

EXHIBIT 10

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

March 5, 2014

**Contra
Costa
County**

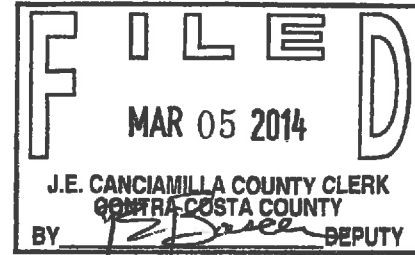


Catherine Kutsuris
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

John Kopchik
Deputy Director



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

County File #MS11-0006

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

ALBERT RUBEY (APPLICANT & OWNER): This is a request for approval of a vesting tentative map for a minor subdivision application which proposes to subdivide a developed 58,325 square foot parcel into two parcels of 51,650 and 6,675 square feet in area. A new approximately 3,000-square-foot, two-story commercial building for mixed professional office and retail use is proposed to be constructed on the smaller parcel. The subject property is located at 3189 Danville Boulevard in Alamo. (Zoning: R-B/-S-2—Retail Business District/Sign Control Combining District) (Assessor Parcel Number: 191-093-048)

Based on the Initial Study, the County has determined that the proposed project would not result in any significant environmental impacts, and has therefore prepared a Negative Declaration pursuant to Public Resources Code Section 21080(c)(2).

A copy of the Negative Declaration and all documents referenced in the Negative Declaration may be reviewed in the offices of the Department of Conservation and Development, Application and Permit Center, located at 30 Muir Road in Martinez, during normal business hours.

Public Comment Period: The period for accepting comments on the adequacy of the environmental document extends to **5:00 p.m., Tuesday, March 25, 2014**. Comments must be in writing and submitted to the following address:

Contra Costa County
Department of Conservation and Development
Attn: Gary Kupp
30 Muir Road
Martinez, CA 94553

The County file number listed at the beginning of this notice should be included on all correspondence. If you have any questions regarding this notice or the proposed project, please contact me directly at (925) 674-7799 so that I may be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'GK/108'.

Gary Kupp
Project Planner

cc: County Clerk's Office (3 copies)
Bryant Silliman, P.O. Box 483, Tahoma, CA 96142
File: MS11-0006

ENVIRONMENTAL CHECKLIST FORM

FILE COPY

1. **Project Title:** Vesting Tentative Map for
County File #MS11-0006
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553
3. **Contact Person and Phone Number:** Gary Kupp, Planner
(925) 674-7799
4. **Project Location:** The subject property is located at 3189
Danville Boulevard in Alamo, California.
(Assessor's Parcel Number: 191-093-048)
5. **Project Sponsor's Name and Address:** Albert Rubey Trust
3189 Danville Boulevard
Alamo, CA 94507
6. **General Plan Designation:** CO (Commercial)
7. **Zoning:** R-B/-S-2 (Retail Business District/Sign Control Combining District)
8. **Description of Project:**

This is a request for approval of a vesting tentative map for a minor subdivision application which proposes to subdivide a developed 58,325 square foot parcel into two parcels of 51,650 and 6,675 square feet in area. A new approximately 3,000-square-foot, two-story commercial building for mixed professional office and retail use is proposed to be constructed on the smaller parcel. The larger parcel has an existing mixed-use commercial building and parking lot on site, and no new development or changes are proposed there.
9. **Surrounding Land Uses and Setting:**

The project site is located adjacent to the Alamo Plaza shopping center in Alamo, California. The subject parcel is situated at the intersection of Danville Boulevard and Stone Valley Road on the northeast corner of the shopping center. The shopping center, which consists entirely of developed parcels that have retail-business and commercial land use designations, is the commercial hub of the unincorporated Alamo community.
10. **Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement):**

Contra Costa County Department of Conservation and Development
Contra Costa County Health Services Department
Contra Costa County Public Works Department
San Ramon Valley Fire Protection District
Central Contra Costa Sanitary District
East Bay Municipal Utility District

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 |

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.

G. Kupp
Signature

3/5/14
Date

Gary Kupp/Planner
Contra Costa County
Department of Conservation and Development

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. AESTHETICS – <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, 9)	<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 buildings within a state scenic highway? (Source: 1, 2, 3, 4, 9, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 4, 9)	<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? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

Discussion (a) & (b): Figure 5-4 (Scenic Routes Map) of the General Plan indicates that the proposed project is located approximately one-fifth of a mile west of Interstate 680, a General Plan designated scenic expressway, but due to the commercial nature of the shopping center and the downtown Alamo location, the proposed office building will be consistent with the character of the surrounding area. Figure 9-1 (Scenic Ridges & Waterways) of the General Plan indicates that the proposed project site is not located on a General Plan designated scenic waterway or scenic ridgeway. The subject property has one 58-inch Valley Oak tree, which is a code-protected species under the County tree ordinance. It is located in the middle of an existing paved parking area; no construction or development activities are proposed to impact the tree. Four more code-protected Valley Oaks are located just over the northern property line of the subject parcel. The canopies of the trees extend over the property line where construction and development activities are proposed; therefore, a tree permit will be required which will incorporate tree protection and preservation conditions along with bonds to be posted by the applicant that can be used by the County for replanting of damage trees, if necessary. The impact is *Less Than Significant*.

Discussion (c): The proposed 3000-square-foot, two-story office building will be the only change in the visual character of the property, which will be constructed on the site of a completely paved existing parking lot after the property is subdivided. No new development is proposed for the other parcel, which already has a two story professional building and paved parking areas. The project is proposed within the highly developed commercial town center of Alamo, and the new building will be architecturally consistent with the existing building on the site. Since the surrounding neighborhood is commercial in nature, the addition of a modest commercial building will not degrade the visual character or quality of the site or the surrounding area, so the impact will be *Less Than Significant*.

Discussion (d): The new commercial building will have exterior lighting sources, but they will be minimal in nature so as to provide the necessary light for safety and security at night. The subject parcel is located next to a well lighted parking area and other commercial buildings in the Alamo Plaza shopping center and, therefore, the proposed project is not expected to noticeably increase light or glare that could adversely affect day or nighttime views in the area, so the impact will be *Less Than Significant*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>2. AGRICULTURAL AND FOREST RESOURCES: <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> <p>Would the project:</p>				
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? (Source: 1, 2, 3, 4, 5, 6, 9)	<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? (Source: 1, 2, 6)	<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))? (Source: 1, 2, 3, 4, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve or result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 6, 9)	<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? (Source: 1, 2, 3, 4, 5, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>SUMMARY:</u></p> <p><u>Discussion (a):</u> The land use of the subject property is entirely commercial in nature; no agricultural land uses are being conducted on the site, nor is the property zoned for any agricultural land uses. Figure 8-2 (Important Agricultural Lands) of the Contra Costa County General Plan indicates that the site is not located within an area designated as "Important Agricultural Lands." The 2010 Contra Costa County Important Farmlands Map, published by the California Department of Conservation, indicates that the subject property is classified as "Urban and Built-up Land"; thus, there will be no Prime, Unique, or Farmland of Statewide Importance converted to non-agricultural uses as a result of the proposed minor subdivision, thus <i>No Impact</i>.</p> <p><u>Discussion (b-e):</u> The site is not included in a Williamson Act contract, and the project does not propose any conversion of farmland or forestland to non-agricultural uses, nor will it result in the loss of any forest or timberland, since there is no timberland or timber production on the site. As mentioned above, the site is not zoned for agricultural land uses, the property is designated "Commercial" by the General Plan. Furthermore, there are no existing farming operations being conducted on the subject parcel that would be displaced by the proposed project, therefore there will be <i>No Impact</i>.</p>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 3, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation? (Source: 3, 7, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)? (Source: 2, 3, 7, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 3, 6, 7, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? (Source: 3, 4, 7, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

Discussion (a) & (b): The Bay Area 2001 Ozone Attainment Plan is currently the applicable federal air-quality plan. The plan was prepared by the Bay Area Air Quality Management District (BAAQMD), with cooperation from the Metropolitan Transportation Commission (MTC), and the Association of Bay Area Governments (ABAG). This plan was a revision to the Bay Area portion of California's plan (the State Implementation Plan) to achieve the national ozone standard. The Plan was approved by the California Air Resources Board (CARB), and on November 30, 2001, CARB submitted the Plan to the U.S. Environmental Protection Agency (EPA). The proposed project does not conflict with or obstruct implementation of any air-quality plan for the region, so there will be *No Impact*.

Discussion (c): The analysis presented in this Initial Study uses the methodologies provided in BAAQMD's *CEQA Air Quality Guidelines* updated in 2011 (herein referred to as the BAAQMD Guidelines) (BAAQMD, 2011b). Although the BAAQMD's adoption of the significance thresholds in the BAAQMD Guidelines has been rescinded due to a recent legal decision that found that proper CEQA review of the thresholds did not occur, the County has determined that Appendix D of the BAAQMD Guidelines, in combination with BAAQMD's *Revised Draft Options and Justification Report* (BAAQMD, 2009), provide substantial evidence to support the 2011 thresholds and, therefore, has determined they are appropriate for use in this analysis.

The Bay Area Air Quality Management District (BAAQMD) is the responsible agency for maintaining air quality within the San Francisco Bay Area Air Basin (SF Basin) within federal and state quality standards. BAAQMD is responsible for monitoring ambient air pollutant levels throughout the basin as well as developing and implementing attainment strategies to ensure that future emissions are within federal and state standards. The Alamo area is included in the SF Basin. The SF Basin is currently designated as an "attainment area" for carbon monoxide (CO), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), and is designated as "non-attainment-unclassified" for federal ozone (O₃) and particulate matter (PM-10). Furthermore, for fine particulate matter

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>(PM-2.5), the SF Basin is "non-attainment-classified." For a discussion on ozone and green house gas emissions, refer to section 7 "Greenhouse Gas Emissions" of this Initial Study. Any emission of particulate matter, fine particulate matter, and ozone precursors would be substantially related to the construction activities that would be associated with the construction of a small 3000-square-foot professional office and retail building. And since the net parking for the site will be decreasing on the existing parcel due to displacement of parking to make room for the aforementioned professional building, there will be a corresponding decrease in criteria air pollutants by the reduction of the number of automobiles able to park on the parcel. Nonetheless, with the addition of a new building, there will understandably be an expected increase in visitors or patrons to the site whom will likely be coming by automobile. The area immediately west of the subject property is dominated by parking areas for the Alamo Plaza shopping center which is a high-traffic area. The subject property is also bounded to the south and east by Stone Valley Road and Danville Boulevard respectively, which are already busy thoroughfares. Compared to Alamo Plaza, the proposed improvements on the subject site are minor, and any additional traffic generated by the proposed project is dwarfed in comparison. Thus the project is expected to have a negligible to minimal impact in terms of ambient air quality, so impact will be <i>Less Than Significant</i>.</p> <p>Discussion (d): BAAQMD defines sensitive receptors as facilities and land uses where groups such as children, the elderly, the acutely ill, and the chronically ill are likely to be located. These land uses include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, medical clinics, etc. The Alamo Plaza shopping center is not considered a sensitive receptor, based on the BAAQMD definition, and the surrounding properties are zoned for retail business, which are also not listed as sensitive receptors under the BAAQMD definition. Therefore, the project's impact to sensitive receptors is considered to be <i>Less Than Significant</i>.</p> <p>Discussion (e): Objectionable odors are typically associated with heavy industrial land uses such as refineries, chemical plants, paper mills, agricultural uses, landfills, sewage-treatment plants, etc. There is nothing in the project description that would indicate that the proposal would be a source of objectionable odors, since the proposed use is a professional office, therefore <i>No Impact</i>.</p>				
4. BIOLOGICAL RESOURCES – <i>Would the project:</i>				
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? (Source: 1, 2, 3, 4, 9, 11, 12, 13, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Source: 1, 2, 3, 4, 9, 11, 12, 13, 27)	<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
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? (Source: 1, 2, 3, 4, 9, 11, 12, 13)	<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? (Source: 1, 2, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 4, 9, 24, 28)	<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? (Source: 1, 2, 3, 9, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

Discussion (a-d): The project site is entirely developed and completely occupied by a commercial building and paved parking areas. There are no undisturbed areas on or near the subject property and the surrounding properties are also completely developed with no open or natural spaces; there will be no impacts to any undeveloped natural areas. There are no creeks or water bodies of any kind on the property. Therefore the proposed project cannot impact any biological resources, riparian habitats, natural communities, marshes, wetlands, vernal pools, etc. Nor will there be any interference with the movement of any native resident or migratory fish or wildlife species; nor will the project interfere with any established native resident or migratory wildlife corridors, or impede the use of any wildlife nursery sites. The site is located in the highly developed commercial town center of Alamo, well inland from the San Francisco and Suisun bays, and therefore no coastal resources will be affected by the proposed project, thus *No Impact*.

Discussion (e): Figure 8-1 of the Contra Costa County General Plan, entitled "Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas," indicates that the subject property is not within any of these special designated areas. The subject property has one 58-inch Valley Oak tree, which is a code-protected species under the County tree ordinance. It is located in the middle of an existing paved parking area; no construction or development activities are proposed to impact the tree. Four more code-protected Valley Oaks are located just over the northern property line of the subject parcel. The canopies of the trees extend over the property line where construction and development activities are proposed; therefore, a tree permit will be required which will incorporate tree protection and preservation conditions along with bonds to be posted by the applicant that can be used by the County for replanting of damage trees, if necessary. No trees are proposed to be removed in order to implement the project, so the impact is *Less Than Significant*.

Discussion (f): The subject property is not located within the purview of the East County Habitat Conservation Plan (HCP/NCCP), so there will be *No Impact*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES – <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Source: 1, 2, 3, 4, 9, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source: 1, 2, 3, 4, 9, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 2, 3, 4, 9, 33)	<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? (Source: 1, 2, 3, 4, 9, 33)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

Discussion (a-d): Figure 9-2 (Archaeological Sensitivity Map) of the Contra Costa County General Plan shows that the site is located in an area that is designated “*Largely urbanized and excluded from the archeological sensitivity survey*”. Furthermore, the proposal does not require the modification or removal of any of the existing structures or buildings on the property that may be of historical significance. The project is proposed to be implemented and constructed in an area that is already developed and paved over, and thus, is not anticipated to impact any unique geologic features, burial sites, or any cultural, paleontological or archeological resources. According to an archeological assessment done in 1982, no cultural resources were identified in the project area; therefore, the project’s is not expected to impact cultural resources. However, it is standard practice for the county to condition building and development projects to stop work until the site has be assessed by a qualified archeologist/anthropologist in the event that archeological or anthropological resources, such as human remains, are found during construction or site preparation. Therefore the impact will be ***Less Than Significant***.

6. GEOLOGY AND SOILS – *Would the project:*

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Source: 2, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 2, 3, 4, 9, 29)	<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
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? (Source: 3, 9, 16)	<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 risks to life or property? (Source: 3, 9, 16)	<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? (Source: 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

Discussion a(i) – a(iv): The site has not been mapped as being in an active earthquake fault zone (i.e. Alquist Priolo Special Studies Zone) according to the California Department of Conservation website and Special Publication #42 from the California Division of Mines and Geology. Nor does the County GIS indicate that an active fault is within the vicinity of the subject property, but according to Figure 10-2 (Mapped Earthquake Faults) of the General Plan, the Calaveras Fault is the closest active fault to the subject site, located just south of the site. Although it is not considered to pose a risk of surface fault rupture, the Calaveras Fault is considered a seismic source that could affect the project site. Figure 10-4 (Seismic Ground Response) of the General Plan shows that the site's estimated ground response to seismic activity is "moderately low," and Figure 10-5 (Liquefaction Potential) indicates that the site may have a "generally high" potential for liquefaction, but it is standard engineering practice in the Building Inspection Division to verify that new buildings are designed to withstand the seismic and geological conditions of the site that they are proposed to be constructed on prior to issuance of any construction permits. Additionally, the project will be conditioned to require a satisfactory geotechnical report prepared by a qualified individual or firm for the review of the County Planning Geologist and the review and approval of the Department of Conservation and Development. At minimum, this report shall discuss liquefaction, slope stability, expansive soils, erosion, differential settlement, lateral spreading, subsidence and corrosive soils at the sites where earthwork will be performed and/or where new buildings will be constructed. The report shall include specific design and construction recommendations appropriate for addressing any adverse soil conditions. Grading and building plans shall be prepared in accordance with the recommendations of the approved geotechnical report. Finally, according to Figure 10-6 (Landslide Hazards), the potential for landslides affecting the proposed project is low since there are no landslide deposits shown on the project site, therefore the impact will be *Less than Significant*.

Discussion (b): The subject site is developed and paved over with an existing commercial office building and parking lot. The area is also flat. In order to construct the proposed office building, a portion of the parking area will need to be cleared in order to prepare the construction site, which may have the potential to expose bare soils, so during the construction phase, standard erosion- and sediment-control requirements for construction projects will be employed and enforced by the Building Inspection Division. The impact will be *Less Than Significant*.

Discussion (c) & (d): Figure 10-4 (Seismic Ground Response) of the General Plan shows that the site has a "moderately low damage susceptibility" in estimated ground response to seismic activity; and according to Figure 10-6 (Landslide Hazards), the site is flat and has a low potential

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
for landslide hazards; finally, Figure 10-5 (Liquefaction Potential) indicates that the site may have a “generally high” potential for liquefaction. The <i>Soil Survey of Contra Costa County</i> states that the project site is underlain predominantly by Botella Clay Loam, which has been classified as having a moderate shrink-swell potential, but since the project area is already developed, it is very likely that the soil layers underlying the site are highly disturbed and compacted construction fills that retain very little or none of the original soil properties of the Botella Clay Loam. As stated above in discussion section (a), the project will be conditioned to require a satisfactory geotechnical report prepared by a qualified individual or firm for the review of the County Planning Geologist and the review and approval of the Department of Conservation and Development. The report shall include specific design and construction recommendations appropriate for addressing any adverse soil conditions, and grading and building plans shall be prepared in accordance with the recommendations of the approved geotechnical report. Any construction on the proposed site will be reviewed by the Building Inspection Division for seismic structural requirements; therefore, the impacts are considered <i>Less Than Significant</i> .				

Discussion (e): The project site does not require a septic or wastewater-disposal system; the parcel receives waste water and sanitary service from the Central Sanitary District, thus *No impact*.

7. GREENHOUSE GAS EMISSIONS – *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 3, 7, 8, 9, 30)	<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? (Source: 3, 7, 8, 9, 30)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

Discussion (a) & (b): The BAAQMD Air Quality Guidelines include quantitative thresholds for evaluating GHG emissions from projects and plans and developed guidelines for assessing these impacts (BAAQMD, 2012). The thresholds include a bright-line emissions threshold of 1,100 metric tons of CO₂e per year per service population. Service population for this project would be equivalent to the number of full-time workers. In December 2010, the California Building Industry Association (BIA) filed a lawsuit in Alameda County Superior Court challenging the thresholds developed by BAAQMD for its CEQA Air Quality Guidelines (Alameda County Superior Court Case No. RG10-548693). In March 2012, the Superior Court found that adoption of those thresholds by BAAQMD in its CEQA Air Quality Guidelines constituted a CEQA project and BAAQMD is to cease dissemination and publication of the thresholds and their implementing CEQA Air Quality Guidelines and calculators. The ruling did not address the scientific basis for the thresholds. At this time, BAAQMD is currently not recommending the use of its significance thresholds in compliance with the writ of mandate directing it not to enforce its thresholds. BAAQMD’s rescinded GHG thresholds were intended to provide a quantitative method for evaluating a project’s impact on GHG emissions with respect to meeting the climate protection goals of the California Global Warming Solutions Act of 2006, also called Assembly Bill 32, or AB32. BAAQMD provided an analysis of existing and projected GHG emissions in the air basin that were the basis for setting the thresholds. The analysis prepared by BAAQMD (Appendix D of the 2011 CEQA Air Quality Guidelines) provided justification and substantial evidence supporting the two quantitative thresholds identified. The Court’s ruling did not judge the validity

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>of those thresholds in meeting AB32's GHG reduction goals. Therefore, the County has determined that the BAAQMD quantitative thresholds previously identified by BAAQMD are reasonable for evaluating the effect of GHG emissions from the proposed project.</p>				
<p>Greenhouse gas (GHG) emissions may have the potential to have an effect on the atmosphere and climate by trapping heat in the atmosphere. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface features of the land. GHGs are considered global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern. The major GHGs that are released from human activity include carbon dioxide (CO₂), methane (CH₄), and nitrous oxides (NO_x). The primary sources of GHGs produced by human activities are vehicles (including planes and trains), energy plants, and industrial and agricultural activities. AB32 recognized that California is a source of substantial amounts of GHG emissions which poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. AB32 established a state goal of reducing GHG emission to 1990 levels by the year 2020 with further reductions to follow. In order to address global climate change associated with air quality impacts, CEQA statutes were amended to require evaluation of GHG emissions which includes criteria air pollutants (regional) and toxic air contaminants (local). As a result, BAAQMD adopted CEQA thresholds of significance for criteria air pollutants and GHGs, and issued updated CEQA guidelines to assist lead agencies in evaluating air quality impacts to determine if a project's individual emissions would be cumulatively considerable. Various modeling tools are used to estimate emissions based on the type of project. For example, CalEEMod is an emissions model that was released by the California Air Pollution Control Officers Association (CAPCOA) on July 31, 2013. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operations (including vehicle and off-road equipment use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The model is an accurate and comprehensive tool for quantifying air quality impacts from land use projects throughout California. The model can be used for a variety of situations where an air quality analysis is necessary or desirable, such as the preparation of CEQA documents. The model is free and may be downloaded at www.caleemod.com. Due to the small scale of the proposed project, use of CalEEMod was not pursued.</p>				
<p>Pursuant to the BAAQMD CEQA Guidelines, the threshold for project significance of GHG emissions is 1,100 Metric Tons CO₂e (i.e. CO₂ equivalent) of operation emissions on an annual basis. The proposed project is to subdivide a developed 58,325 square foot parcel into two parcels of 51,650 and 6,675 square feet in area, and construct a new approximately 3,000-square-foot, two-story commercial building for mixed professional office and retail use. The primary anticipated source of GHG emissions to be generated by the proposed project would be from vehicle trips to and from the new commercial building. The traffic study prepared for the project indicates that the project will generate about 72 daily trips, which falls below the 100-peak-hour trip threshold for which a comprehensive traffic study would be required, so the project impacts will be <i>Less Than Significant</i>.</p>				
<p>8. HAZARDS AND HAZARDOUS MATERIALS – <i>Would the project:</i></p>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 3, 9, 17)	<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 likely release of hazardous materials into the environment? (Source: 3, 9, 17)	<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? (Source: 3, 9, 17)	<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 it create a significant hazard to the public or the environment. (Source: 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 31)	<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 result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 31)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) 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? (Source: 1, 2, 3, 9, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

Discussion (a-c): No hazardous materials are proposed to be used on the site. Transport, use, or disposal of hazardous materials is not proposed and will not occur. The closest school is located approximately 0.7 miles south of the site, and since the routine transport, use, or disposal of hazardous materials is not proposed for this project, it is not anticipated that hazardous materials will impact any schools, accidentally or otherwise. During the construction phase of the project, it is anticipated that there will be the use of hazardous materials, such as paints, solvents, vehicle fuel, etc., as well as emissions from construction vehicles. But since the construction phase will be temporary in duration, the impact will be *Less Than Significant*.

Discussion (d): According to the Hazardous Waste and Substance Site List maintained by the California Department of Toxic Substances Control, the subject property is not identified as a hazardous-materials site, so there will be *No Impact*.

Discussion (e-g): The subject property is not within an area covered by the Contra Costa Airport

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Land Use Compatibility Plan (ALUCP), nor is the site located within two miles of a public airport, a public-use airport, or a private airstrip. The project is not anticipated to interfere with any emergency response or emergency evacuation plans, so there will be <i>No Impact</i> .				
Discussion (h): According to Figure 10-10 (Fire Hazard Areas) of the General Plan, the site is located within a fire hazard area of local responsibility. The surrounding vicinity is a highly developed urban area with no undeveloped areas in the immediate vicinity that could be considered "wildland", so the risk of exposing people or structures to significant loss, injury, or death involving wildland fires is considered extremely low, thus <i>No Impact</i> .				
9. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements? (Source: 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Source: 2, 3, 9, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or 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? (Source: 1, 2, 3, 4, 9)	<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? (Source: 1, 2, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Source: 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Source: 1, 2, 3, 9)	<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? (Source: 1, 2, 3, 9)	<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? (Source: 1, 2, 3, 4, 9)	<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? (Source: 1, 2, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

Discussion (a): Implementation of the project will not violate any water quality standards or waste-discharge requirements. The project site is located in the Central Sanitary District's area of service and, therefore, any new sanitary sewer improvements for the new building will be reviewed by the District and subject to their requirements, so the impact is *Less Than Significant*.

Discussion (b-c): The subject property currently receives water service from the East Bay Municipal Utility District (EBMUD). The project has been reviewed by EBMUD and water service for any new buildings on the property will be provided upon completion of EBMUD review and subject to EBMUD conditions. Since any future water service at the site will be provided by EBMUD, no groundwater wells will be required, therefore groundwater recharge will not be affected, nor will there be a depletion of the water table or any aquifers. There are no rivers, creeks, or streams on the property within the project vicinity. Therefore there will be *No Impact*.

Discussion (d-f): The project proposes to subdivide the subject property and construct an approximately 3000-square-foot commercial building. The building will not create additional runoff because the site is already completely paved and the new building will be constructed in the paved area, so new impervious surface area will be created, in terms of the roof for the proposed building. There will be some landscaped areas around the building, so the project will actually lessen the amount of impervious surface area since some of the existing impervious parking lot will become landscape for the building, thus reducing the amount of impervious surface area from the overall site that currently contributes surface runoff to local waterways, so the impact will be *Less Than Significant*.

Discussion (g-i): The subject site is not located within a 100-year flood hazard as determined by the Federal Emergency Management Agency. The project does not include a proposal to remove or modify an existing dam or levee, or other mechanism for controlling large volumes of water. No new housing is proposed. There are no dams or levees on the subject property. Figure 10-8 (Flood Hazard Areas) of the Contra Costa County General Plan indicates that the project site is not subject to any inundation by seiche, tsunami, or mudflow. The subject site can also be considered protected from seiches, tsunamis, or mudflows from large bodies of water due to its location being well away from oceans, bays, or lakes, therefore there will be *No Impact*.

10. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community? (Source: 3, 4, 9)	<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? (Source: 1, 2, 3, 4, 6, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? (Source: 1, 2, 3, 4, 6, 9, 27)	<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
<u>SUMMARY:</u>				
<p><u>Discussion (a):</u> The project will not physically divide an established community since the project is proposed on a small existing commercial parcel next to the Alamo Plaza shopping center within the community of Alamo. No roadways or other features that could potentially create a physical division of the community are proposed, therefore there will be <i>No Impact</i>.</p>				
<p><u>Discussion (b):</u> The proposed project use is consistent with the goals and policies of the Commercial (CO) designation of the County General Plan, since the use is proposed to be retail and professional office in nature. The CO designation allows for a broad range of commercial uses typically found in smaller-scale neighborhood, community, and thoroughfare commercial districts, including retail and personal service facilities, limited office, and financial uses. The proposed retail and professional-office use is consistent with the Retail Business District (R-B) zoning designation in that the R-B zoning district in that it allows for professional and retail services or activities that would be conducted within an enclosed building. Subdividing commercial parcels in the R-B zoning district is also allowable with the approval of a Major or Minor Subdivision application that meets the development standards of the R-B zoning district in terms of proposed use, lot size, setbacks, building heights, parking, etc. The proposed professional/retail building has been reviewed for conformance with these requirements and it has been determined that the proposed use, lot size, setbacks, building heights, and required off-street parking have been in compliance with the R-B zoning district development standards, so the impact will be <i>Less Than Significant</i>.</p>				
<p><u>Discussion (c):</u> According to the Department of Conservation and Development's GIS database, the project is not located within an applicable habitat conservation plan (HCP) or natural communities conservation plan (NCCP). Overall, the project as proposed does not conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project that have been adopted for the purpose of avoiding or mitigating an environmental effect; thus, the impacts should be <i>Less Than Significant</i>.</p>				
11. MINERAL RESOURCES – <i>Would the project:</i>				
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? (Source: 1, 3, 9)	<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? (Source: 1, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>SUMMARY:</u>				
<p><u>Discussion (a-b):</u> According to Figure 8-4 (Mineral Resource Areas) of the County General Plan, the subject site is not located within an identified significant mineral resource area; therefore, the project will have <i>No Impact</i>.</p>				
12. NOISE – <i>Would the project:</i>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4, 9)	<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? (Source: 1, 2, 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

Discussion (a-d): The subject site is located next to the Alamo Plaza shopping center near the intersection of Stone Valley Road and Danville Boulevard. The Department of Conservation and Development Accela GIS shows that the site is exposed to noise levels of a least 60 dB, most likely due to traffic from the intersection of Stone Valley Road and Danville Boulevard. The General Plan Noise Element indicates that the noise-exposure levels for the project area are in the range of 60-75 dB. The construction phase of the project has the potential to contribute to existing noise levels and possible ground vibrations in the area due to the use of loud/heavy construction equipment, vehicles, and tools, but this impact will be of a temporary duration, and once completed, the project will not increase the noise levels beyond current levels since no loud noise-generating activities are proposed or associated with the professional office and retail that is out of the ordinary for retail development. Therefore, the impact is *Less Than Significant*.

Discussion (e-f): The subject property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan (ALUCP), nor is the project located within 2 miles of an airport or private airstrip, so there will be *No Impact*.

13. POPULATION AND HOUSING – *Would the project:*

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)? (Source: 3, 4, 9, 21, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 3, 4, 9)	<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
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere? (Source: 3, 4, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

Discussion (a-c): The project proposes no new homes, roads, or infrastructure construction. The project proposes no new utilities or the extension of existing infrastructure, other than new hook-ups for sewer, water, and electrical services to the new building. The proposal does not require the displacement of people or existing homes, nor requires the construction of new homes elsewhere. The proposed minor subdivision and commercial building are not anticipated to induce substantial population growth in the area, therefore *No Impact*.

14. 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? (Source: 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection? (Source: 1, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks? (Source: 1, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities? (Source: 1, 3, 9, 18, 19, 21, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

Discussion (a): The site is currently served by the San Ramon Valley Fire Protection District. The District has reviewed the project and provided their comments and conditions relating to the proposed project, and no new or increased fire protection services were required, so the impact would be *Less Than Significant*.

Discussion (b): The Growth Management Element, Section 4.4 of the County General Plan requires 155 square feet of Sheriff's station area and support facilities for every 1,000 members of the population; since there are no proposed new residences, the project would not increase the population up to this threshold. Therefore, the project would not increase the demand for police service facilities or require the construction or need for new police substations within the area, so the impact is considered *Less Than Significant*.

Discussion (c): Impacts to schools are usually caused by increases in population. The minor subdivision and commercial building are not expected to induce population growth. The proposed project will not produce any residences or increase population, thus the impact is considered *Less Than Significant*.

Discussion (d): The County General Plan requires that three acres of neighborhood parks be available for every 1,000 members of the population. The proposed project will not result in an increase in the County population, but the new professional building will be staffed with employees and frequented by clientele who have the potential use nearby park and recreational facilities for breaks and lunch hours, but due to the small scale of the project this impact is considered to be *Less Than Significant*.

Discussion (e): Impact to other public facilities, such as hospitals and libraries are usually caused

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
by increases in population. Implementation of the proposed project is not anticipated to induce population growth since no new residences are proposed. The planned establishment of the commercial office building would not create substantial additional service demands besides those which have been preliminarily reviewed by various agencies of Contra Costa County, or result in adverse physical impacts associated with the delivery of fire, police, schools, parks, or other public services. Therefore, the impact to hospitals, libraries or other public facilities is <i>Less Than Significant</i> .				
15. 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? (Source: 1, 3, 9)	<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? (Source: 1, 3, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>SUMMARY:</u></p> <p><u>Discussion (a-b):</u> Increased use of parks and other recreational facilities typically results from general population growth over time and from development of specific projects that increase the number of people in the immediate vicinity of such facilities. Impact on public facilities such as parks are usually caused by increases in population. Implementation of the proposed project is not anticipated to induce population growth since no new residences are proposed. The proposal is to subdivide a commercial parcel of land and to establish a commercial office building; no recreational facilities are proposed as part of the project which would create substantial additional service demands on local parks or have an adverse physical effect on the environment; however, the new professional building will be staffed with employees and frequented by clientele who may have the potential use nearby park and recreational facilities for breaks and lunch hours, but due to the small scale of the project this impact is considered to be <i>Less Than Significant</i>.</p>				
16. TRANSPORTATION/TRAFFIC – <i>Would the project:</i>				
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? (Source: 1, 3, 9, 20, 21, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Source: 1, 3, 9, 20, 21, 32)	<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
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 9, 31)	<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)? (Source: 3, 9, 18, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access? (Source: 3, 9, 18, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Source: 3, 9, 18, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

Discussion (a-b): The Growth Management Element, Policy 4-c of the County General Plan requires a traffic-impact analysis be conducted for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The Contra Costa Transportation Authority (CCTA) implements the County's Growth Management Program (GMP). The GMP requires that each jurisdiction prepare a traffic-impact analysis for any project that generates 100 or more peak hour vehicle trips. The applicant provided a "mini" traffic-impact analysis even though the project does not reach the 100-peak-hour-trip threshold. The analysis concluded that the project would generate about 72 daily trips, including 5 peak-hour trips in the a.m. and 9 peak-hour trips in the p.m., well below the 100-trip threshold. One of the key components in the CCTA's Growth Management Program is the requirement that local jurisdictions engage in cooperative, multi-jurisdictional planning, and one of the key components of this cooperative planning is the preparation of Action Plans for Routes of Regional Significance. Thus, because the project would yield less than 100 peak hour am/pm trips, the proposed project would not conflict with an applicable congestion management program. Furthermore, the proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, so the impact is considered *Less Than Significant*.

Discussion (c): The proposed project does not have any features, such as structures of significant height, that would interfere with air-traffic patterns, nor is the location of the project within any airport safety zones which would require the review and approval of the Contra Costa County Airports Division, thus there would be *No Impact*.

Discussion (d-e): There are no increased hazards due to a design feature such as curves, and the ingress/egress to the property is already established. The proposal does not propose to expand the ingress/egress or construct any street improvements. Comments received from the Public Works Department do not indicate concerns with the existing ingress/egress and no frontage improvements were recommended. The Contra Costa County Fire Protection District has reviewed the project for conformance with Fire District standards (which include emergency access), and the project was reviewed by the Public Works Department Traffic Division, and no comments were received from either agency indicating that the proposed project would result in inadequate emergency access, therefore the project would have a *Less Than Significant Impact*.

Discussion (f): There is no potential for the proposed project to conflict with adopted policies, plans, or programs supporting alternative transportation. The proposed project would not alter the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
local infrastructure in a way that could hinder future establishment of public transportation. The project does not propose a design that would prevent the use of bicycles or other alternative modes of transportation, thus there would be <i>No Impact</i> .				

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

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 3, 9, 29, 34)	<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? (Source: 3, 9)	<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? (Source: 1, 3, 9, 21, 29, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 2, 3, 9, 26)	<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? (Source: 2, 3, 9)	<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? (Source: 1, 3, 9, 19)	<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? (Source: 1, 3, 9, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

Discussion (a-b): The proposed project is to subdivide an existing commercial parcel and construct a new 3,000-square-foot office building. The subject property is already serviced by Central Contra Costa Sanitary District and no comments were received from them that indicated that an expansion to the wastewater treatment system would be required for the project. As proposed, the project would not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities. The project is considered to have a low potential to result in a violation of water-quality standards or waste-discharge requirements, thus the impact is considered to be *Less Than significant*.

Discussion (c): In compliance with Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) Permit and the County's Stormwater Management and Discharge Control Ordinance (§1014), if the total new (or replaced) impervious surfacing for projects with parking lots which exceed 5,000-square-feet, a Stormwater Control Plan (SWCP) submittal will be required. The project will require minor modifications to existing stormwater drainage facilities, but no expansion of the existing facilities will be required. The Public Works Department reviewed the project for compliance with Provision C.3 and indicated that if the project should

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
exceed the 5,000-square-foot threshold, a SWCP will be required, so the impact will be <i>Less Than Significant</i> .				
<p>Discussion (d): The subject property currently receives water service from the East Bay Municipal Utility District (EBMUD). As proposed, the project will require new water services to the new building. EBMUD reviewed the project and submitted comments indicating that water service could be supplied to the new building without the requirement of new or expanded entitlements, so the impact will be <i>Less Than Significant</i>.</p> <p>Discussion (e-g): The subject property is already serviced by Central Sanitary District and no comments were received that indicated that an expansion to the wastewater treatment system would be required for the project. As proposed, the project would not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities. The project is not expected be a source of significant additional solid-waste generation that would impact any landfills that serve the area, so the impact will be <i>Less Than Significant</i>.</p>				
18. MANDATORY FINDINGS OF SIGNIFICANCE				
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? (Source: 1, 2, 3, 4, 9, 28, 32, 33, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Source: 1, 2, 3, 4, 9, 28, 32, 33, 35)	<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? (Source: 1, 2, 3, 4, 9, 28, 32, 33, 35)	<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
<p><u>SUMMARY:</u></p> <p><u>Discussion (a):</u> This is a request for approval of a vesting tentative map for a minor subdivision application which proposes to subdivide a developed 58,325 square foot parcel into two parcels of 51,650 and 6,675 square feet in area. A new approximately 3,000-square-foot, two-story commercial building for mixed professional office and retail use is proposed to be constructed on the smaller parcel. The larger parcel has an existing mixed-use commercial building and parking lot on site. The proposed two-story office building will be the only change in the visual character of the property, which will be constructed on the site of a completely paved existing parking lot after the property is subdivided. No new development is proposed for the other parcel, which already has a two-story professional building and paved parking areas. The project is proposed within the highly developed commercial town center of Alamo. Since the project site is already completely developed, the proposed minor subdivision and the construction of the office building would have a less-than-significant potential to degrade the quality of the environment, substantially reduce the habit 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, or reduce the number or restrict the range of a rare or endangered plant or animal. Furthermore, the project does not have the potential to significantly eliminate important examples of any major period of California history and prehistory, therefore the impact is <i>Less Than Significant</i>.</p> <p><u>Discussion (b):</u> The impacts from the proposed minor subdivision and the construction of the professional office building will not be cumulatively considerable and will not result in any significant new or expanded effects to the existing developed area, so the impact will be <i>Less Than Significant</i>.</p> <p><u>Discussion (c):</u> The project as proposed would result in no potentially significant environmental impacts. Furthermore, no evidence has been found that would indicate that the project would have a potential to cause substantial adverse effects on human beings, whether directly or indirectly, thus the impact will be <i>Less Than Significant</i>.</p>				

SOURCES

- 1) Contra Costa County 2005—2020 General Plan
- 2) Contra Costa County GIS (Accela Geographic Information Systems)
- 3) Project Plans and Application Materials for County File #MS11-0006
- 4) Staff Field Visit
- 5) 2010 Contra Costa County Important Farmland Map (www.conservation.ca.gov)
- 6) Contra Costa County Title 8 (Zoning)
- 7) Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, Updated May 2011, Website (www.baaqmd.gov)
- 8) California Air Resources Board, Website (www.arb.ca.gov)
- 9) Project Description for County File #MS11-0006
- 10) Spare the Air Reporting Zones (sparetheair.org)
- 11) U.S. Fish & Wildlife Service, Website (www.fws.gov)
- 12) California Department of Fish & Wildlife, Website (www.dfg.ca.gov)
- 13) U.S. Environmental Protection Agency, Website (www.epa.gov)
- 14) California Division of Mines and Geology Special Publication #42
- 15) California Department of Conservation, Website (www.conservation.ca.gov)
- 16) Soil Survey of Contra Costa County, California, Issued September 1977
- 17) California Department of Toxic Substances, Website (www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)
- 18) Agency Comments from the San Ramon Valley Fire Protection District
- 19) Agency Comments from the Contra Costa County Health Services Department
- 20) Contra Costa Transportation Authority, Website (www.ccta.net)
- 21) Agency Comments from the Contra Costa County Public Works Department
- 22) Agency Comments from the Alamo Municipal Advisory Council
- 23) Agency Comments from the Building Inspection Division of the Contra Costa County Department of Conservation and Development
- 24) Contra Costa County Tree Protection and Preservation Ordinance
- 25) Agency Comments from the Alamo Improvement Association
- 26) Agency Comments from East Bay Municipal Utility District
- 27) East Contra Costa County Habitat Conservation Plan (HCP) / Natural Community Conservation Plan (NCCP), Printed October 2006
- 28) Arborist Report by Joe Berg, dated December 6, 2012
- 29) Regional Water Quality Control Board, Website (www.waterboards.ca.gov/rwqcb2)
- 30) California Emissions Estimator Model, Website (www.caleemod.com)
- 31) Contra Costa County Airport Land Use Compatibility Plan (2000)
- 32) Project traffic study, prepared by TJKM Transportation Consultants, Dated December 10, 2012
- 33) Agency Comments from the California Historical Resources Information System
- 34) Contra Costa Clean Water Program, Website (www.cccleanwater.org)
- 35) All Agency Comments