

**Mitigated Negative Declaration
And Mitigation Monitoring Reporting Plan**

Jennifer Cruz

From: Atri <atrimacherla@gmail.com>
Sent: Tuesday, July 18, 2017 10:36 PM
To: Jennifer Cruz
Cc: Dilip Kishnani - Civil Engineer (1sterlingconsultants@gmail.com)
Subject: Re: DRAFT Initial Study

Dear Jennifer,

Thank you and much appreciated. Great work,
I agree with you.

Request: to target to stage the project for public hearing around August 2nd week or earlier.

Pleasant day and
Many Wishes,
Atri Macherla

On Jul 18, 2017, at 5:21 PM, Jennifer Cruz <Jennifer.Cruz@dcd.cccounty.us> wrote:

Hi:

Please review attached document and confirm in writing acceptance of mitigation measures.

Should you have additional questions, please feel free to contact me. Thank you.

Jennifer Cruz, Senior Planner
CONTRA COSTA COUNTY
Department of Conservation and Development
30 Muir Road | Martinez, CA 94553
☎: (925) 674-7790 | Fax: (925) 674-7258
✉: Jennifer.Cruz@dcd.cccounty.us

<SD16-9432_DP16-3018 IS.pdf>

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Subdivision for Six Residential Lots and Two Parcels (Parcels A and B) for Roadway and Guest Parking
County File #GP15-0002/RZ16-3231/SD16-9432/DP16-3018
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: Jennifer Cruz, Senior Planner, (925) 674-7790
4. Project Location: 2424 Olympic Blvd.
Walnut Creek, CA 94595
APN: 185-220-023
5. Project Sponsor's Name and Address: Atri Macherla
2344 A Walsh Avenue
Santa Clara, CA 95051
6. General Plan Designation: The subject site has a Single-Family Residential-Medium Density (SM) General Plan designation. The applicant proposes a General Plan Amendment to change the SM designation to Single-Family Residential-High Density (SH).
7. Zoning: The subject site is located in a Single-Family Residential, R-10 Zoning District. The applicant proposes rezoning of the site to a Planned Unit District (P-1).
8. Project Description: The applicant requests a General Plan Amendment to change the designation of the subject property from Single-Family Residential-Medium Density (SM) to Single-Family Residential-High Density and to rezone the subject property from Single-Family Residential (R-10) to a Planned Unit District (P-1). The request also includes an approval of a Vesting Tentative Map to subdivide an approximately 0.96-acre property into six residential lots (ranging in area from 3,196 to 9,660 square feet), Parcel A (6,348 square feet) for the driveway and Parcel B (1,348 square feet) for guest parking and a request to establish a Final Development Plan for the six residential lots and Parcels A and B. The existing residence will be demolished to allow the construction of six new residences (ranging in size from 1,677 – 2,419 square feet of living area).

The applicant requests a variance to allow the rezoning of a 0.96-acre property to P-1 (where 5 acres is the minimum for residential uses). An exception to the creek structure setback is also proposed. Removal of 13 code-protected trees from the property, and work within the drip line of 18 trees located on the property are included in the project. There will be minimal grading on-site involving 510 cubic yards of dirt moved. A permit for a Streambed Alteration is required for the grading between the common lot line for Lots 2 and 3 along the creek. Trenching is minimal, estimated to be less than five cubic yards to install a small section of pipe and rip rap.

9. Site Description & Surrounding Land Uses: The subject site is a 0.96-acre property is located west of the intersection of Olympic Blvd. and Tice Valley Blvd, within an urbanized area surrounded by commercial uses and residential uses. Directly east and southeast of the subject property are commercial uses. Directly north, west, and southwest are residential uses.

The 0.96-acre property is a long flat rectangular shaped property that is accessed from Olympic Boulevard. There is an existing residence and Las Trampas Creek is located at the rear of the property. There are approximately 53 trees on the subject property, where several large mature native oaks, bays, buckeyes, English walnuts, and a few nonnatives are located around the perimeter of the property.

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing, approval or participation agreement):

- Contra Costa County Building Inspection Division
- Contra Costa County Grading Division
- Contra Costa County Public Works Department
- Central Contra Costa Sanitary District
- East Bay Municipal Utility District
- Contra Costa County Fire Protection District
- California Department of Fish and Wildlife

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

Yes, the Wilton Rancheria tribe has requested consultation. Below is a timeline of the County's initiation of a consultation and the tribe's response.

On March 2, 2016, the County sent a Notice of Opportunity to request for consultation from five tribes. On March 14, 2016, a request to consult was received from Wilton Rancheria. On April 12, 2016, the County sent a letter to Wilton Rancheria acknowledging receipt of their request. Staff also contacted Wilton Rancheria on April 18, 2016 and on April 22, 2016, requesting to consult with the appropriate staff of Wilton Rancheria. County staff has been in contact with staff from Wilton Rancheria and has provided letters from CHRIS and the cultural report. The Wilton Rancheria tribe acknowledged receipt of the documents, but has not provided comments or request further consultation.

Environmental Factors Potentially Affected

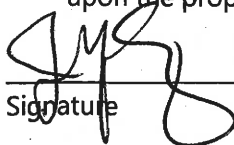
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> 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.


Signature

7/20/17
Date

Jennifer Cruz
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant with Mitigation

- a) According to Figure 9-1 (Scenic Ridges and Waterways) of the County General Plan, no ridges are located within the immediate area of the property. Figure 5-4 (Scenic Route) of the County General Plan does not identify Olympic Boulevard as a scenic route. No scenic vistas are located within the area and therefore, the project would not have a substantial adverse effect on a scenic vista.
- b) The subject property has historically been a residential property. The property does not contain any rock outcropping or historic buildings. The proposed project includes the removal of 13 trees and the work within the drip line of 18 trees. Chapter 816-6 (Tree Protection and Preservation) of the County Ordinance provides for the preservation of certain trees within the County, and controls tree removal while allowing for property development. Replanting of trees will be required as a condition to replace the trees removed for the project. Additionally, a bond will be required as a condition for the replacement trees and the work that would occur within the drip line of code-protected trees. Thus, the project does not proposed to be in conflict with any local policies or ordinances protecting trees.
- c) The subject property is located within an established neighborhood primarily consisting of residences and commercial. With more than half of the existing trees to remain and required tree planting, implementation of the project would be less-than-significant.
- d) At this stage of development, no lighting plans have been submitted for the project. Although the project is an infill project, new lighting proposed in the future may impact nighttime views in the area. Therefore, to reduce any potential impacts from proposed lights, the applicant will be required to submit lighting plans for the review and approval of CDD for future lighting proposals.

Impact AES-1: New exterior lighting from the project may adversely impact nighttime views in area.

Mitigation Measure AES-1: At least 30 days prior to submittal of a building permit, a lighting plan for proposed exterior lighting shall be submitted to the Department of Conservation and Development, Community Development Division (CDD) for review and approval. The proposed exterior lighting shall be directed down so that lights shine onto the subject property and away from adjacent properties and away from Olympic Blvd.

Implementation of the mitigation measure would reduce the impact of nighttime views to a less-than-significant level.

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

Would the project:

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

SUMMARY: No Impact

- a) This infill project is located within an urbanized area and the site is not being used for agricultural purposes. According to the *2014 Important Farmland Map of Contra Costa County*, the property is categorized as "Urban and Built-up Land", and is not considered farmland. Therefore, the proposed project will not convert existing farmland, as categorized by the California Resources Agency, to a non-agricultural use.
- b) The property is located in a Single-Family Residential-Medium Density (SM) General Plan land use designation, with the proposal for a General Plan Amendment to Single-Family Residential-High Density (SH). The project also proposes a rezoning of the property from Single-Family Residential (R-10) to a Planned Unit District (P-1). No agricultural uses currently exist on site. Thus, the project will not conflict with any existing zoning for agricultural use. The project does not conflict with a Williamson Act contract, because no Williamson Act contract is associated with this property.
- c-e) The site is not identified as "forest land" and no such uses currently exist on the site. Thus, no "forest land" or "timberland" will be lost because of the subdivision of the land or from the proposed single-family residential development.

3. AIR QUALITY – *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.*

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant with Mitigations

- a) Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the Bay Area 2017 Clean Air Plan. The purpose of the Clean Air Plan is to bring the air basin into compliance with the requirements of Federal and State air quality standards. The construction of six homes and associated improvements is located with an urbanized portion of the County. The project would have emissions less than the screening size for evaluating impacts related to ozone and particulate matter. Therefore, the project would not conflict with the Clean Air Plan.
- b) The BAAQMD published Air Quality Guidelines in May 2017, which includes revisions made to the Air District's 2010 Guidelines to address the California Supreme Court's 2015 opinion. The BAAQMD prepared Air Quality Guidelines to assist lead agencies in evaluating air quality impacts of projects and plans proposed within the San Francisco Bay Air Basin. The 2017 screening criteria is used in this Initial Study and references the 1999 Guidelines to compare the screening criteria for the project. If the project does not exceed the screening criteria, the project would not result in the generation of criteria air pollutants that exceed the thresholds of significance for the criteria air pollutants.

In assessing the air quality impacts for the six residences that would be constructed on the subject property and the roadway improvements, neither the operational screening criteria of 325 dwelling units or the construction-related screening criterion of 114 dwelling units from the 2017 Guidelines would be exceeded, and therefore, the proposed project would not cause a violation of any air quality standard and would not contribute substantially to any existing or projected air quality violation. Additionally, the 1999 Guidelines included a less conservative screening criterion of 320 units, and the proposed project would not exceed this standard. Thus, the impact of the proposed construction of the six single-family residences, guest parking space, and private access road would have a less-than-significant impact on any air quality standard.

- c) The project is not anticipated to result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment. The proposal is to demolish an existing residence, subdivide the property into six residential lots (ranging in area from 3,196 to 9,660 square feet) and two parcels for the private road and guest parking (Parcels A and B), and construct six residences. Impacts will be less-than-significant.
- d) BAAQMD defines exposure of sensitive receptors to toxic air contaminants and risk of accidental releases of acutely hazardous materials (AHMs) as potential adverse environmental impacts. Examples of sensitive receptors include schools, hospitals, and residential areas with children, and convalescent facilities. The surrounding area consists of residential homes and schools. However, due to the scale of the proposed project, it is anticipated that sensitive receptors would not be exposed to pollutant concentrations. Nonetheless, the construction activities will be restricted to specific days of the week and to a limited number of work hours in order to lessen the amount of time during the week that sensitive receptors would be exposed to construction-related air quality impacts.

Furthermore, implementation of the following mitigation measure would reduce the impact to a less-than-significant level.

IMPACT AIR-1: Exhaust emissions and particulate matter produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants or objectionable odors.

Mitigation Measure AIR-1: The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be stated on the face of all construction plans:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. 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.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. 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.
- f. 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.
- g. 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.

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.

Construction activities (earth excavation) would result in exhaust emissions and particulate matter in the form of the dust. Consistent with CEQA, the BAAQMD requires all phases of a project to be evaluated for potential impacts, including impacts associated with construction activity (grading, exhaust from construction equipment, and any required demolition) and with the operation of the completed project (related to vehicle exhaust or stationary sources such as from industrial sources). BAAQMD regards emissions of PM-10

and other pollutants from construction activity to be less than significant if dust and particulate control measures are implemented, instead of requiring quantitative analysis of construction activity to determine significance. The following mitigation measure would reduce the impact to a level of less-than-significant.

IMPACT AIR-2: Construction activities would result in exhaust emissions and fine particulate matter in the form of dust.

Mitigation Measure AIR -2: During construction, the project developer shall implement standard construction dust control measures recommended by the BAAQMD to include, which shall be stated on the face of all construction plans:

1. Watering active construction areas on the site at least twice daily.
2. Daily watering or covering stockpiles of debris, soils, sand, and other materials that can be blown by the wind.
3. Covering all trucks hauling soils, sand, and other loose material or require all material-hauling trucks to maintain at least two feet of freeboard.
4. Paving, watering three times daily, or applying non-toxic soil stabilizers on all unpaved access roads, parking lots, and staging areas at construction site.
5. Sweeping streets daily, preferably with water sweepers, if soil is carried onto adjacent streets.
6. Seeding disturbed areas as quickly as possible or installation of cover vegetation over exposed soils.

BAAQMD regards emissions of PM-10 and other pollutants from construction activity to be less-than-significant, if the above dust and particulate control measures are implemented.

- e) The BAAQMD defines public exposure to offensive odors as a potentially significant impact. Potential odor impacts are based on a list of specific types of facilities, such as wastewater treatment plants, landfills, refineries, etc. Improperly maintained wastewater treatment facilities could result in some occasional objectionable odors. Another example would be the case of a failed leach field. Based on the nature of the project, objectionable odors affecting a substantial number of people would not result from the construction activities.

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?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>SUMMARY: Less than Significant with Mitigations</p> <p>a) According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) of the County General Plan, the subject property is not located in or adjacent to an area identified as a County-identified, significant ecological area. Additionally, the California Natural Diversity Database does not identify the property of having special status species. More importantly, the subject property is located within an urbanized area and has had three residences on the property in the past.</p> <p>b) The subject property has a natural shallow creek (Las Trampas) along the northern property line. This creek is not a regional creek and no riparian habitats are located along the creek. This creek will serve as an ideal conveyance channel post treatment. The</p>				

proposed project utilizes the creek partially and indirectly by dissipating the treated flows via bubble-ups into the front of the lots. The vegetated creek further helps dissipate the runoff in post construction scenario due to hydraulic head. There will be minimal trenching to install a small section of pipe and rip rap will occur, but it is estimated to be less than five cubic yards. A Streambed Alteration Permit is required for this work within the creek. This area along the creek will be preserved as private open space and maintained by the Homeowner's Association.

According to the California Natural Diversity Database, no special status species have been identified on the subject property. The closest special status specie *Viburnum ellipticum* (oval-leaved viburnum) was found approximately 2/5 mile from the property. Nonetheless, even with minimal work within Las Trampas Creek and the fact that the subject property is located within an urbanized area, it cannot be discounted that potential habitats exist on the property and could be potentially harmed during construction activities. The following mitigation measure would reduce the potential impact to a less-than-significant level.

Impact BIO-1: Construction activities (e.g. grading, trenching, etc.) within the creek could potentially disturb special-status species.

Mitigation Measure BIO-1: Prior to commencement of construction activities, including tree removal, a qualified biologist shall conduct a site evaluation of the trees for bat roosting/breeding habitat as well as an evaluation of site conditions for potential presence of special status species. Following the determination of the evaluation, a pre-construction survey shall be conducted by a qualified biologist to determine if special-status species are located on-site. The survey report and site evaluation shall be submitted at least 14 days prior to the initiation of grading, site preparation, commencement of construction activities, or tree removal.

If there are no special status species observed after completion of the site evaluation and preconstruction survey, site preparation, grading, construction, or tree removal could proceed. However, if special status species are found, then all work shall cease and the U.S. Fish and Wildlife Service and/or the California Department of Fish Game (CDFG) shall be contacted within 12 hours of the discovery.

- c) Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports), and mining projects. For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." The subject property does not contain federally protected wetlands as defined by Section 404 of the Clean Water Act.

- d) The 0.96-acre property is located within an urbanized area, surrounded by commercial uses and residential uses. There is an existing residence, and previously two other residences that have been demolished. Although the property may not include any established wildlife corridors, there is an existing creek at the rear of the subject property and the mature trees located around the property. These trees could provide nesting and foraging habitat for a variety of passerine bird species. Accordingly, there would be a potentially significant impact on nesting birds during project construction. Consequently, the applicant is required to implement the following mitigation measure:

Impact BIO-2: Tree removal, or site grading and construction disturbance adjacent to trees may result in the direct removal of a nest structure or disturbance to reproductive behavior of sensitive bird species, such as migratory birds or raptors, if active nest structures or active nesting activity occurs in such trees.

Mitigation Measure BIO-2: If any earth-moving activities or construction would occur on-site during the nesting season (March 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist to determine if special-status birds are nesting in or near trees within the grading zone or within trees proposed for removal. This survey shall be conducted no more than 15 days prior to initiation of grading, site preparation, or commencement of construction activities. If there are no nesting activities observed after completion of the preconstruction survey, site preparation, grading or construction could proceed.

If a nesting activity is observed in the tree, the nest structure should be monitored for bird egg-incubation, including:

- Incubation behavior (e.g., regular periods of "disappearance" into the same location followed by short, secretive flights to forage).
- Extreme distress and alarm calls when in close vicinity of the nest tree.
- Observation of food carried in the beak or claws to the nest.

If the biologist observes incubation behavior, incorporating the following measures should protect the nest location:

- Establishment of a buffer using orange construction fencing around the tree in accordance with CDFG recommendations until the young have fledged. A no-disturbance zone of a width needed to adequately protect nests during construction shall protect all active nests. For most songbirds, a 50-foot zone is recommended; for raptors, a 200-foot zone is recommended.
- The nesting tree should be monitored a minimum of once per week to confirm that the young have fledged and that no new nesting pairs are present before the buffer is removed. After the biologist has determined that all young have fledged, construction may proceed within the protected zone.

If it is not feasible to delay or modify construction activities around the tree, the biologist should contact the CDFG to discuss alternative buffer options.

This mitigation measure would reduce impacts to nesting birds or raptors to a level considered less-than-significant.

- e) The Contra Costa County Tree Protection and Preservation Ordinance (Chapter 816-6) provides for the protection of certain trees by regulating tree removal, while allowing for reasonable development of private property. On any developable, undeveloped property, the Ordinance requires tree alteration or removal to be considered as part of the project application. An Arborist Report dated March 11, 2016, prepared by Traverso Tree Service identified 53 trees on the subject property, which include several large mature native oaks, bays, buckeyes, English walnuts, and a few nonnatives. The project involves the removal of 13 trees and additional work within the drip line of 18 trees. Replanting of trees will be required as a condition to replace the trees removed for the project. Additionally, a bond will be required as a condition for work that would occur within the drip line of code-protected trees. Overall, the project would not conflict with the County's Tree Preservation Ordinance.
- f) The County has adopted the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which provides a framework to protect natural resources in eastern Contra Costa County. The subject site is located outside of the areas covered by the HCP/NCCP. Therefore, the project does not conflict with the provisions of the HCP/NCCP.

5. CULTURAL RESOURCES – *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant with Mitigation

- a) A memorandum from the California Historical Resources Information System (CHRIS) dated April 20, 2016, raised a question about the property containing possible historic building or structure 45 years or older may be of historic value. A qualified professional familiar with the architecture and history of Contra Costa County was recommended to conduct a CEQA Evaluation.

In response to the comments from CHRIS, the applicant retained Daniel Shoup and Ward Hill, Archaeological/Historical Consultants to perform the recommended survey.

The Cultural Resources Survey Report dated August 5, 2016, determined that the house at 2416 Olympic Boulevard has been moved and therefore, it does not appear to be eligible under California Register Criterion 3. Further, the study determined that the property is not eligible for the California Register because it is not significant under California Register Criteria 1, 2, or 3. The house is also not a contributing resource to a California Register eligible historic district. Thus, the property does not appear to contain historical resources as defined in CEQA §15064.5.

- b) According to the *Archaeological Sensitivities* map (Figure 9-2) in the County General Plan, the subject property is located in an area that is considered "largely urbanized." CHRIS does not have any record of previous cultural resource studies for the project area. However, the property has the possibility of containing unrecorded archaeological site. A study was recommended by CHRIS and a study conducted by Daniel Shoup and Ward Hill, Archaeological/Historical Consultants was completed. The study indicated that no archaeological materials were discovered at 2416-2828 Olympic Blvd. Furthermore, the property does not appear to meet California Register Criterion 4 (potential to yield, information important to prehistory or history of the local area, California, or the nation).
- c) The subject property is relatively flat and no bedrock out crops are located on the property. Further, the study conducted by the consultants did not observe paleontological resources on the property.
- d) There is a possibility that human remains could be present and accidental discovery could occur. Consequently, construction activities on the property could result in a potentially significant adverse environmental impact due to disturbance of human remains. Thus, the applicant is required to implement the following mitigation measure:

Impact: CULT-1: Construction activities requiring excavations and earth movement could uncover and impact human remains.

Mitigation Measure CULT-1: The following mitigation measure shall be implemented during project construction-related ground disturbance, and shall be stated on the face of all construction plans:

- a. **Should human remains be encountered during grading, trenching, or other on-site excavation(s), earthwork within 30 feet of the discovery should be stopped until the County Coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the human remains. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.**

Implementation of this mitigation measure would reduce the adverse environmental impact due to disturbance of human remains to a less-than-significant level.

6. GEOLOGY AND SOILS – <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>SUMMARY:</u> Less than Significant</p> <p>a) Because the subject property is not located within an Alquist-Priolo Fault Zone, according to County GIS data, the risk of fault rupture is generally regarded as very low. The nearest fault considered active by the California Geological Survey is the Concord fault, which passes approximately five miles northeast of the property.</p> <p>According to the County's General Plan Safety Element, the property is located within a lowest damage susceptibility (Figure 10-7) and the property is located in area that rated as generally low liquefaction potential (Figure 10-5). Further, the property is practically flat and presents no risk of landslide, according to the County's General Plan Figure 10-6.</p>				

- b-d) The subject property is flat and consists of a geologic unit of hard bedrock. Erosion is not anticipated to be a hazard. A geotechnical report dated May 24, 2016, and a response to geotechnical review dated August 24, 2016, was prepared by Tri Nguyen, Wayne Ting and Associates, Inc (WTAI). The report found that the site consisted of clayey alluvial deposits, which are moderately to highly expansive. However, the report concluded that use of mat foundation system for the future residence would address the expansive soil concern. The reports prepared by WTAI also provided recommendations for the project and should be incorporated into the plans and specifications, WTAI should review the grading and foundation plans and specifications, and WTAI should be present for testing and observation during grading and foundation construction.
- e) The project site is served by the Central Contra Costa Sanitary District. The use of a septic tank or other on-site wastewater system is not required.

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

SUMMARY: Less than Significant

- a) The Bay Area Air Quality Management District (BAAQMD) is the agency responsible for maintaining federal and state air quality standards within the San Francisco Bay Area Air Basin. BAAQMD California Environmental Quality Act (CEQA) guidelines (Updated, 2017) provide screening criteria with which agencies can derive a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If the screening criteria are met by the proposed project, then the project will not exceed greenhouse gas emissions (GHG) thresholds of significance, and the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions. According to BAAQMD guidelines, the screening level size for operational GHG for a single-family land use is 56 dwelling units. The project proposes to subdivide the property into six residential lots and two parcels. A residence is proposed for each residential lot and the two parcels (Parcels A and B) will be used for a private road and for guest parking. Thus, the proposal of six dwelling units would produce operational emissions that are well below a significant level. The screening level size for the construction-related criteria pollutant, reactive organic gases (ROG), is 114 dwelling units. Here too, the project proposal of six dwelling units would produce construction-related emissions that are well below a significant level.
- b) BAAQMD guidelines also considers a project less than significant if it is consistent with an adopted qualified GHG Reduction Strategy. The County Climate Action Plan (CAP), adopted in December 2015, contains a GHG Reduction Strategy to achieve the state-recommended reduction target of 15% below baseline levels by 2020. The project does not conflict with any of the land use and planning policies in the CAP.

8. HAZARDS AND HAZARDOUS MATERIALS – <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>SUMMARY:</u> Less than Significant</p> <p>a-b) The project involves demolition of an existing residence to develop the site by subdividing the subject property into six residential parcels, with a single-family residence on each lot, a parcel for the private access road, and a parcel for six guest parking spaces. No hazardous materials are used on the site with the current land use, and the project does not propose any use that involves the use, transport, or disposal of</p>				

a significant amount of hazardous materials, nor will it introduce routine exposure, or cause new exposure to hazardous materials.

- c) There are two schools within a quarter mile of the site – Pied Piper Preschool and Genius Academy. An assisted living facility – Byron Parking Assisted Living is located 0.15 miles south of the subject property. No hazardous materials are used on site with the current land use, and the intended single-family residential development after the subdivision will not introduce new exposure to hazardous materials.
- d) The subject property is not identified as hazardous materials site, according to Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control.
- e-f) The property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan, nor is it located within two miles of a public airport - Buchanan Airport is approximately seven miles north of the property, public use airport, or private airstrip.
- g) The subdivision with proposed single-family residential development does not propose any unusual parcel access, and will conform with the existing neighborhood emergency and evacuation plans. There is no indication that the proposed project would have impact on any emergency response plan or emergency evacuation plan that may exist in relation to the project site.
- h) The project site is served by the Contra Costa County Fire Protection District (CCCFPD). The CCCFPD has reviewed the project plans, has made recommendations for the project to comply with current fire codes. Separate approval of the proposal by the CCCFPD will be required prior to the issuance of building permits. The potential of the project to introduce new exposure of people or structures to significant loss, injury, or death involving wildland fire or other types of fire danger is unlikely, since the project site is largely surrounded by urbanized lands, and is not adjacent to any wildlands.

9. HYDROLOGY AND WATER QUALITY – *Would the project:*

a) Violate any water quality standards or waste discharge requirements?	<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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

result in substantial erosion or siltation on- or off-site?				
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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<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?	<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"/>
j) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

- a-b) The project site is served by the East Bay Municipal Utility District (EBMUD) and the Central Contra Costa Sanitary (CCCSD). Both EBMUD and CCCSD indicate that service for the proposed subdivision is available, and will provide water and sanitary services that are compliant with current standards. No ground water wells are required or proposed, and the project is not expected to impact groundwater resources in the area.
- c-e) Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm waters to an adequate natural watercourse. There are existing drainage facilities near the southeast corner of the subject property that are part of the Drainage Area 15A infrastructure. These intercept the runoff from the site and convey it to Las Trampas Creek.

Chapter 914-14, Rights of Way and Setbacks, of the County Subdivision Ordinance requires relinquishment by the applicant of development rights over that portion of the site that is within the structure setback area of the adjoining creek.

- f) A Stormwater Control Plan (SWCP) is required for applications if at least 10,000 square feet of area can be identified for development. A SWCP was received February 13, 2017 and has been deemed "preliminarily complete," by the Public Works Department, in compliance with the Stormwater Management and Discharge Control Ordinance (\$1014), and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit.

Provision C.10, Trash Load Reduction, of the County's NPDES permits requires control of trash in local waterways. To prevent or remove trash loads from municipal storm drain systems, trash capture devices shall be installed in catch basins (excludes those located within a bioretention/stormwater treatment facility). Devices and the locations of the devices must meet the County's NPDES permits and approved by the Public Works Department.

- g-h) The project lies within the 0.02% Zone X flood boundary as designated on the Federal Emergency Flood Rate Maps. No special requirements per the Federal Flood Insurance Program or the County Flood Plain Management Ordinance (Ordinance No. 2000-33) are applicable to future construction of any structures on this property.
- i) The proposed project does not consist of the removal, creation, or alteration of any dam or levee that exists in the County.
- j) The project site is an inland site well removed from coastal areas that would be inundated by seiche, tsunami or mudflow.

10. LAND USE AND PLANNING – *Would the project:*

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

SUMMARY: Less than Significant

- a) The property is adjacent to a strip mall on the east, and surrounded primarily by single-family developments on the north, south, and west, and two properties adjacent to the

west consisting of duplexes. The subject property is currently occupied by a single-family residence, which will be demolished and replaced with six single-family residences on separate parcels. Because the project will replace existing single-family residential use with new construction of the same use, and because the property is adjacent to existing residential development, the project will not divide an established community, but will rather continue to reinforce the existing community.

- b) The subject property is located near the intersection of Olympic Boulevard and Tice Valley Boulevard. The project involves an amendment to the General Plan land use designation from Single-Family Residential-Medium Density to Single-Family Residential-High Density. A request for an exception to the creek structure setback and a request for a variance to the lot size to rezone the property from R-10 to P-1 (0.96 acres required where 5 acres is requested) is included in the project. Subdivision of the property into six lots will result in the construction of six new single-family residences and associated improvements. Therefore, removal of 13 code-protected trees from the property, and work within the drip line of 18 trees located on the property will be required. Chapter 816-6 (Tree Protection and Preservation) of the County Ordinance provides for the preservation of certain trees within the County. In accordance with the Ordinance, if the project is approved, then the applicant will be required to replant trees and post a bond for the tree replanted, and for the protected trees in the event they are significantly damaged by construction activity.

The proposal has been reviewed by the County Department of Conservation and Development Housing Division, which recommends approval of the applicant's proposal to pay an in-lieu fee for compliance with the County Inclusionary Housing Ordinance. Overall, the project does not propose to conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

- c) The County has adopted the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), which provides a framework to protect natural resources in eastern Contra Costa County. This plan covers areas within the Cities of Brentwood, Clayton, Oakley, Pittsburg, as well as unincorporated areas of Eastern Contra Costa County. The project site is not located in an area which is covered by the plan.

11. MINERAL RESOURCES – *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

- a-b) According to the *Mineral Resource Areas* map (Figure 8-4) of the County General Plan, the subject property is not located County-designated mineral resource area. There is no indication that known mineral resources would be affected by the proposal.

12. NOISE – Would the project result in:

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

SUMMARY: Less than Significant with Mitigation

- a) The Noise Element of the Contra Costa County General Plan discusses the County's goal to improve the overall environment in the County by reducing annoying and physically harmful levels of noise for existing and future residents, and for all land uses. According to the *Land Use Compatibility for Community Noise Environments* chart (Figure 11-6) in the County General Plan, environments with ambient noise levels of up to 60 dBA (decibels) Ldn (day night average sound level) are considered "normally acceptable" for new residential development. Environments with ambient noise levels between 60 dBA and 70 dBA are considered "conditionally acceptable" for new residential development, and new development should be undertaken only after a detailed noise analysis is performed and needed noise reduction features are included in the design. The County extends the State's interior noise level standard of 45 dBA Ldn or less for multi-family

residential development to include new single-family housing projects, pursuant to Policy 11-4 of the Noise Element.

According to the County's GIS and the County's General Plan Noise Contour map (Figure 11-5 I), the subject property is not located within a noise level of 60 dBA. Thus, the project would not be located in an area that would expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

- b) Approval of the project would result in the demolition of one existing residence, construction of six residences, and the construction of the roadway, frontage improvements, and guest parking spaces. The proposed construction is temporary and will be limited to hours of construction. Overall, the project will not result in substantial exposure of persons to or generate excessive ground borne vibration or ground borne noise levels.
- c) The subject project is located directly north of the Olympic Blvd., and west of Tice Valley Blvd. The property is surrounded by various retail business uses and is adjacent to a strip mall located to the east. The subject property is also surrounded by primarily single-family developments to the north, south, and west. An auto repair shop and a commercial space are also located southeast of the property. However, the primary source of noise in the project area are vehicles traveling on Olympic Blvd. and vehicles traveling on Tice Valley Blvd. The project involving the demolition and construction of buildings, construction of the private access road, frontage improvements, guest parking spaces are temporary and limited to construction hours. Thus, implementation of the project will not result in noise levels in excess of the existing ambient noise levels.
- d) Short-term noise levels would occur during construction and the project has the potential to expose some nearby residents to construction-related noise, as would be the case when construction is undertaken on other properties within the area. The following mitigation measure would reduce the impact to a less-than-significant level.

Impact NOISE-1: Short-term noise levels would occur during construction and the project has the potential to expose some nearby residents to construction-related noise.

Mitigation Measure NOISE -1: To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the project, and shall be stated on the face of all construction plans:

- A. All construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)

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

For specific details on the actual day the state and federal holidays occur, please visit the following websites:

Federal Holidays <http://www.opm.gov/fedhol>
 California Holidays <http://www.edd.ca.gov/eddsthoh.htm>

B. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

C. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

e-f) The property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan, nor is it located within two miles of a public airport, public use airport, or private airstrip.

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)?	<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"/>

SUMMARY: Less than Significant

- a) The project proposes to amend the General Plan, rezone the property in order to subdivide the subject property into six residential lots and two parcels (Parcels A and B). Parcel A will be used for the private road and Parcel B will be used for guest parking - six spaces. Although the project is expected to increase the amount of housing for the area, this increase in housing is not considered a significant growth in population.
- b-c) As discussed above in 13a, the project proposal is expected to *increase* the amount of housing for the area, not decrease it. The project does not pose nor will it result in displacement of people.

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

SUMMARY: Less than Significant

- a-e) As discussed above in 13a, the project proposal is not expected to cause a substantial increase in population, and generally would not require any new public service facilities. Additionally, the project proposal has been reviewed by local public agencies and there is no indication that additional facilities are necessary.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less Than Significant

- a-b) As discussed above in 13a, the project proposal is not expected to cause a substantial increase in population, and thus, is not expected to substantially increase the use or

deterioration of existing recreational facilities, nor require new or expanded recreational facilities in the area.

16. TRANSPORTATION/TRAFFIC – *Would the project:*

a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in general policy, ordinance, etc.), taking into account all 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 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

- a-b) The project proposes an amendment to the General Plan land use designation, rezoning of the property to allow a subdivision of the property into six residential lots and to develop each resultant parcel with a single-family residence, and two parcels for the private road and guest parking. Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The project is not expected to generate 100 or more AM or PM peak-hour trips, and thus would not require further analysis of traffic impact. The Transportation Planning Division reviewed the project, and the agency provided comments for the project requiring that the frontage improvements to the subject property along Olympic Boulevard should conform to the standards identified in the Olympic Corridor Trail Connector Study.

- c) The project is to allow the subdivision of one parcel into six residential lots and to allow the construction of six new single-family residences, and a parcel for the private road and another parcel for the guest parking. Implementation is not expected to cause an increase in air traffic levels.
- d) The property lies along the north side of Olympic Boulevard west of the intersection with Boulevard Way/Tice Valley Boulevard. A small neighborhood shopping center lies adjacent to the east, between the subject property and the intersection.

Curb has been installed along the entire frontage, but there are no sidewalk improvements. The sidewalk terminates at the east property line and continues along the adjacent western frontage. The County Subdivision Ordinance will require sidewalk construction along the entire frontage. In an attempt to preserve some of the mature trees along the frontage, the applicant proposes to construct a meandering sidewalk that extends beyond the existing street right of way. A public easement to encumber this sidewalk/path will be required.

The applicant proposes to construct a 20-foot wide private road parallel to Olympic Boulevard on-site to provide access to the proposed lots with driveway cuts at each end to allow though access to the public street. The channelization striping at the eastern intersection will limit it to right turn ingress/egress only. The striped island and channelization should be replaced with a paved median top prohibit illegal turning movements at this intersection.

Due to the abrupt turning motions coming from Olympic Boulevard and around the interior curves, concern was raised as to whether emergency vehicles and single unit trucks could adequately negotiate the road. The applicant prepared a turning exhibit and the development plan was conditionally approved by the Fire District per their letter dated February 14, 2017. No on-street parking is allowed on Olympic Boulevard. Provisions for guests, etc., will need to be accommodated on-site. Overall, the proposed project does not proposed hazards due to a design feature.

- e) The project has been reviewed by the Contra Costa County Fire Protection District, and recommendations were made for the project to ensure adequate emergency access. The District's approval will be required prior to the issuance of building permits.
- f) There is no indication that the project would impact public transit, bicycle, or pedestrian facilities. The Transportation Planning Division provided comments requiring that the frontage improvements to the subject property along Olympic Boulevard should conform to the standards identified in the Olympic Corridor Trail Connector Study.

17. TRIBAL CULTURAL RESOURCES – *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

- a) According to the Cultural Resources Survey Report prepared by Daniel Shoup and Ward Hill, Archaeological/Historical Consultants, the report determined that the property is not eligible for the California Register because it is not significant under California Register Criteria 1, 2, or 3. The house also is not a contributing resource to a California Register eligible historic district.
- b) According to the *Archaeological Sensitivities* map (Figure 9-2) in the County General Plan, the subject property is located in an area that is considered "largely urbanized." In addition, the Cultural Resources Survey Report also determined that the project area does not appear to contain historical resources as defined in CEQA Section 15064.5.

18. 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

a-b) The project site is served by the Central County Costa Sanitary District. The District has reviewed the project proposal and has indicated that the existing wastewater system can adequately accommodate the added capacity demand from the proposed development. The District's approval will be required prior to the issuance of building permits.

c) Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm waters to an adequate natural watercourse. There are existing drainage facilities near the southeast corner of the subject property that are part of the Drainage Area 15A infrastructure. These intercept the runoff from the site and convey it to Las Trampas Creek.

Chapter 914-14, Rights of Way and Setbacks, of the County Subdivision Ordinance requires relinquishment of development rights by the applicant, over that portion of the site that is within the structure setback area of the adjoining creek. This prescribed setback will have an enormous impact on the developable area of these parcels. The prior subdivision requested and received an exception from these requirements provided they submitted geotechnical reports addressing potential soil and bank instability and recommendations to mitigate such concerns. Similarly, the applicant has submitted a similar exception request dated July 14, 2016. Thus, no new or expanded stormwater facilities would not be required, and the impact would be less-than-significant.

d) The project site is served by the East Bay Municipal Utility District. The District has reviewed the project proposal and has indicated that water service is available for the site, and that the existing water supply can adequately accommodate the added demand from the proposed development.

e) The project site is served by the Central Contra Costa Sanitary District. The District has reviewed the project proposal and has indicated that the existing wastewater system can adequately accommodate the added capacity demand from the proposed development. The District's approval will be required prior to the issuance of building permits.

f-g) A residence already exist on the property that will be removed, and two previous residences that have been demolished. The project proposal for six new single-family residences on the property is not expected to significantly increase the amount of solid waste over what is currently generated by the residential neighborhood in the vicinity. The project is expected to conform with the same federal, state or local solid waste regulations which apply to the entire residential neighborhood.

19. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant with Mitigations

a) As discussed in individual sections of this initial study, the project proposal to demolish the existing residence on the site, subdivide the subject property into six residential lots and develop each resultant parcel with a single-family residence with Parcels A and B for the private road and guest parking, has the potential to impact the quality of the environment (Aesthetics, Biological Resources, Air Quality, Cultural Resources, Noise). However, the impact will be reduced to a less than significant level with the adoption of the recommended mitigation measures that are specified in the respective sections of this initial study.

b) There are no significant projects know in the vicinity that would be "cumulatively considerable" in relation to the subject project proposal. The mitigation measures recommended for the subject project proposal will serve to minimize any cumulative impacts that may result from the project, and reduce the potential cumulative impact of future projects.

c) As shown in this initial study, the project is not expected to have significant environmental effects if the recommended mitigation measures are adopted. There is no evidence showing that the project would cause substantial adverse effects on human beings, either directly or indirectly, if the recommended mitigation measures are adopted and implemented.

REFERENCES

1. Project application, description and plans for County Files #GP15-0002/RZ16-3231/SD16-9432/DP16-3018
2. Staff Field Visit
3. California Environmental Quality Act (CEQA) Guidelines
4. Contra Costa County General Plan (2005 – 2020)
5. Contra Costa County Ordinance
6. Contra Costa County Geographic Information System
7. Contra Costa County Department of Conservation and Development Accela System
8. 2014 Contra Costa County Important Farmland Map
<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/con14.pdf>
9. East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (ECCC HCP/NCCP)
10. California Public Resources Code (2012)
<http://law.justia.com/codes/california/2012/prc/>
11. Clean Water Act
<http://www2.epa.gov/laws-regulations/summary-clean-water-act>
12. California Department of Fish and Wildlife, Website
<http://www.dfg.ca.gov/>
13. United States Fish & Wildlife Service, Website
<http://www.fws.gov/>
14. Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines (updated May 2017)
<http://www.baaqmd.gov>
15. Contra Costa County Climate Action Plan (December, 2015)
16. California Department of Toxic Substances, Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
17. Contra Costa County Airport Land Use Compatibility Plan (12/13/00)
18. Arborist Report, prepared by John Traverso, Traverso Tree Service, dated March 11, 2016

19. Geotechnical Investigation Report, prepared by Tri Nguyen, Wayne Ting and Associates, dated May 24, 2016 and August 24, 2016
20. Cultural Resources Survey Report, prepared by Daniel Shoup and Ward Hill, Archaeological/Historical Consultants dated August 5, 2016
21. Stormwater Control Plan, prepared by Dilip Kishnani, Sterling Consultants, dated December 25, 2016
22. Agency Comment Letter, California Historical Resources Information System (CHRIS), dated April 20, 2016
23. Agency Comment Letter, Central Contra Costa Sanitary District (CCCSD), dated April 21, 2016
24. Agency Comment Letter, Contra Costa Fire Protection District (CCFPD), dated February 14, 2017
25. Agency Comment Letter, Contra Costa County Housing Division, dated April 5, 2016
26. Agency Comment Letter, East Bay Municipal Utility District (EBMUD), dated April 19, 2016
27. Geological Peer Review, Darwin Myers Associates (County Geologist), dated March 10, 2017
28. Agency Comment Letter, Contra Costa County Transportation Division, dated April 27, 2016
29. Memo, Contra Costa County Public Works Department, dated May 18, 2017
30. Memo, Local Agency Formation Commission (LAFCO), dated May 15, 2017
31. Agency Comment Letter, Building Inspection Division, dated February 17, 2017
32. Memo, Contra Costa Environmental Health Division, dated April 18, 2016
33. California Natural Diversity Database

ATTACHMENTS

- 1) Mitigation Monitoring Program
- 2) County Parcel Page
- 3) Subject Property and Surrounding General Plan Designations
- 4) Subject Property and Surrounding Zoning Districts
- 5) Aerial View of Subject Property and Vicinity
- 6) Vesting Tentative Map and Elevations