

**Department of  
Conservation and  
Development**

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**SEPTEMBER 4, 2014**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
INITIAL STUDY/ENVIRONMENTAL CHECKLIST**

- 1. Project Title:** Westborough 14 Unit Condominium Project, Tice Valley Boulevard
- 2. County Files:** DP14-3018, SD14-9376 and RZ14-3225
- 3. Lead Agency Name and Address:** Contra Costa County  
Department of Conservation and Development  
30 Muir Drive, Martinez, CA 94553
- 4. Contact Person and Phone Number:** Ruben Hernandez, Senior Planner  
(925) 674-7785
- 5. Project Address:** 1640 and 1660 Tice Valley Boulevard, Walnut Creek
- 6. Applicant:** Bob Pickett  
Momo Development 2013, LLC  
100 School St., Danville, CA 94526
- 7. General Plan Designation:** Multiple-Family Residential, Medium Density (MM)
- 8. Zoning:** Multiple-Family (M-12) Residential Zoning District.
- 9. Description of Project:** A proposal to develop a 1.2-acre site with 14 two-story condominium units. The condominium units will be constructed in clusters of 2, 3 and 4 units per building. The units will be two-story, side by side units with single car garages. The development will be accessed from Tice Valley Boulevard, via a new "U" shaped interior private roadway. The project will include the installation of complete site improvements including landscaping

improvements, clean water facilities, roadway improvements and storm drain improvements. Development of the site will require the removal of 23 of the 34 code protected on-site trees.

In order to develop the property as proposed, the applicant is requesting approval of a vesting tentative map, a final development plan and a rezoning of the 1.2-acre site to Planned Unit Development (P-1) from its current Multiple-Family (M-12) zoning. A variance to the Planned Unit District (P-1) minimum lot size is also being requested.

**10. Surrounding Land Uses and Setting:** The project site consists of two parcels identified as 1640 and 1660 Tice Valley Boulevard in the Walnut Creek area. The site is currently being used as a commercial nursery and is zoned for multiple-family use (M-12). Surrounding uses include commercial offices, single-family residences, multiple-family building and some open space.

Directly east of the site is a single-family residential neighborhood, to the north and to the west, across Tice Valley Boulevard, are commercial office buildings and to the south of the site, along Tice Valley Boulevard, are multiple-family uses, including some large apartment complexes.

**11. Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement:** None.

### Environmental Factors Potentially Affected

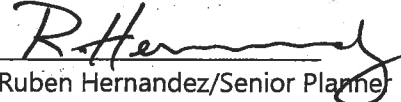
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <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"/> 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"/> Mandatory Findings of Significance | <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/Traffic             | <input type="checkbox"/> Utilities/Services Systems |
|   |   | <input checked="" type="checkbox"/> None Affected   |

### Environmental Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

  
 Ruben Hernandez/Senior Planner

Contra Costa County  
 Department of Conservation & Development

9/4/14  
 Date

## INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>1. AESTHETICS – <i>Would the project:</i></b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b><u>SUMMARY</u></b></p> <p>a-b) The project site is not part of a scenic vista and is not located on, or visible from, a state scenic highway.  <b><u>Environmental Impact: No impact.</u></b></p> <p>c) Significant consideration of the project's visual impacts from Tice Valley Boulevard was taken into account during the design stages of the project. For example, the buildings will be orientated perpendicular to Tice Valley Boulevard in order to reduce the visual mass as viewed from the street. The units will also be built in clusters of 2, 3 and 4 units in order to break up building mass.</p> <p>The overall design of the buildings, including exterior finish, building height, rooflines and other architectural details are consistent with the character of the surrounding community and will not jeopardize the charm of Tice Valley Boulevard in the vicinity of the project. The project will also involve the installation of significant improvements throughout the site, including frontage and landscaping improvements along Tice Valley Boulevard. Upon installation of the frontage and landscape improvements along Tice Valley Boulevard, the view of the site from the roadway will be vastly improved from the existing conditions.  <b><u>Environmental Impact: Less than significant.</u></b></p> <p>d) The condominium project will not result in a new source of light or glare that would adversely affect day or nighttime views in the area. <b><u>Environmental Impact: No impact.</u></b></p>				
<p><b>2. AGRICULTURAL AND FOREST RESOURCES:</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</i></p>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b><i>Would the project:</i></b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) 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"/>
<b><u>SUMMARY</u></b>				
The subject property is located in an established community and will not impact any agricultural lands or agricultural resources. <b><u>Environmental Impact: No impact.</u></b>				
<b>3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</b>				
<b><i>Would the project:</i></b>				
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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>SUMMARY</u></b>				
<p><b>a-c)</b> The project is located within the San Francisco Bay Area Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD). The applicable air quality plan for this project is the 2001 Bay Area Ozone Attainment Plan, which was approved by the United States Environmental Protection Agency (EPA) in 2001, when it also became part of California's State Implementation Plan (SIP).</p> <p>Based on the size and residential character of the project, it has been determined that the most significant source of emissions to be generated by the project would be from the operation of off-road construction equipment during the construction phase of the project. Based on the amount of construction activity required for installation of the proposed subdivision improvements and units it has been determined that the project would not exceed the emission inventory as identified in the baseline emission inventory of the 2001 Bay Area Ozone Attainment Plan. Therefore, it has been determined that the project would not conflict or obstruct with the implementation of the 2001 Bay Area Ozone Attainment Plan. <b><u>Environmental Impact: Less than significant</u></b></p>				
<p><b>d)</b> The use or "operation" of the 14 residential units is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy long-term air pollutant levels. Construction activities, however, would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to nearby commercial, multi-family and single-family residential properties.</p> <p>Construction and grading activities produce combustion emissions from various sources, including heavy equipment engines, asphalt paving, and motor vehicles used by the construction workers. Dust would be generated during site clearing, grading, and construction activities, with most dust occurring during grading activities. The amount of dust generated would be highly variable and is dependent on the size of the area disturbed, amount of activity, soil conditions and meteorological conditions. Nearby sensitive receptors such as schools and residences could be adversely affected by dust generated during construction activities.</p> <p>Although grading and construction activities would be temporary, they would have the potential to cause both nuisance and health air quality impacts. Particulate matter (PM10) is the pollutant of greatest concern associated with dust from construction activities, and if uncontrolled, PM10 levels downwind of actively disturbed areas could possibly exceed state standards.</p> <p>According to BAAQMD, when appropriate measures are implemented to reduce fugitive dust, then the residual impact of future development would be considered to be reduced to a less-than-significant level. <b><u>Environmental Impact: Significant Unless Mitigation Incorporated</u></b></p> <p><b>Mitigation Measure 3d:</b> The construction control measures listed below shall be implemented during project construction and shall be included on all construction plans:</p> <ul style="list-style-type: none"> <li>- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> </ul>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> <li>- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>- All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</li> <li>- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</li> <li>- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).</li> <li>- Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).</li> <li>- Limit traffic speeds on unpaved roads to 15 mph.</li> <li>- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li> <li>- Replant vegetation in disturbed areas as quickly as possible.</li> <li>- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.</li> <li>- Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas.</li> <li>- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.</li> <li>- Limit the area subject to excavation, grading and other construction activity at any one time.</li> </ul>				
<b><u>Environmental Impact with Mitigation: Less than significant.</u></b>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>e) The project would not generate objectionable odors during the operational period. During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary and would dissipate in the outdoor construction environment; however, the idling of diesel engines for an extended period of time could be considered an impact to the adjacent residences. <b><u>Environmental Impact:</u></b> <i>Significant Unless Mitigation Incorporated.</i></p> <p><b><u>Mitigation Measure 3e:</u></b> The construction plans shall clearly indicate the following requirements for all vehicles:</p> <ul style="list-style-type: none"> <li>- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to three minutes.</li> <li>- Clear signage shall be provided for construction workers at all access points.</li> </ul> <p><b><u>Environmental Impact with Mitigation:</u></b> <i>Less than significant.</i></p>				
<b>4. BIOLOGICAL RESOURCES – <i>Would the project:</i></b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b><u>SUMMARY</u></b>				
<p>a-d) The subject property is located in an established urbanized community surrounded by commercial, multi-family and single family uses. No creeks, wetlands or riparian areas are located on or near the 1.2-acre project site.</p> <p>According to Figure 8-1 (Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas) of the Conservation Element (Chapter 8) of the County 2005- 2020 County General Plan, the subject property is not located in a significant ecological area or selected location of protected wildlife and plant species. <b><u>Environmental Impact: Less than significant</u></b></p>				
<p>e) The subject property is currently being used as a commercial nursery and is filled with potted trees and plants as well as natural trees. According to the arborist report prepared for the project the site has 34 trees that are considered code protected trees per the County Tree Protection and Preservation Ordinance. <b><u>Environmental Impact: Less than significant</u></b></p>				
<p>f) The only Habitat Conservation Plan adopted by Contra Costa County is the East County Habitat Conservation Plan (HCP) and the subject property is not located within the plan area. <b><u>Environmental Impact: No Impact</u></b></p>				
<b>5. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><u>SUMMARY</u></b>				
<p>a-d) According to the Archeological Survey Map (Figure 9-2) in the Open Space Element of the 2005-2020 County General Plan, the subject property is located in a "largely urbanized" area. Additionally, there is no record or evidence of historical, archeological, paleontological resources being located on or near the site, nor of the property being the site of a formal cemetery. There is a low possibility of archeological/cultural resources being located at the site. <b><u>Environmental Impact: Less than Significant</u></b></p>				
<b>6. GEOLOGY AND SOILS – Would the project:</b>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:</p>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
<b><u>SUMMARY</u></b>				
<p><b>a-d)</b> According to the Safety Element of the 2005-2020 County General Plan (Chapter 10) the subject property is not located on or near a mapped earthquake fault (Figure 10-2); is not located in an area with high liquefaction potential (Figure 10-5); and is not located near a landslide area (Figure 10-6). Therefore, it has been determined that there is low possibility of people or structures being exposed to dangers related to seismic issues. <b><u>Environmental Impact: Less than Significant.</u></b></p> <p><b>e)</b> The project will be served by a public waste water system (Contra Costa Sanitary District). <b><u>Environmental Impact: None.</u></b></p>				
<b>7. Greenhouse Gas Emissions – Would the project:</b>				
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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b><u>SUMMARY</u></b>				
<p><b>a-b)</b> The subject property is located within the San Francisco Bay Area Air Basin (SFBAAB), which is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The BAAQMD is the primary agency responsible for assuring that the National and California Ambient Air Quality Standards (NAAQS and CAAQS, respectively) are attained and maintained.</p> <p>According to the BAAQMD's October 2009 <u>Revised Draft Options and Justification Report</u>, projects consistent with a qualified Climate Action Plan adopted by the local jurisdiction (or similar adopted policies, ordinances and programs) that include enforceable measures to reduce GHG emissions, consistent with AB 32 goals or Executive Order S-03-05 targets, would be considered less than significant. Since Contra Costa County has not adopted a qualified Climate Action Plan, this standard cannot be used when evaluating the greenhouse gas impacts of the proposed Westborough condominium project.</p> <p>In the absence of an adopted qualified Climate Action Plan, the 2009 BAAQMD justification report recommends that the project be reviewed against a "bright-line" threshold of 1,100 metric tons (MT) of carbon dioxide equivalent per year (CO<sub>2</sub>e/yr). The report indicated that by establishing a bright line numeric threshold of 1,100 MT CO<sub>2</sub>e/yr., approximately 59 percent of all future projects and 92 percent of all future land use emissions would be subject to mitigation requirements under CEQA. This would achieve an aggregate emissions reduction of 1.6 million metric tons (MMT) of CO<sub>2</sub>e by 2020, and achieve the SFBAAB's fair share GHG emission reductions needed from new land use projects. For single family residential projects, this threshold corresponds to a project size of approximately 60 single family dwelling units.</p> <p>At 14 units, the Westborough project is significantly below the 60 single-family dwelling unit threshold identified by the BAAQMD for operational greenhouse gas impacts. Therefore, it has been determined that the project would not result in significant or cumulative operational-related greenhouse gas emissions impacts. <b><u>Environmental Impact: Less than significant.</u></b></p>				
<b>8. HAZARDS AND HAZARDOUS MATERIALS – <i>Would the project:</i></b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d) Be located within one-quarter mile of a facility that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site of a current or former hazardous waste disposal site or solid waste disposal site unless wastes have been removed from the former disposal site; or 2) that could release a hazardous substance as identified by the State Department of Health Services in a current list adopted pursuant to Section 25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located on land that is, or can be made, sufficiently free of hazardous materials so as to be suitable for development and use as a school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Be located within 1500 feet of: (i) an above-ground water or fuel storage tank, or (ii) an easement of an above ground or underground pipeline that can pose a safety hazard to the proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b><u>SUMMARY</u></b>				
The condominium project will not expose any people or structures to hazardous materials or potentially hazardous situations. <b><u>Environmental Impact: No Impact.</u></b>				
<b>9. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i></b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>SUMMARY</u></b>				
a-b) The project is located with the service area of public wastewater and water service providers. <b><u>Environmental Impact: No Impact.</u></b>				
c-d) There are no creeks, streams or drainage facilities located on the property to be subdivided. <b><u>Environmental Impact: No Impact.</u></b>				
e-f) Based on the amount of new impervious area created by the project (over 10,000 square feet), the applicant was required to prepare a preliminary storm water control plan for review by the County Public Works Department. The stormwater control plan identifies how runoff from the project will be treated prior to entering the public stormwater system in order to reduce the amount of pollutants entering the system. According to the County Public Works Department, the April 2014 Preliminary Storm Water Control Plan prepared for the project was adequate for purposes of deeming the application complete. Prior to issuance of a grading or building permit, a final storm water management plan will be required to be approved by the Public Works Department. Upon implementation of the storm water management plan the project will not result in any significant water quality impacts. <b><u>Environmental Impact: Less than significant.</u></b>				
g-h) No portion of the subject property is located within a 100-year flood hazard area. <b><u>Environmental Impact: No Impact.</u></b>				
i-j) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding or inundation by seiche, tsunami or mudflow. <b><u>Environmental Impact: No Impact.</u></b>				
<b>10. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>SUMMARY</u></b>				
a) Based on the scale of the project and based on the project's location within an established community it is clear that the project will not result in the division of the existing community. <b><u>Environmental Impact: No Impact.</u></b>				
b) The proposed condominium project is consistent with all of the goals and policies identified in the Contra Costa County 2005-2020 General Plan, specifically those adopted to avoid environmental effects				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
or impacts. <b><u>Environmental Impact: No Impact.</u></b>				
c) The subject property is not located within any identified habitat conservation plan or natural communities conservation plan. <b><u>Environmental Impact: No Impact.</u></b>				
<b>11. MINERAL RESOURCES – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>SUMMARY</u></b>				
a, b) According to the Conservation Element (Chapter 8) of the 2005-2020 County General Plan, there are no mineral resource areas in the vicinity of the project (Figure 8-4). Therefore, it has been determined that the project will not result in any impacts to mineral resources. <b><u>Environmental Impact: No Impact.</u></b>				
<b>12. NOISE – Would the project:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<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 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"/>
f) For a project within the vicinity of a private airstrip, 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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b><u>SUMMARY</u></b>				
<p>a) According to the Noise Element (Chapter 11) of the 2005-2020 County General Plan, the subject property is located in an area with a 24-hour average noise level exceeding 60 dB. The Noise Element indicates that noise levels exceeding 60 dB is "conditionally acceptable" for new residential projects. In order for new residential projects to be considered acceptable, specific features must be incorporated into the building design in order to achieve an interior noise level of 45 dB or less. <b><u>Environmental Impact: Significant Unless Mitigation Incorporated</u></b></p> <p><b>Mitigation Measure 12a:</b> In order to provide for an interior DNL of 45 dB or less, prior to issuance of the building permit for the first units a noise study shall be prepared to determine the 24-hour noise level at the site. If the noise level is shown to exceed the 60 DNL the applicant shall identify and incorporate specific construction techniques to reduce the interior noise levels to less than 45 DNL.</p> <p>b-f) The two lot minor subdivision will not result in any significant noise impacts and is not located within an airport land use plan or in the vicinity of a public or private airstrip. <b><u>Environmental Impact: No Impact</u></b></p>				
<b>13. POPULATION AND HOUSING – <i>Would the project:</i></b>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><u>SUMMARY</u></b>				
<p>a-c) The proposed 14 unit condominium project will not induce substantial population growth in the area and will not displace substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere. <b><u>Environmental Impact: Less than significant</u></b></p>				
<b>14. Public Services – <i>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:</i></b>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b><u>SUMMARY</u></b>				
<p>a-e) The 14 unit condominium project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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 public service. <b><u>Environmental Impact: Less than significant.</u></b></p>				
<b>15. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>SUMMARY</u></b>				
<p>a, b) Establishment of 14 new residential units will not 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, nor does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical impact on the environment. <b><u>Environmental Impact: No Impact.</u></b></p>				
<b>16. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **SUMMARY**

- a-b) Based on the size of the condominium project, it has been determined that project would not conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, it has also been determined that the project would not conflict with any applicable congestion management program. **Environmental Impact: No Impact.**
- c) The subdivision will not result in a change in air traffic patterns. **Environmental Impact: No Impact.**
- d-e) The interior private roadway has been designed in accordance with County private road standards and Fire District standards and will not result in a substantial increase in hazards due to design features or in inadequate emergency access. **Environmental Impact: No Impact.**
- f) The subdivision will not conflict with any adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. **Environmental Impact: No Impact.**

### **17. UTILITIES AND SERVICE SYSTEMS – *Would the project:***

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>SUMMARY</u></b>  a) A preliminary stormwater control plan was prepared for the project and deemed adequate by the County Public Works Department. Therefore, it has been determined that the project's stormwater control plan is consistent with the requirements of the Regional Water Quality Control Board and the County's Clean Water permit issued by the Board. <b><u>Environmental Impact: Less than significant impact.</u></b>  b-c) The subdivision will not require or result in the construction of new water, wastewater treatment facilities or storm water drainage facilities which could result in significant environmental effects. <b><u>Environmental Impact: Less than significant impact.</u></b>  d-e) The public water and wastewater service providers have indicated that there is adequate supply to provide public water and wastewater services to the project. <b><u>Environmental Impact: Less than significant.</u></b>  f) The development will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. <b><u>Environmental Impact: Less than significant.</u></b>  g) The project will comply with federal, state, and local statutes and regulations related to solid waste. <b><u>Environmental Impact: No impact.</u></b>				
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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. Based on the whole of the record before the Department of Conservation and Development, it has been determined that the Westborough condominium project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

b. Based on the whole of the record before the Department of Conservation and Development, it has been determined that the Westborough condominium project will not have impacts that are cumulatively considerable. The project is an infill project located in a community with restricted growth potential so the possibility of the project resulting in cumulative impacts limited.

c. Based on the whole of the record before the Department of Conservation and Development, it has been determined that the 14 unit Westborough condominium project will not have environmental effects which will cause substantial adverse effects on human beings. The project is a small scale residential development in a developed area of Contra Costa County. Residential developments on the scale of the proposed Westborough development located within urbanized areas are not typically associated with substantial adverse effects on human beings. This is generally the case for the Westborough project.

## REFERENCES

**In the process of preparing the Initial Study Checklist and conduction of the evaluation, the following references were consulted and are available for review at the Contra Costa County Department of Conservation and Development, Community Development Division, 30 Muir Road, Martinez, California (1-855-323-2626):**

Contra Costa County. *2005-2020 Contra Costa County General Plan*. 2<sup>nd</sup> Reprint, July 2010.

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Bay Area Air Quality Management District (BAAQMD). *Revised Draft Options and Justification Report; California Environmental Quality Act Thresholds of Significance*. October 2009.

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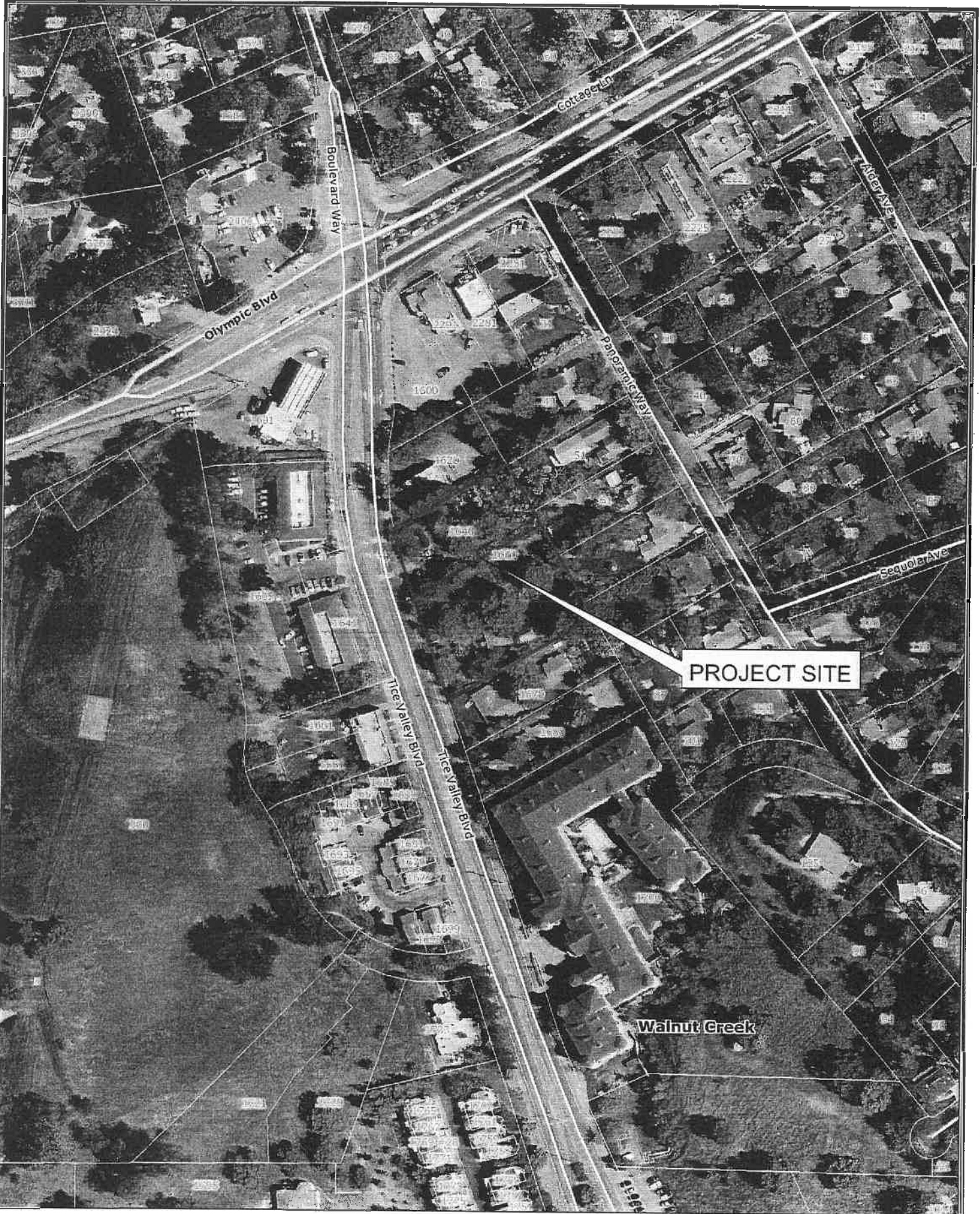
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Central Costa Sanitary District. *RZ14-3225, SD14-9376, DP14-3018; 14 Unit Townhouse Complex, 1640, 1660 Tice Valley Road, Unic. Walnut Creek.* Email to Ruben Hernandez dated Tuesday April 22, 2014.



# WESTBOROUGH CONDOMINIUM SITE

Scale 1:2,095  
Contra Costa Internet GIS Map  
Printed: Sep 3, 2014 1:17:15 PM



OCTOBER 2014  
 WESTBOROUGH CONDOMINIUMS, TICE VALLEY BLVD., WALNUT CREEK  
 MITIGATION MONITORING REPORTING PLAN  
 COUNTY FILES #SD14-9376; DP14-3018

Mitigation Measure #	Mitigation Measure	Implementing Action	Implementing Condition	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
MM-3d	<p>The construction control measures listed below shall be implemented during project construction and shall be included on all construction plans:</p> <ul style="list-style-type: none"> <li>-All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>-All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>-All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>-All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>-All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>-Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers</li> </ul>	Verify on construction drawings prior to issuance of building permit.	COA #21	Verify on construction drawings prior to issuance of building permit.	Prior to issuance of building permit.	Community Development Division.	



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Mitigation Measure #	Mitigation Measure	Implementing Action	Implementing Condition	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
	<p>at all access points.</p> <p>-All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <p>-Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p>-Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).</p> <p>- Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).</p> <p>-Limit traffic speeds on unpaved roads to 15 mph.</p> <p>-Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p> <p>-Replant vegetation in disturbed areas as quickly as possible.</p> <p>-Install wheel washers for all exiting trucks, or wash off the tires</p>						

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 MITIGATION MONITORING REPORTING PLAN  
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Mitigation Measure #	Mitigation Measure	Implementing Action	Implementing Condition	Method of Verification	Timing of Verification	Party Responsible for Verification	Compliance Verification
	<p>or tracks of all trucks and equipment leaving the site.</p> <p>-Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas.</p> <p>-Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.</p> <p>-Limit the area subject to excavation, grading and other construction activity at any one time.</p>						
MM-3e	<p>The construction plans shall clearly indicate the following requirements for all vehicles:</p> <p>-Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to three minutes.</p> <p>-Clear signage shall be provided for construction workers at all access points.</p>	Verify on construction drawings prior to issuance of building permit.	COA #21	Verify on construction drawings prior to issuance of building permit.	Prior to issuance of building permit.	Community Development Division.	
MM-12a	In order to provide for an interior DNL of 45 dB or less, prior to issuance of the building permit for the first units a noise study shall be prepared to determine the 24-hour noise level at the site. If the noise level is shown to exceed the 60 DNL the applicant shall identify and incorporate specific construction techniques to reduce the interior noise levels to less than 45 DNL.	Submittal of noise study at least 30-days prior to issuance of building permit for construction of 1 <sup>st</sup> building.	COA #19	Submittal of noise study to Community Development Division.	30-days prior to issuance of 1 <sup>st</sup> building permit.	Community Development Division.	