans
2. Contra Costa County Geographic Information Systems Data Layers
3. Contra Costa County Zoning Ordinance (Title 8)
4. Contra Costa County General Plan
5. Contra Costa County Climate Action Plan (10/2015)
6. 2016 Contra Costa County Important Farmland Map Act
7. Contra Costa County Airport Land Use Compatibility Plan (12/13/2000)
8. California Government Code (Webpage)
<https://leginfo.ca.gov/faces/codesTOCSelected.xhtml?tocCode=GOV>
9. California Public Resources Code (Webpage)
<https://leginfo.ca.gov/faces/codesTOCSelected.xhtml?tocCode=PRC&tocTitle=+Public+Resources+Code++PRC>
10. California Environmental Quality Act Guidelines
11. California Department of Fish and Wildlife Website
<https://wildlife.ca.gov/>
12. United States Department of Fish and Wildlife Webpage
<https://www.fws.gov/>
13. East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan
14. BAAQMD CEQA Guidelines (5/2017)
15. BAAQMD “Air Quality Standards Attainment Status Webpage
<https://www.baaqmd.gov/about-air-quality/research-and-data/air-quality-standards-and-attainment-status>
16. California Geological Survey Earthquake Hazard Zone App (EQZAPP)
<https://maps.conservation.ca.gov/cgs/EQZApp/>
17. California Department of Toxic Substance Control Envirostor Webpage
<https://www.envirostor.dtsc.ca.gov/public/>
18. CalEEMOD Version 2016.3.2
19. Tree Inventory & Preservation Report of Insideout Design (9/16/2019)
20. Project Comments of the Contra Costa County Fire Protection District (6/18/2019)
21. Project Comments of the Central Contra Costa Sanitary District (6/12/2019)
22. Project Comments of the East Bay Municipal Utility District (5/30/2019)
23. Project Comments of the County Building Inspection Division (6/7/2019)
24. Project Comments of the County Public Works Department (7/15/2019)

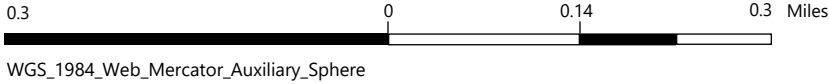
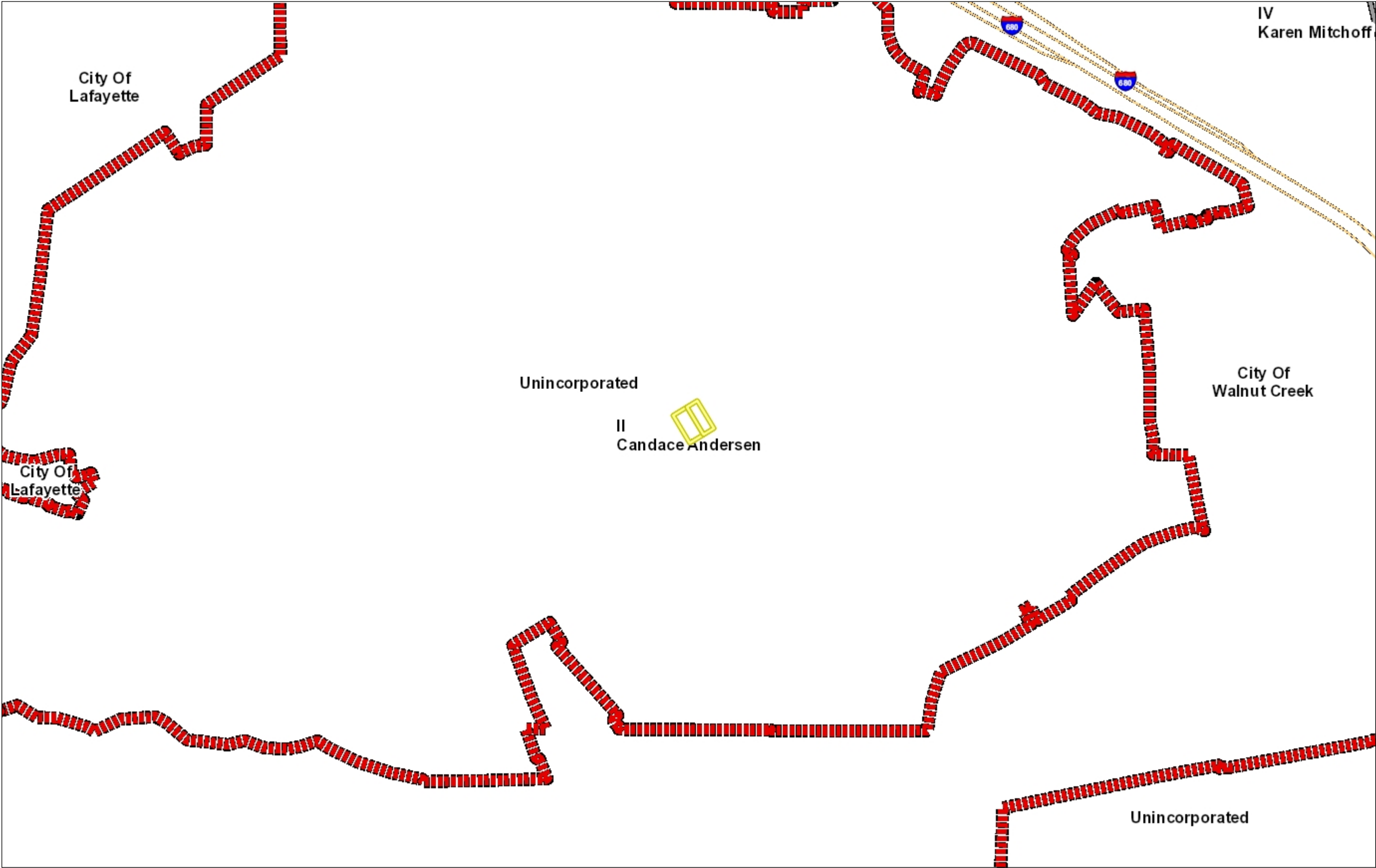
ATTACHMENTS

- 1. Vicinity Map**
- 2. Site Plan/Tentative Map**

Vicinity Map



- Legend
- City Limits
 - Unincorporated
 - Highways
 - Highways Bay Area
 - Board of Supervisors' Districts
 - County Boundary
 - Bay Area Counties



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

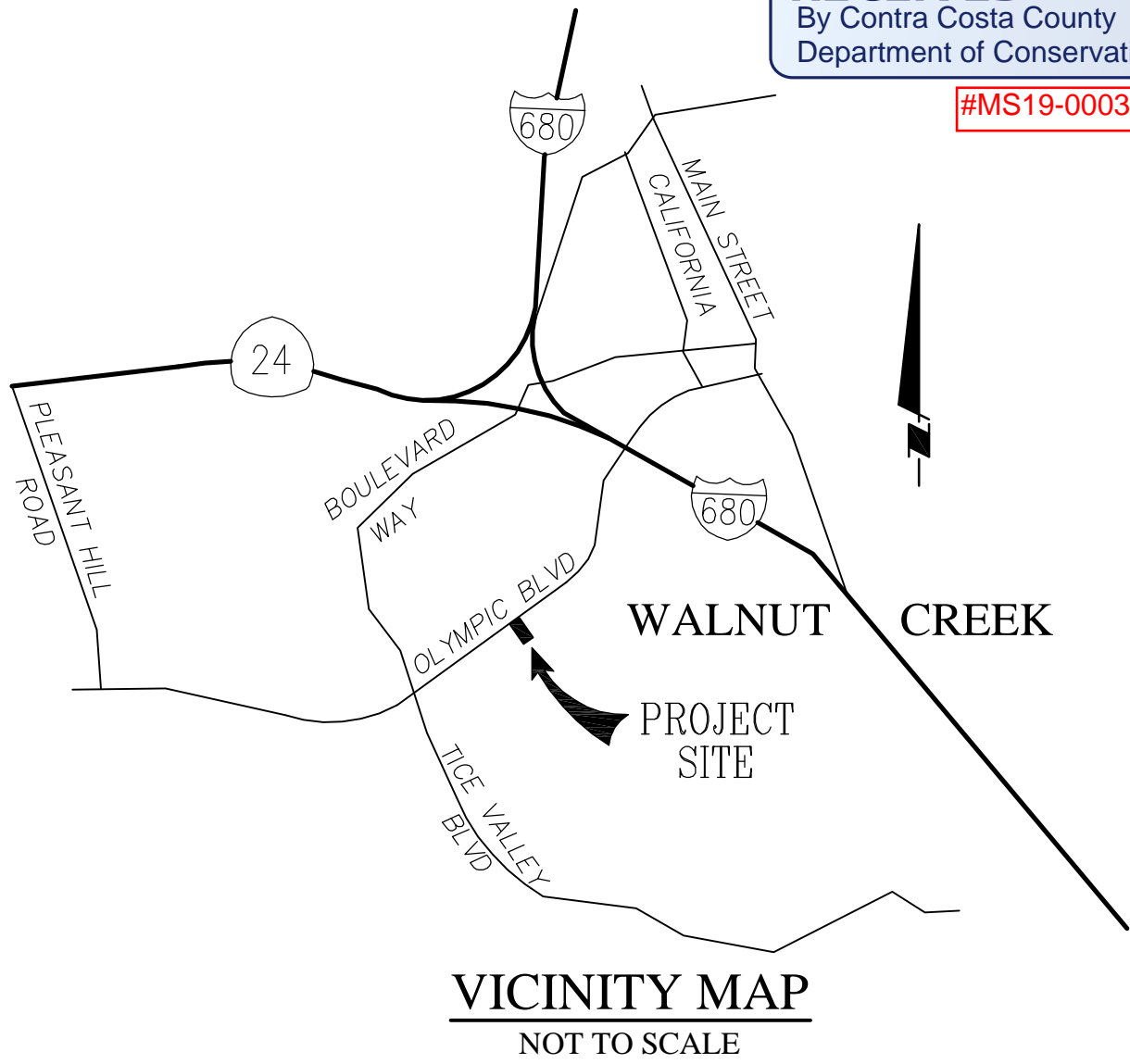
1: 9,028



Notes
Contra Costa County -DOIT GIS

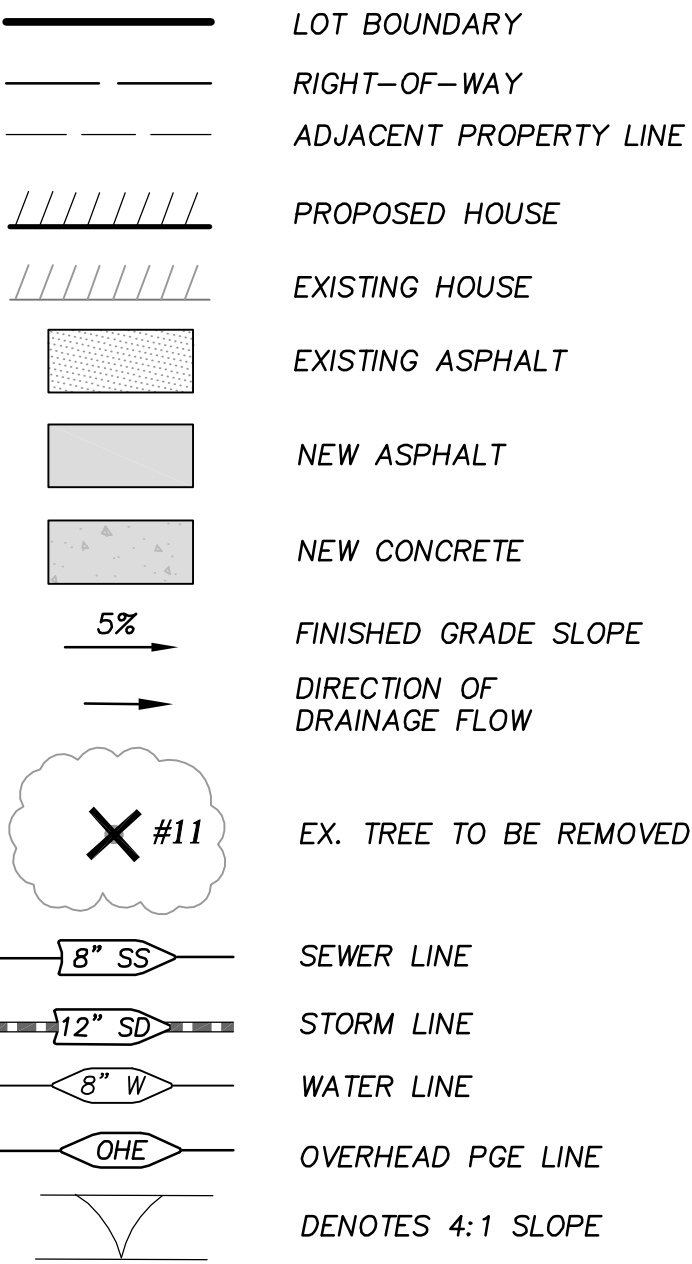
TENTATIVE PARCEL MAP
2063 OLYMPIC BOULEVARD
MS 19-XXXX
CITY OF WALNUT CREEK
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

RECEIVED on 08/12/2020
By Contra Costa County
Department of Conservation and Development
#MS19-0003



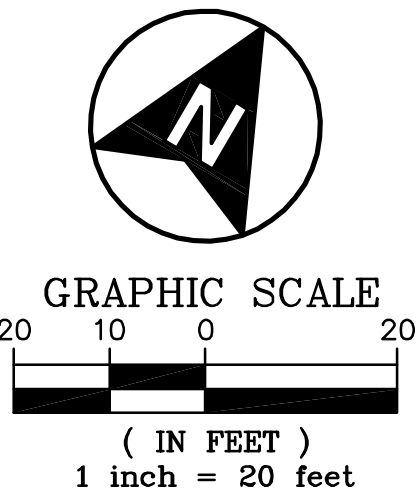
SHEET INDEX	
SHEET No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

LEGEND



ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT CONCRETE
BOC	- BACK OF CURB
BW	- BOTTOM OF WALL
CB	- CATCH BASIN
CCC	- CONTRA COSTA COUNTY
CL	- CLASS
CL	- CENTERLINE
COWC	- CITY OF WALNUT CREEK
DET	- DETAIL
EX	- EXISTING
FG	- FINISH GRADE
FH	- FIRE HYDRANT
GB	- GRADE BREAK
GF	- GUTTER FLOWLINE
HP	- HIGH POINT
P	- PAD ELEVATION
PI	- POINT OF INTERSECTION
PUE	- PUBLIC UTILITY EASEMENT
R/W	- RIGHT OF WAY
SD	- STORM DRAIN
SF	- SQUARE FEET
SS	- SANITARY SEWER
STD	- STANDARD
TW	- TOP OF WALL
TYP	- TYPICAL
W	- WATER



OWNER

PCD ASSET GROUP, LLC
2760 CAMINO DIABLO
WALNUT CREEK, CA. 94597
925-935-6030

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
925-476-8499

BENCHMARK

CITY OF WALNUT CREEK BENCHMARK #2319 LOCATED AT THE INTERSECTION OF OLYMPIC BOULEVARD AND WILLOW AVENUE. CINCH NAIL AND WASHER (EBMUD) SET ON SOUTH CURB RETURN. ELEVATION: 173.48

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF OLYMPIC BOULEVARD AS SHOWN ON THE RECORD OF SURVEY 73 LSM 19 TAKEN AS NORTH 59°39'22" EAST

SURVEY NOTE:

TOPOGRAPHIC AND BOUNDARY SURVEY DATA SHOWN IS BASED ON FILES PROVIDED FROM DEBOLT ENGINEERING. NO BOUNDARY WAS PERFORMED FOR THE PURPOSE OF THIS TENTATIVE MAP.

GENERAL

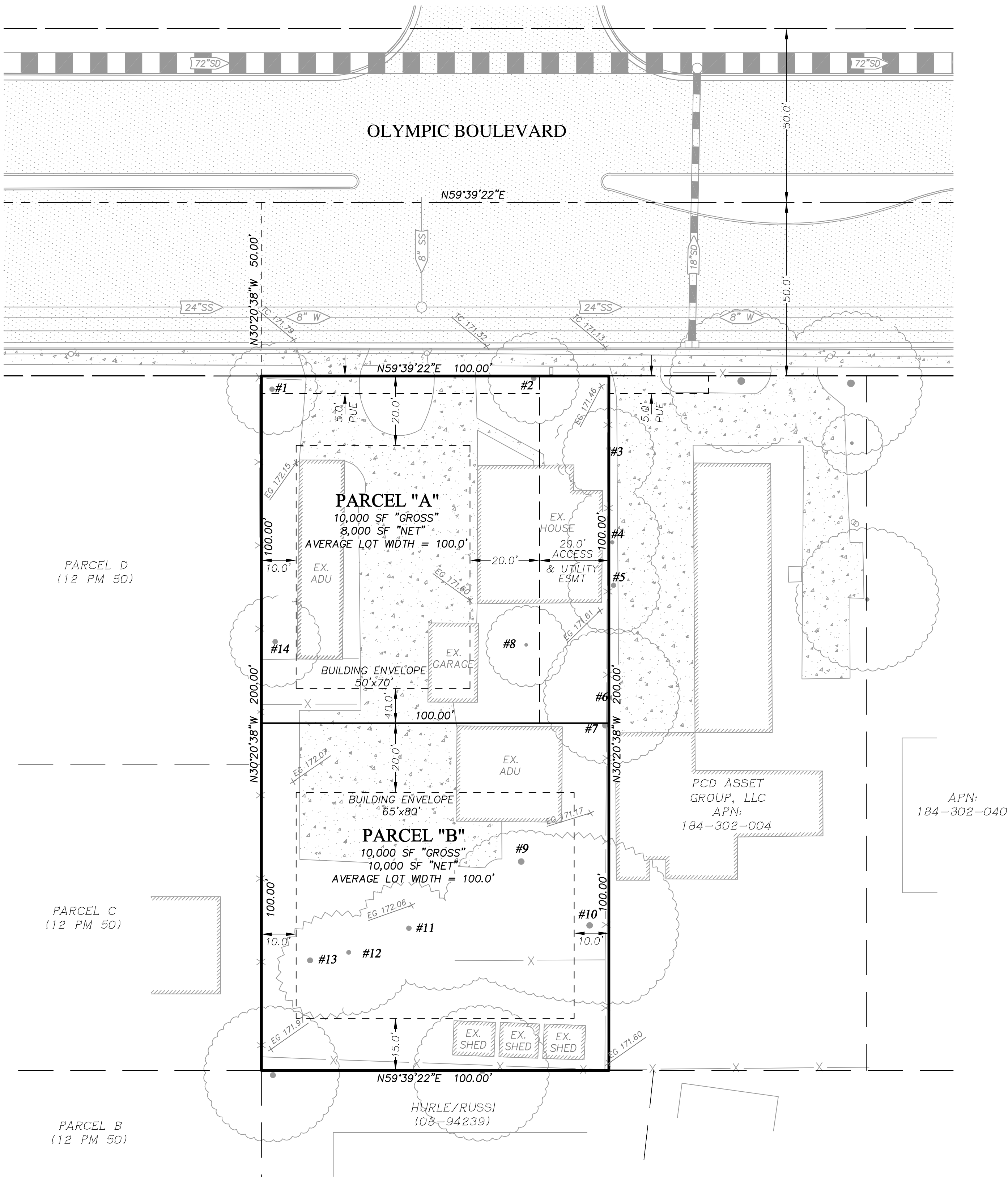
ASSESSORS PARCEL NO(s): 184-302-003
PROJECT ADDRESS: 2063 OLYMPIC BOULEVARD
WALNUT CREEK, CA
20,000 SF±
SINGLE FAMILY RESIDENCE
EXISTING ZONING: R-10 (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: R-10 (SINGLE FAMILY RESIDENTIAL)
NUMBER OF UNITS: 2 LOTS
DENSITY: 2.00 UNITS/AC
FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0289G, DATED 03-21-2017)

FACILITIES

WATER: EASTBAY MUNICIPAL UTILITY DISTRICT
SEWER: CENTRAL CONTRA COSTA SANITARY
STORM DRAIN: CONTRA COSTA COUNTY
FIRE: CCCFPD
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST

NOTES:

- NO PUBLIC AREAS ARE PROPOSED.
- EXISTING STRUCTURES AND CONCRETE WILL BE REMOVED.



REVISIONS	NO.	BY	DATE	DESIGN: JV
				DRAWN: STAFF
				CHECKED: JV
				PROJECT #: 19008



817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

2063 OLYMPIC BOULEVARD

TENTATIVE MAP
TITLE SHEET
MS 19-XXXX

WALNUT CREEK, CA

SHEET
1 OF 2
DATE
04-31-2019

MS 19-XXXX
CITY OF WALNUT CREEK
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

SD SUMMARY

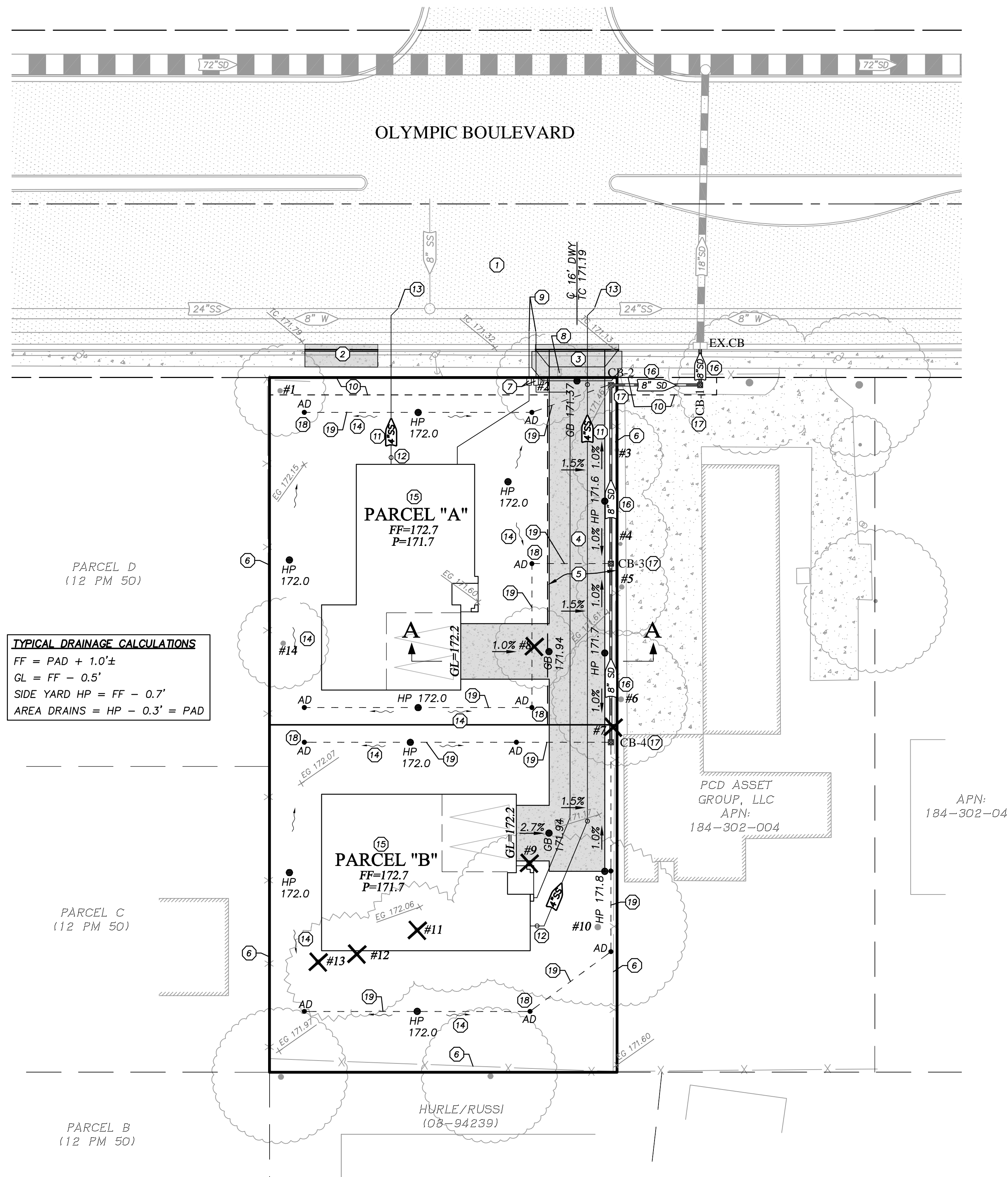
ON-SITE TREE SUMMARY

KEY LEGEND

- ① EXISTING PAVEMENT TO REMAIN
- ② REMOVE EX. DRIVEWAY AND REPLACE WITH CURB, GUTTER & SDWK TO MATCH EX. PER CCCO STD DETs CA70 & CA71
- ③ NEW 16' CONCRETE DRIVEWAY PER CCCO STD DET CA72
- ④ 16' WIDE DRIVEWAY (CONCRETE OR ASPHALT)
- ⑤ 20' ACCESS AND UTILITY EASEMENT
- ⑥ EXISTING FENCE. RELOCATE TO PROPERTY LINE AS NEEDED
- ⑦ 1" WATER SERVICE AND METER
- ⑧ RELOCATE WATER METER TO NEW LOCATION
- ⑨ CONNECT TO EXISTING WATER MAIN
- ⑩ 5' PUE
- ⑪ 4" PVC SEWER LATERAL AT 2% MIN.
- ⑫ 4" PVC SS CLEANOUT (TYP)
- ⑬ CONNECT TO EXISTING SEWER MAIN
- ⑭ EARTH SWALE (TYP) AT 1% MIN. SLOPE
- ⑮ PROPOSED HOUSE LOCATION. SIZE/SHAPE MAY VARY
- ⑯ 8" ADS STORM DRAIN PIPE AT 0.5% MIN SLOPE
- ⑰ CHRISTY V12 DRAIN INLET OR EQUAL (TYP)
- ⑱ 3" AREA DRAIN (TYP)
- ⑲ 3" PVC (SDR-35) SD @ 0.5% MIN SLOPE

NOTES

- 1) GRADE LANDSCAPE AREAS ADJACENT TO HOUSE TO DRAIN AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5%.
- 2) CONTRACTOR SHALL LOCATE AND USE CAUTION AROUND EXISTING UTILITIES AND SERVICE LINES ON THE PROPERTY.
- 3) SEWER LATERAL LOCATION IS APPROXIMATE. FINAL LOCATION TO BE SET BY CONTRACTOR BASED ON EXISTING FIELD CONDITIONS (TREES, SLOPES, ETC).
- 4) WATER LATERAL LOCATION IS APPROXIMATE. FINAL LOCATION TO BE SET BY CONTRACTOR BASED ON EXISTING FIELD CONDITIONS (TREES, SLOPES, ETC).
- 5) ALL DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS AND DRAINAGE SHALL BE DIRECTED AWAY FROM THE FOUNDATION TOWARDS LANDSCAPE AREAS.
- 6) FINAL HOUSE FOOTPRINTS TO BE DETERMINED AT A LATER DATE.
- 7) DRIVEWAY DESIGN SHALL SATISFY CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT (CCCFPD) STANDARDS.



811 DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG

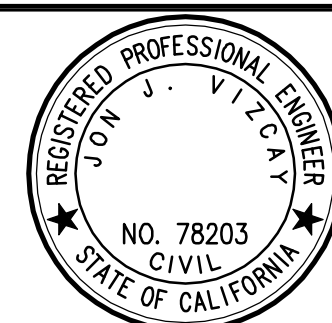
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

NOTE:

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

CALL USA - 811 AT LEAST 48 HOURS BEFORE DIGGING. HAND DIG NEAR UNDERGROUND UTILITIES.

REVISIONS	NO.	BY	DATE	DESIGN: JV
				DRAWN: STAFF
				CHECKED: JV
				PROJECT #: 19008



817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

TENTATIVE MAP
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

2063 OLYMPIC BOULEVARD MS 19-XXXX WALNUT CREEK, CA

SHEET
2 OF 2
DATE
04-31-2019