

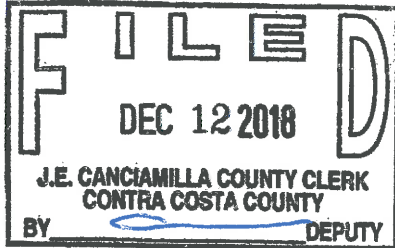
BALMORE COURT SINGLE-FAMILY RESIDENTIAL PROJECT

DRAFT MND

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626



**Contra
Costa
County**



December 12, 2018

John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kelli Zenn
Business Operations Manager

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

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 Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

1. **Project Title:** Balmore Court Single-Family Residential Project, including a 33-lot Subdivision, a Planned Unit District Rezoning, and a Development Plan
2. **County File Numbers:** SD17-9478, RZ17-3239, DP17-3054
3. **County Contact Person and Phone Number:** Stan Muraoka, AICP
(925) 674-7781
4. **Project Location:** Northern terminus of Balmore Court in the El Sobrante area in unincorporated Contra Costa County. (Assessor's Parcel Numbers 426-030-070, 426-030-071)
5. **Project Sponsor's Name and Address:** 1486 Investors, LLC
15700 Winchester Boulevard
Los Gatos, CA 95030
6. **Description of Project:** The Balmore Court Single-Family Residential Project consists of proposed Subdivision SD17-9478, Rezoning RZ17-3239, and Development Plan DP17-3054 for a 6.44-acre property at the northern terminus of Balmore Court. The project site consists of two Assessor's parcels in the El Sobrante area in unincorporated Contra Costa County. The proposed project would create a 33-lot subdivision, including 30 residential parcels, one hillside open space parcel, one storm drainage parcel, and a roadway parcel. Subsequent to the subdivision, single-family residences would

be constructed on the project site, accessed by a road extension of Balmore Court. The proposed project includes a rezoning from the existing R-6 and R-7 Single-Family Residential Districts on the project site to a P-1 Planned Unit District, to allow clustering of the single-family homes while setting aside land for hillside open space, storm drainage, and the restrictive riparian easement that was established pursuant to a grant deed of development rights to the County in 2007. The restrictive riparian easement does not allow development within 25 feet of the intermittent drainage channel along the eastern boundary of the property. Also, the applicant proposes to remove the few trees on the property that are outside of the restrictive riparian easement to accommodate development of the property, subject to a tree permit that will be processed as part of the development plan application.

A total of 30 single-family residences would be built, with one home on each residential parcel. The homes would be clustered with 20 homes accessed from the extension of Balmore Court via five 20-foot wide shared driveways. Each shared driveway would provide access to four homes. The remaining 10 homes would have individual driveway access to Balmore Court. The extension of Balmore Court would be constructed with a pavement width of 32 feet within a 50-foot public right-of-way, with curbs, gutters, and sidewalks. The street would allow on-street parking on one side. A total of 15 on-street parking spaces would be provided, with space for an additional 20 vehicles on the driveway aprons of the 10 homes with direct driveway access to Balmore Court. The applicant proposes to have the extension become a public street. The street will require an exception to the requirements for a public street, because it does not meet the minimum width or right of way requirements. If the exception is not granted, the Balmore Court extension would be a private street.

An approximately 400-foot long section of Balmore Court north of Lindell Drive is a private street. On October 16, 2007, the County Board of Supervisors adopted Resolution No. 2007/588, whereby the County accepted offers of dedication from the six adjoining private property owners for this private street section. As part of the project, the applicant proposes to improve this section of Balmore Court to match the street improvement on the project site and have the improved section become a public street. Similar to the extension of Balmore Court, the improved section of the street will require an exception to the requirements for a public street. If the exception is not granted, the improved section of Balmore Court would remain a private street.

The proposed project includes storm water drainage facilities that would collect storm runoff in storm drains along the road extension and in concrete ditches at the edges of the residential development. The runoff would be directed to a bio-retention area in the storm drainage parcel located near the northeast corner of the property.

The project site has a General Plan Land Use designation of SH, Single-Family Residential-High Density. Approximately $\frac{3}{4}$ of the 6.44-acre project site is in the R-6 Single-Family Residential District and approximately $\frac{1}{4}$ of the southwest portion of the site is in the R-7 Single-Family Residential District. The applicant has requested a rezoning to a P-1 Planned Unit District to allow for the clustering of homes, with minimum yards of five feet. The residential parcels range in size from 3,254 square feet (sq. ft.) to 10,231 sq. ft. and average 4,917 sq. ft. A hillside open space parcel totaling 77,697 sq. ft. (1.78 acres) would be located generally west of the residential parcels, collect storm water flowing downhill on the open space and direct it to the bio-retention area, and buffer residences on the property from adjacent lots to the north and west. The 15,884 sq. ft. (0.36 acre) storm drainage parcel located near the northeast corner of the property would collect storm water from the subdivision in one large bio-retention area that would filter the runoff, allow percolation into the ground, and direct overflow to a City of Pinole storm drain inlet near the northeast corner of the site. The 39,507 sq. ft. (0.91 acre) restrictive riparian easement would buffer project residences from adjacent lots to the east.

7. **Surrounding Land Uses and Setting:** The project site is one of three undeveloped properties on Balmore Court; however, it is the only large undeveloped property in the vicinity. Balmore Court is a public street from Allview Avenue to approximately 60 feet north of Lindell Drive. Balmore Court continues north of the public street section as a private street for a distance of approximately 400 feet. The private street portion of Balmore Court has a pavement width of approximately 24 feet near Lindell Drive and tapers to approximately 17 feet six inches at the northern terminus.

Surrounding the project site to the south and west are single-family residences on lots of at least 7,000 sq. ft. along Balmore Court, Lindell Drive, and Kelvin Road in the R-7 District. Further south and west are single-family residences on lots of at least 6,000 sq. ft. along Allview Avenue and Mitchell Way in the R-6 District. Land to the east and north of the project site are in the City of Pinole in the Commercial Mixed Use District of the Appian Way Land Use Plan. Public storage facilities and a Days Inn are located east of the property along Appian Way. The Pinole Vista shopping center is located north of the property along Fitzgerald Drive.

The project site has varying terrain. The property is relatively flat in the eastern portion near the intermittent drainage channel and slopes upward to the southwest, west and northwest towards Lindell Drive and Pinole Vista Plaza. Slopes to the west are up to 30%, while slopes to the southwest and northwest are less steep. The intermittent drainage channel leads to a storm drain facility at the northeast corner of the property.

The project site was formerly comprised of four legal lots that were subdivided by an unrelated applicant into 25 residential parcels and a roadway parcel under Subdivision SD04-8920, which was approved in 2007. In 2015, a reversion to acreage was approved that changed the SD04-8920 subdivision site to one legal property, consisting of two Assessor's parcels. The current application would subdivide the property again, but to a different configuration than the 2007 subdivision, which would maintain the western hillside on the site as open space.

Following the approval of SD04-8920, the existing structures on the property were demolished, including three residences, and the property was graded to accommodate the subdivision. Pursuant to a tree permit that was approved as part of SD04-8920, 53 trees protected under the Contra Costa County Tree Protection and Preservation Ordinance have been removed from the property primarily along the southern, western, and northern edges of the property; however the SD04-8920 subdivision was never built and the 16 trees required to be planted as restitution for the removed trees per the approved subdivision permit have not been planted.

There is currently no structure or other impervious surface on the project site. Vegetation on the site consists primarily of a ruderal herbaceous community consisting of non-native plants and weeds. The only significant habitat on the property is the riparian woodland along the eastern boundary. The riparian habitat has been substantially compromised by prior development of parcels to the east and north of the property, such that the habitat now consists of a broken overstory of willow and walnut trees with an understory that is a mix of riparian and non-native landscape plants. There are a few trees on the property outside of the riparian habitat, including a stand of seven redwood trees at the southwest corner of the property, a cluster of four willow and poplar trees near the redwoods, and a

poplar tree and a stand of locust trees along the western boundary of the property.

8. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/initial study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 34-day public comment period.

A copy of the Mitigated Negative Declaration/initial study and all documents referenced therein may be reviewed in the offices of the Department of Conservation & Development during normal business hours, located at 30 Muir Road in Martinez.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will extend to **5:00 P.M., Monday, January 14, 2019**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Stan Muraoka, AICP
30 Muir Road
Martinez, CA 94553

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission. The tentative hearing date before the County Planning Commission for the project and for adoption of the Mitigated Negative Declaration is ***Wednesday, February 13, 2019***. The hearing will be held at 30 Muir Road, Martinez. Hearing notices will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 674-7781, fax at (925) 674-7258 or email at stanley.muraoka@dcd.cccounty.us

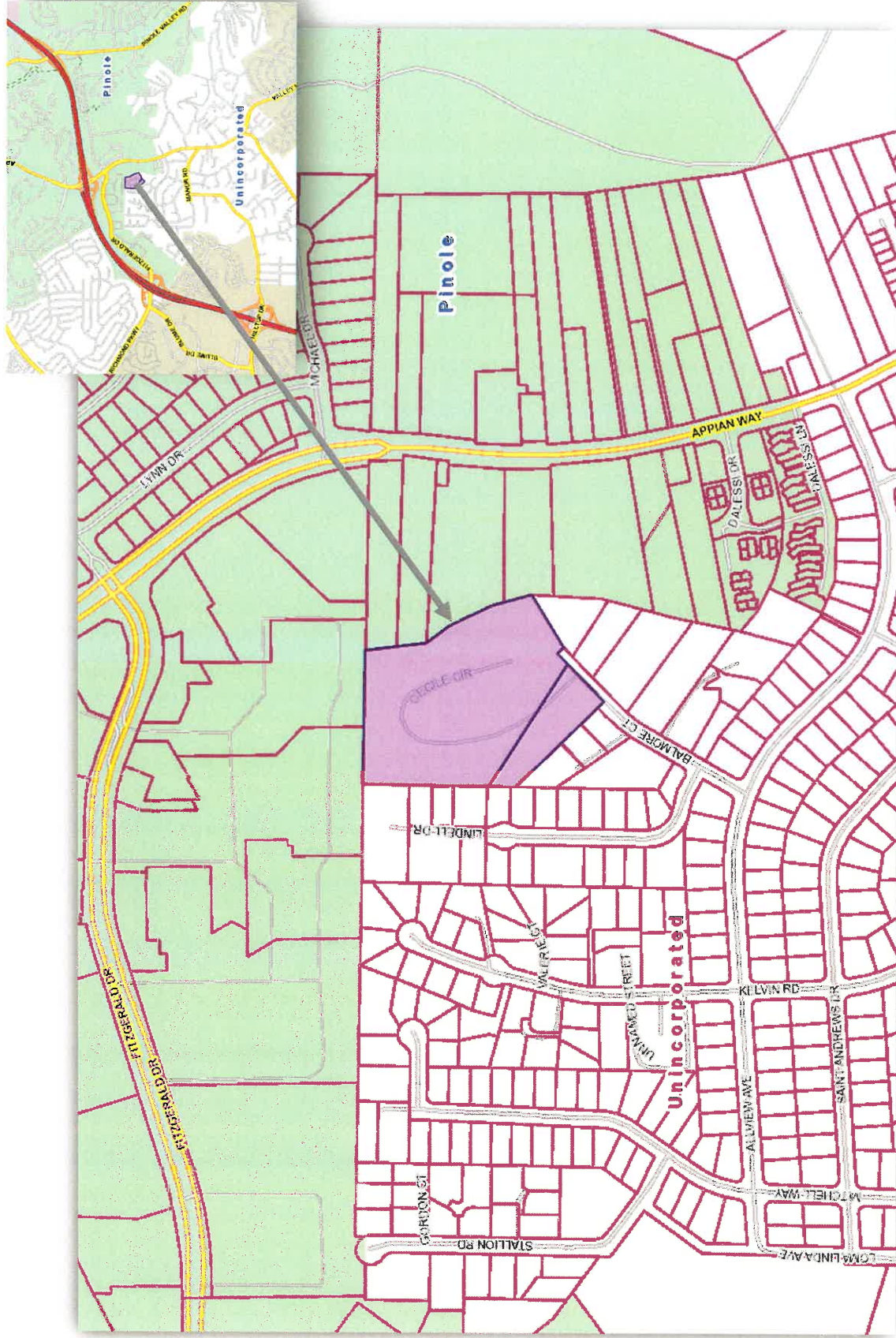
Sincerely,



Stan Muraoka, AICP
Senior Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)
attachment: Project Vicinity Map

SD17-9478 / RZ17-3239 / DP17-3054 Project Vicinity – Baltimore Court Subdivision, Rezoning, and Development Plan



Source: Acela, accessed July 16, 2018

CEQA ENVIRONMENTAL CHECKLIST FORM (2018)

1. **Project Title:** Balmore Court Single-Family Residential Project, including a 33-lot Subdivision (SD17-9478), a Planned Unit District Rezoning (RZ17-3239), and a Development Plan (DP17-3054)
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Contact Person and Phone Number:** Stan Muraoka, AICP
(925) 674-7781
4. **Project Location:** Northern terminus of Balmore Court in the El Sobrante area in unincorporated Contra Costa County. (Assessor's Parcel Numbers 426-030-070, 426-030-071)
5. **Applicant's Name and Address:** 1486 Investors, LLC
15700 Winchester Boulevard
Los Gatos, CA 95030
6. **General Plan Designation:** SH, Single-Family Residential-High Density
7. **Zoning:** R-6 Single-Family Residential, R-7 Single-Family Residential
8. **Description of Project:** The Balmore Court Single-Family Residential Project consists of proposed Subdivision SD17-9478, Rezoning RZ17-3239, and Development Plan DP17-3054 for a 6.44-acre property at the northern terminus of Balmore Court. The project site consists of two Assessor's parcels in the El Sobrante area in unincorporated Contra Costa County. The proposed project would create a 33-lot subdivision, including 30 residential parcels, one hillside open space parcel, one storm drainage parcel, and a roadway parcel. Subsequent to the subdivision, single-family residences would be constructed on the project site, accessed by a road extension of Balmore Court. The proposed project includes a rezoning from the existing R-6 and R-7 Single-Family Residential Districts on the project site to a P-1 Planned Unit District, to allow clustering of the single-family homes while setting aside land for hillside open space, storm drainage, and the restrictive riparian easement that was established pursuant to a grant deed of development rights to the County in 2007. The restrictive riparian easement does not allow development within 25 feet of the intermittent drainage channel along the eastern boundary of the property. Also, the applicant proposes to remove the few trees on the property that are outside of the restrictive riparian easement to accommodate development of the property, subject to a tree permit that will be processed as part of the development plan application.

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- 9. Surrounding Land Uses and Setting:** The project site is one of three undeveloped properties on Balmore Court; however, it is the only large undeveloped property in the vicinity. Balmore Court is a public street from Allview Avenue to approximately 60 feet north of Lindell Drive. Balmore Court continues north of the public street section as a private street for a distance of approximately 400 feet. The private street portion of Balmore Court has a pavement width of

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

California State Water Resources Control Board

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?

In accordance with Section 21080.3.1 of the California Public Resources Code, subsequent to the County determination that the project application was complete, a Notice of Opportunity to Request Consultation was both mailed and sent via email on July 16, 2018 to the Wilton Rancheria, the one California Native American tribe that has requested notification of proposed projects. Pursuant to Section 21080.3.1(d), there is a 30 day time period for the Wilton Rancheria to either request or decline consultation in writing for this project. To date, no response has been received from the Wilton Rancheria. However, the Wilton Rancheria previously requested tribal consultation in response to a consultation notice for a different project that led to a meeting between staff and a representative of the Wilton Rancheria. At that meeting, a tentative agreement was reached between staff and the Wilton Rancheria that the Native American tribe will be notified of any discovery of cultural resources or human remains on the site. Notification of the Native American tribe that has requested consultation is included in Environmental Checklist Section 5 (Cultural Resources).

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"/> 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"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Services Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

Environmental Determination

On the basis of this initial evaluation:

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



Stan Muraoka, AICP
Senior Planner
Contra Costa County
Department of Conservation & Development

12/12/2018
Date

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project have a substantial adverse effect on a scenic vista? (No impact)*

Figure 9-1 (Scenic Ridges & Waterways) of the General Plan Open Space Element identifies the major scenic resources in the County. Views of these scenic resources are considered scenic vistas. There are no identified scenic ridges in proximity to the project site; the nearest scenic ridge is Sobrante Ridge located approximately 1.5 miles to the southeast. Due to the hilly terrain in this portion of El Sobrante, scenic ridges would not be readily visible in the project vicinity, and therefore, the proposed project would not affect a scenic vista.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? (No impact)*

Figure 5-4 (Scenic Routes) of the General Plan Transportation and Circulation Element identifies scenic routes in the County, including both State Scenic Highways and County designated Scenic Routes. The project site is not located adjacent to any State Scenic Highway or County designated Scenic Route, and therefore the proposed project would not affect any scenic resources associated with any scenic route.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Less than significant)*

The neighborhood surrounding the project site is comprised of predominantly one story single-family residences with some two-story single-family residences. The homes are of varying design and scale. The project site was formerly developed with three single-family residences, which were removed to accommodate a previously approved subdivision on the project site. As a result, the site currently is a large vacant lot at the northern terminus of a street that is otherwise lined with single-family residences on either side. Following the subdivision of the project site, the applicant proposes to construct 30 single-family residences on the site. These homes would be

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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comparable to homes in the community, and would be of a contemporary residential design. Views of the subdivision homes would appear as homes with smaller yards than is typical for the neighborhood, but the single-family residences would be framed by views of the hillside open space parcel to the west and the riparian habitat in the restricted development area to the east. The overall views of the proposed project would be compatible with views of existing residences in the neighborhood, and therefore, the project would have a less than significant adverse environmental impact on the existing visual character of the site and its surroundings

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

Daytime views of the subdivision would be as described in Environmental Checklist Section 1.c above, with views of single-family residences replacing views of a vacant lot. These views would be comparable to views of other residences on Balmore Court. Nighttime views of the project site would change from an unlit vacant lot to lights of the subdivision homes, including yard and exterior house lights, and street lights on the Balmore Court extension. The nighttime lighting would be similar to that of existing residences on the existing street portion of Balmore Court and on Lindell Drive and Allview Avenue. Accordingly, the impact on nighttime views would be less than significant.

Sources of Information

- Site visits by County staff, October and November 2018.
- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map*.
- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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2. AGRICULTURAL AND FOREST RESOURCES – <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (No impact)*

As shown on the California Department of Conservation’s *Contra Costa County Important Farmland 2016* map, the project site is land that is classified as Urban and Built-up, and therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use.

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

The project site, is partly in the R-6 Single-Family Residential District and partly in the R-7 Single-Family Residential District and is not under a Williamson Act Contract.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (No impact)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526. The project site is in the R-6 and R-7 Single-Family Residential Districts. The use of the site for single-family residences is allowed in the R-6 and R-7 Districts; however, the proposed project includes a rezoning of the site from the R-6 and R-7 Districts to a P-1 Planned Unit District to allow different minimum lot areas, lot widths, lot depths, and setback and yard dimensions. Thus, construction of 30 single-family residences, the extension of Balmore Court, and the installation of storm water drainage facilities on the project site would not result in the conversion or loss of forest resources.

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

As discussed in Environmental Checklist Section 2.c above, the project site is not considered forest land.

- e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use? (No impact)*

The subdivision of the 6.44-acre project site into 33 parcels, including 30 residential lots, one hillside open space parcel, one storm drainage parcel, and a roadway parcel, and subsequent development of the property with single-family residences accessed by a road extension of Balmore Court, would not result in conversion of the project site to a non-agricultural use. Although the rezoning would change the project site from the existing R-6 and R-7 Single-Family Residential Districts to a P-1 Planned Unit District, the single-family residences would be on land that is currently residential and would continue to be residential with the project. Accordingly, the proposed project would not affect any farmland.

Sources of Information

- <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/con16.pdf>, accessed October 23, 2018. *Contra Costa County Important Farmland 2016.*
- Contra Costa County Code, Title 8. Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Land Use Element.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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3. AIR QUALITY – <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

The El Sobrante area of unincorporated 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 *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate*. 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 and achieve greenhouse gas reduction targets for 2030 and 2050. The proposed project would include future construction of 30 single-family residences and the extension of Balmore Court, the improvement of the existing private street section of Balmore Court, and the installation of storm water drainage facilities. Such construction would take place in a residential P-1 Planned Unit District, wherein such activities would be permitted. The proposed P-1 District would allow residential uses comparable to the residential uses allowed in the current R-6 and R-7 Single-Family Residential Districts, and therefore, the proposed project would not be in conflict with the *Clean Air Plan* or obstruct its implementation.

- b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Less than significant)*

In May 2017, the BAAQMD updated its Air Quality Guidelines, which include operational and construction-related emissions screening criteria. 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.

The future construction of 30 single-family residences and the extension of Balmore Court, the improvement of the existing private street section of Balmore Court, and the installation of storm water drainage facilities, would not exceed the operational screening criteria of 325 dwelling units

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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or the construction-related screening criteria of 114 dwelling units of the 2017 Guidelines, 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. Thus, the proposed project would have a less than significant adverse environmental impact on any air quality standard.

- c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Less than significant)*

As discussed in Environmental Checklist Section 3.b above, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation (i.e., occupancy of the new single-family residence). Although the proposed project would contribute small increments to the level of criteria air pollutants in the atmosphere, the project would have a less than significant adverse environmental impact on the level of any criteria pollutant.

- d) *Would the project expose sensitive receptors to substantial pollutant concentrations? (Less than significant with mitigation)*

Occupancy of the 30 future single-family residences on the project site would not be expected to cause any localized emissions that could expose sensitive receptors (e.g., residences, schools) to unhealthy long-term air pollutant levels.

While the nearest school is the Juan Crespi Middle School approximately 1,975 feet (0.37 mile) to the southwest of the project site, the nearest offsite residence would be approximately 25 feet from an onsite project residence. Accordingly, construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts in the local area, including on nearby residences located within ¼-mile of the site. Construction and grading activities would produce combustion emissions from various sources, including heavy equipment engines and motor vehicles used by the construction workers. Dust would be generated during grading and construction activities, with the most dust occurring during grading activities. The amount of dust generated would be highly variable would be dependent on the size of the area disturbed, amount of activity, soil conditions, and meteorological conditions. Although grading and construction activities would be temporary, such activities could have a **potentially significant impact during project construction**. Consequently, the applicant is required to implement the following mitigation measures, which the BAAQMD recommends to reduce construction dust and exhaust impacts.

***Air Quality 1:** The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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1. *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
2. *All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
3. *All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
4. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
5. *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.*
6. *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.*
7. *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.*
8. *A publicly visible sign shall be posted on the property 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.*

Implementation of these mitigation measures would reduce the impact on the sensitive receptors during project construction to a less than significant level.

- e) *Would the project create objectionable odors affecting a substantial number of people? (Less than significant with mitigation)*

The proposed project would not contain any major sources of odor and therefore, the operation of the project would have a less-than-significant impact in terms of odors.

During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors that may affect persons within ¼ mile of the project site. These odors would be temporary; however, there could be a **potentially significant impact during project**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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construction due to the creation of objectionable odors. Consequently, the applicant is required to implement mitigation measures Air Quality 1 above.

Implementation of these mitigation measures would reduce the impact of odors to a less than significant level.

Sources of Information

- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map*.
- Bay Area Air Quality Management District, 2017. *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate*.
- Bay Area Air Quality Management District, 2017. *Air Quality Guidelines; May 2017*.
- Contra Costa County Code, Title 8. *Zoning Ordinance*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Less than significant with mitigation)*

Monk & Associates (M&A) completed a biological resource analysis for the proposed project. In order to complete the analysis, M&A researched the California Department of Fish and Wildlife (CDFW) Natural Diversity Database and the California Native Plant Society records, and conducted a site survey in August 2017. M&A determined that there were two habitats on the project site, including a ruderal herbaceous plant community over 95% of the site and riparian woodland along the intermittent drainage along the eastern boundary of the project site.

During the site survey, M&A biologists did not find any special status plant or animal species on the project site. M&A noted that no special status plant species would be expected onsite due to the project site's past history as residential development, and no special status animal species

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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would be expected onsite due to the extent of disturbance that has occurred on the site over the years. A special status species would be from among the following:

- Plants and animals that are listed or proposed for listing as threatened or endangered under the California Endangered Species Act (Fish and Game Code Sections 2050 et seq.; 14 CCR Sections 670.1 et seq.) or the Federal Endangered Species Act (50 CFR 17.12 for plants; 50 CFR 17.11 for animals; various notices in the Federal Register [FR] for proposed species);
- Plants and animals that are candidates for possible future listing as threatened or endangered under the Federal Endangered Species Act (50 CFR 17; FR Volume 64) and under the California Endangered Species Act (Fish and Game Code Section 2068);
- Plants and animals that meet the definition of endangered, rare, or threatened under CEQA (14 CCR Section 15380) that may include species not found on either State or Federal Endangered Species lists;
- Plants occurring on Ranks 1A, 1B, 2A, 2B, 3, and 4 in the California Native Plant Society's (CNPS) electronic Inventory (CNPS 2001);
- Migratory nongame birds of management concern listed by the U.S. Fish and Wildlife Service;
- Animals that are designated as "Species of Special Concern" by the California Department of Fish and Wildlife;
- Animal species that are "fully protected" in California (Fish and Game Code Sections 3511, 4700, 5050, and 5515); and
- Bat species that are designated on the Western Bat Working Group's (WBWG) Regional Bat Species Priority Matrix as "RED OR HIGH."

M&A reported that the nearest recorded occurrence of the California red-legged frog, a federally listed threatened species, is 2.6 miles northeast of the project site. M&A noted that the red-legged frog would likely not be found on the project site, as there is extensive urban and commercial development and major roads between the project site and known recorded locations of the red-legged frog.

M&A noted that special status raptors such as the white-tailed kite, a California "fully protected" species, and other California raptors such as the red-tailed hawk and the red-shouldered hawk, could nest on or adjacent to the project site, and therefore, could be affected by onsite construction activity if the work were to take place during the February 1 through August 31 nesting season. Accordingly, construction and grading activities for the development of the single-family residences, the extension of Balmore Court, and the installation of storm water drainage facilities, could have a **potentially significant impact on nesting raptors**. Consequently, the applicant is required to implement the following mitigation measures, to minimize project impacts on ground-nesting raptors.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Biology 1: *If project site disturbance associated with future project construction commences between February 1 and August 31, a preconstruction nesting survey should be conducted on and adjacent to the project site by a qualified raptor biologist. The nesting survey should include examination of all trees within 500 feet of the entire project site, not just trees slated for removal since ground vibrations and loud noise can disrupt nearby nesting birds potentially causing them to abandon their nest/young.*

The nesting survey should be completed 15 days prior to commencing with any earth-work or construction. If no nesting raptors are found during these surveys, no further regard for nesting raptors will be necessary, provided construction commences within 14 days of the final survey. If construction is postponed for more than 14 days, it will be necessary to conduct a follow up survey to ensure that no new nesting has commenced in the project vicinity. No further pre-construction surveys will be required after project initiation. The raptor biologist shall submit a written report summarizing the preconstruction survey and any necessary follow up actions to the CDD.

If nesting raptors are identified during the surveys, the dripline of the nest tree (that is, the outer limits of the branches) must be fenced with orange construction fencing (provided the tree is on the project site), and a 300-foot radius around the nest tree must be staked with orange construction fencing to indicate to construction personnel this is a "no work zone" or nondisturbance buffer. If the nest tree is located off the project site, then the buffer should be demarcated per above where the buffer occurs on the project site. The size of the buffer may be altered if the qualified raptor biologist conducts behavioral observations during the earth/construction work and determines the nesting raptors are well acclimated to disturbance. If this occurs, the raptor biologist shall prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors. The buffers shall be maintained in place through the month of August and work within the buffer can commence on September 1, unless the qualified raptor biologist determines that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. This typically occurs by July 15. This date may be earlier or later, and would have to be determined by the qualified raptor biologist.

If an early nesting survey identifies a large stick or other type of raptor nest that is inactive at the time of the survey, but that was evidently used in the previous year (as evidenced by condition of the nest and possibly presence of whitewash and/or feathers/down on the nest), a protection buffer (as described above) shall be established around the potential nesting tree. This buffer shall remain until a second follow-up nesting survey can be conducted to determine the status of the nest and eliminate the possibility that the nest is utilized by a late-spring nesting raptor (for example, Cooper's hawk). This second survey shall commence even if construction has commenced. If during the follow-up late season nesting survey a nesting raptor is identified utilizing the nest, the protection buffer shall remain until it is determined by the qualified raptor biologist that the young have fledged and have attained sufficient flight

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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skills to avoid project construction zones. If the nest remains inactive, the protection buffer can be removed and construction and earth moving activities can proceed unrestrained.

If buffers are removed prior to September 1, the qualified raptor biologist shall prepare a report that provides details about the nesting outcome and the removal of buffers. This report shall be submitted to the CDD prior to the time that nest protection buffers are removed.

Implementation of these mitigation measures would reduce the impact on nesting raptors to a less than significant level.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (No impact)*

As discussed in Environmental Checklist Section 4.a above, M&A found a riparian woodland habitat along the intermittent drainage along the eastern boundary of the project site. M&A noted that construction of a shopping center to the north of the site and high to medium density residential development to the east has likely reduced the size and extent of the riparian woodland.

Construction of the future single-family residences, the extension of Balmore Court, and the installation of storm water drainage facilities would occur within the ruderal herbaceous plant community. As shown on the Vesting Tentative Map for the proposed SD17-9478 Subdivision, the project site includes a restrictive riparian easement along the intermittent drainage, wherein the development rights have been deeded to the County. Accordingly, no project activity would occur within the restrictive riparian easement and future construction would not impact to the riparian woodland habitat.

- c) *Would the project 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? (No impact)*

Although M&A reported that the intermittent drainage on the project site may meet the U.S. Army Corp criteria for “waters of the United States”, the drainages would not be affected by the proposed future construction of the single-family residences or the extension of Balmore Court, or installation of the storm water drainage facilities. Thus, the project would not be subject to Section 404 of the Clean Water Act.

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

M&A did not find evidence of a wildlife corridor in the project site. M&A noted the disturbed nature of the ruderal herbaceous plant community on the site, the extensive surrounding

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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development, and the chain-link fencing along the site’s southern perimeter, and determined that the site would not have any value as a wildlife corridor.

Regarding wildlife nursery sites, the Migratory Bird Treaty Act of 1918 makes it illegal to kill, harm or otherwise “take” any migratory bird, including their nests, eggs, or young. Pursuant to Title 50 of the Code of Federal Regulations, Section 10.13, migratory birds include geese, ducks, shorebirds, raptors songbirds, wading birds, seabirds, and passerine birds. Similarly, California Fish and Game Code Sections 3503, 3503.5, 3511, and 3513 prohibit the take of protected birds, their nests, or eggs.

As discussed in Environmental Checklist Section 4.a above, raptors could nest on or adjacent to the project site, and therefore, could be affected by onsite construction activity if the work were to take place during the February 1 through August 31 nesting season, and therefore could have a **potentially significant impact on nesting raptors**. Consequently, the applicant is required to implement mitigation measures **Biology 1** above, to minimize project impacts on nesting raptors.

Implementation of these mitigation measures would reduce the impact on nesting raptors to a less than significant level.

M&A noted that, in addition to nesting raptors, nesting passerine birds could be affected by construction activity on the ruderal herbaceous plant community. Thus, the project could also have a **potentially significant impact on nesting passerine birds**. Consequently, the applicant is required to implement the following mitigation measures, to minimize project impacts on nesting passerine birds.

***Biology 2:** If project site disturbance associated with future project construction commences between February 1 and August 31, a preconstruction nesting survey should be conducted on the project site by a qualified ornithologist. The nesting survey should be completed 15 days prior to commencing with any earth-work or construction. If construction is postponed for more than 14 days, it will be necessary to conduct a follow up survey to ensure that no new nesting has commenced in the project vicinity. No further pre-construction surveys will be required after project initiation. . The ornithologist shall submit a written report summarizing the preconstruction survey and any necessary follow up actions shall be submitted to the CDD.*

If common, not special-status birds, (e.g., mourning dove) are identified nesting on the project site, a non-disturbance buffer of 75 feet shall be established or as otherwise prescribed by the qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer shall be postponed until it is determined by the qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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If special-status birds are identified nesting on the project site, a non-disturbance buffer of 100 feet shall be established or as otherwise prescribed by the qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer shall be postponed until it is determined by the qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.

Many species can complete nesting by the end of June or in early to mid-July. Regardless, nesting buffers shall be maintained until September 1 unless a qualified ornithologist determines that young have fledged and are independent of their nests at an earlier date. If buffers are removed prior to September 1, the qualified ornithologist conducting the nesting surveys shall prepare a report that provides details about the nesting outcome and the removal of buffers. This report shall be submitted to the CDD prior to the time that nest protection buffers are removed.

Implementation of these mitigation measures would reduce the impact on nesting passerine birds to a less than significant level.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No impact)*

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. On any subdividable property, the Ordinance requires alteration or removal of a protected tree to be considered as part of the project application. On the project site, protected trees include trees measuring 20 inches in circumference (6.5 inches in diameter) at breast height, multi-stemmed trees with the sum of the circumferences totaling 40 inches, and significant groupings of trees, including groves of four or more trees.

The Vesting Tentative Map for the proposed SD17-9478 Subdivision shows 13 trees on the project site, including a stand of locust and a stand of seven redwood trees, that would be removed to accommodate subdivision development. These trees would be subject to the Tree Preservation and Preservation Ordinance, and a tree permit for the removal of the trees would be processed as part of the project. Pursuant to the Ordinance, the applicant will be required to plant trees as restitution for the trees that would be removed. In addition, approval of previous Subdivision SD04-8920 for the project site included a condition of approval that required the planting of at least 16 native trees, as restitution for the 53 trees approved for removal as part of Subdivision SD04-8920. Since those trees have been removed, the proposed project will include a condition of approval to replace the currently proposed trees to be removed plus the 16 tree requirement from the SD04-8920 subdivision. Thus, the proposed project would not conflict with the Ordinance.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (No impact)*

There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in East Contra Costa County. The El Sobrante area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

Sources of Information

- Monk & Associates, 2017. *Biological Resource Analysis, Balmore Court, El Sobrante, Contra Costa County, California.*
- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map.*
- Contra Costa County Department of Conservation and Development, Community Development Division, 2005. *Approved Permit SD04-8920, approved September 26, 2005, effective October 7, 2005.*
- <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>, accessed October 19, 2018. *East Contra Costa County Habitat Conservancy.*
- <https://www.fws.gov/sacramento/es/Habitat-Conservation-Plans/>, accessed October 19, 2018. *Habitat Conservation Plans; U.S. Fish and Wildlife Service, Sacramento Fish and Wildlife Office.*

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5? (No impact)*

The project site has no existing structures. Accordingly, there are no historical resources on the site.

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

Future development activities on the project site could include construction and grading activities for the 30 single-family residences, the extension of Balmore Court, and the installation of storm water drainage facilities. As a result, there is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a **potentially significant adverse environmental impact on archaeological resources**. Consequently, the applicant is required to implement the following mitigation measures:

Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction.

- 1. A program of on-site education to instruct all construction personnel in the identification of prehistoric and historic deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.*
- 2. If archaeological materials are uncovered during grading, trenching, or other onsite excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe that has requested consultation and/or demonstrated interest in the project site, have*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.

Implementation of these mitigation measures would reduce the impact on archeological resources during project construction to a less than significant level.

- c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less than significant with mitigation)*

Similar to archaeological resources, there is a possibility that buried fossils and other paleontological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a **potentially significant adverse environmental impact on paleontological resources**. Consequently, the applicant is required to implement the mitigation measure **Cultural Resources 1** above.

Implementation of this mitigation measure would reduce the adverse environmental impact on the paleontological resources to a less than significant level.

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

No human remains or cemeteries are known to exist on or adjacent to the project site; however, there is a possibility that human remains could be present and accidental discovery could occur. Consequently, construction activities on the project site 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:

Cultural Resources 2: *Should human remains are uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall 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 coroner determines the remains may those of a Native American, the coroner will contact the Native American Heritage Commission and the Native American tribe that has requested consultation and/or demonstrated interest in the project site.*

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

Sources of Information

- Site visits by County staff, October and November 2018.
- Carlson, Barbee & Gibson, Inc., 2017. *Baltimore Court Vesting Tentative Map*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

SUMMARY:

a) *Would the project 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. (Less than significant)*

The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Hayward fault, which is mapped approximately 2.25 miles southwest of the project site; however, because the site is not within the Hayward A-P zone, the risk of fault rupture is generally regarded as very low. As a result, the potential impact from surface fault rupture would be less than significant.

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

Figure 10-4 (Estimated Seismic Ground Response) of the General Plan Safety Element identifies the project site to be in an area rated “moderately low” damage susceptibility. The risk of structural damage from ground shaking is regulated by the building code and the Contra Costa County

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Grading Ordinance. The building code requires use of seismic parameters which allow the structural engineer to design buildings to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. For these reasons, the environmental impact from seismic ground shaking would be considered to be less than significant.

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

Figure 10-5 (Estimated Liquefaction Potential) of the General Plan Safety Element divides land in the County into three liquefaction potential categories: “generally high,” “generally moderate to low,” and “generally low”. It is used as a “screening criteria” during the processing of land development applications, on a project-by-project basis. By intent, the map is conservative on the side of safety. The project site is in an area of generally low liquefaction potential on the Liquefaction Potential Map, and risks are considered relatively low; however, the County Peer Review Geologist, Darwin Myers Associates (DMA), cautions that it should be recognized that maps included in the Safety Element of the General Plan are not a substitute for a site-specific geotechnical investigation.

In September 2016, Stevens Ferrone & Bailey (SFB) completed a geotechnical investigation of the project site including five exploratory borings in the site. SBA found artificial fill overlaying Quaternary deposits and bedrock on the site. SFB reported that the potential for ground surface damage as a result of liquefaction was low due to the lack of saturated liquefiable subsurface soils and the presence of bedrock at a relatively shallow depth. DMA reviewed the SFB investigation and concurs with the findings related to liquefaction potential. Accordingly, the risks associated with liquefaction would be less than significant.

iv) Landslides? (Less than significant with mitigation)

In 1975 the U.S. Geological Survey (USGS) issued photointerpretive maps of Contra Costa County showing the distribution landslide and other surficial deposits. The USGS mapping is presented on Figure 10-6 (Geologic (Landslide) Hazards) of the General Plan Safety Element. This map, which was prepared by an experienced USGS geologist, indicates that there may be landslide deposits on or near the project site. DMA reviewed available landslide information and found that there were no landslides mapped on the developable area of the project site (the area outside of the restrictive riparian easement but a landslide was mapped within the restrictive riparian easement along the eastern boundary of the site.

In its 2017 investigation, SFB did not find landslide areas within the developable area of the project site. However, SFB noted that due to the presence of unstable surficial deposits of colluvium and fill, there was a potential for shallow slope failures, soil creep, erosion, and slumping. SFB recommended that the unstable surface deposits be over-excavated to a depth where competent soil or bedrock was encountered, and that the excavated area be backfilled with

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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compacted fills with subdrains. Upon review of the SFB investigations, DMA concluded that there could be a **potentially significant impact due to landslides**. Consequently, the applicant is required to implement the following mitigation measures:

***Geology 1:** At least 60 days prior to the issuance of a grading permit, the applicant shall submit a Remedial Grading Plan for review by the County Peer Review Geologist, and review and approval by the CDD. The plan shall address (i) residential, street extension, driveway, and bio-retention area construction, (ii) undergrounding of utilities, (iii) the siting and design of the bio-retention area (C.3 basin), (iv) the design of the drainage ditch on Parcel A for the mid-slope terrace for the slope that exceeds 30 feet in height, and (v) expansive and corrosive soils. The report shall provide appropriate recommendations to mitigate any potential hazards that are confirmed to be present.*

***Geology 2:** Following rough grading, and at least 30 days prior to the issuance of the first building permit, the applicant shall submit a Grading Completion report from the project geotechnical engineer, to be submitted to the County and kept on file. That report shall document the inspections performed, and including the results of ASTM testing of fill (including location and approximate depth of each test). Additionally report shall provide (i) an as-graded plan showing the approximate location of subdrains, and the subdrain cleanouts and outfalls; and (ii) a professional opinion on the compliance of grading with the recommendations in the geotechnical report and supporting documents (e.g. Remedial Grading Plan). The Grading Completion Report shall identify the materials encountered during grading that were deemed unsuitable for incorporation into an engineered fill and describe the approach to disposal of such materials*

***Geology 3:** Following the issuance of a building permit, the project geotechnical engineer shall provide observation and testing services to insure that the construction is in compliance with recommendations in the approved Remedial Grading Plan. The project geotechnical engineer shall provide recommendations for any modification to approved plans that are deemed necessary based on the actual field conditions encountered during grading. Written approval from the Contra Costa County Building Inspection Division shall be obtained prior to any modification. Documentation of the observation and testing services, as well as other project details, for each residence shall be presented in a final geotechnical report, to be submitted to the County and kept on file, prior to requesting the final building inspection. Alternatively, if several residences are development concurrently, the geotechnical report may address the group of residences that are developed concurrently.*

Implementation of these mitigation measures would reduce the impact from landslides to a less than significant level.

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

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According to the Soil Survey of Contra Costa County, the soil series mapped on the northwestern half of the project site is Los Osos clay loam, LhE Clay Loam (15-30% slopes). The soil series mapped on the southeastern half of the site is Diablo clay, DdE Clay (15-30% slopes). The Diablo clay and Los Osos clay loam series consists of well-drained soils underlain by soft, fine-grained sandstone and shale. The typical profile for Diablo clay is 29 inches deep, while the typical profile for Los Osos clay loam is 10 inches deep. The erosion potential of DdE Clay is classified as moderate where the soil is tilled and exposed. The erosion potential of LhE Clay Loam is classified as moderate where the soil is bare. During the grading and construction period for the subdivision, including the future single-family residences, roadway extension, and the storm water drainage facilities, areas of construction activity would have exposed Diablo clay and Los Osos clay loam, resulting in a **potentially significant impact due to soil erosion**. Consequently, the applicant is required to implement the following mitigation measures:

***Geology 4:** At least 30 days prior to the issuance of a grading permit and each building permit, a construction period erosion and sedimentation control plan that is in compliance with applicable construction period requirements of the State Water Resources Control Board and the San Francisco Bay Regional Water Quality Control Board shall be included in the submitted construction drawings, and implemented during construction.*

Implementation of this mitigation measure would reduce the impact of soil erosion during construction to a less than significant level.

- c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (**Less than significant with mitigation**)*

As discussed in Environmental Checklist Section 6.a.iv above, the risk of landslides are considered to be a **potentially significant impact**. Consequently, the applicant is required to implement mitigation measures **Geology 1, 2, and 3** above.

Implementation of these mitigation measures would reduce the impact from landslides to a less than significant level.

- d) *Would the project 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? (**Less than significant with mitigation**)*

With regard to its engineering properties, both the Diablo clay and Los Osos clay loam series are considered to be highly expansive and highly corrosive. Expansive soils expand when water is added and shrink when they dry out. This continuous change in soils volume causes structures to move unevenly and crack. Corrosive soils tend to damage concrete and/or uncoated steel that is in contact with the ground. Thus, there is a **potentially significant impact due to expansive soil**. Consequently, the applicant is required to implement mitigation measures **Geology 1 and 3** above.

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Implementation of these mitigation measures would reduce the impact of expansive and corrosive soils to a less than significant level.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (No impact)*

The project is within the area served by the West County Wastewater District. There will be no septic system within the project.

Sources of Information

- <https://maps.conservation.ca.gov/geologichazards/>, accessed October 22, 2018. *Geologic Hazards, California Department of Conservation, Geospatial Data and Web Maps.*
- Contra Costa County General Plan, 2005-2020. *Safety Element.*
- California Building Code, 2016.
- Contra Costa County Grading Ordinance.
- Welch, L.E. et. al., 1977. *Soil Survey of Contra Costa County, California.* USDA Soil Conservation Service.
- <https://casoilresource.lawr.ucdavis.edu/gmap/>, accessed October 22, 2018. *SoilWeb: An Online Soil Survey Browser, California Soil Resource Lab.*
- Carlson, Barbee & Gibson, Inc., 2017. *Baltimore Court Vesting Tentative Map.*
- Stevens Ferrone & Bailey, 2017. *Geotechnical Investigation, Baltimore Court Subdivision, El Sobrante, California.*
- Darwin Myers Associates, 2018. *Geologic Peer Review SD17-9478 (DMA Project 3057.17).*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS – <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Greenhouse gases are gases that trap heat in the atmosphere and contribute to global climate change. Greenhouse gases include gases such as carbon dioxide, methane, nitrous oxide, and various fluorocarbons commonly found in aerosol sprays. Typically, a single residential or commercial construction project in the County would not generate enough greenhouse gas (GHG) emissions to substantially change the global average temperature; however, the accumulation of GHG emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

Future construction and operation of 30 single-family residences, the extension of Balmore Court, and the storm water drainage facilities, will generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the 2017 BAAQMD Air Quality Guidelines, which specifies 56 dwelling units as the operational greenhouse gas screening size; the BAAQMD does not have any standards for construction-related greenhouse gases. If the project does not exceed the screening criteria, the project would not result in the generation of GHG emissions that exceed the threshold of significance.

- b) *Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? (Less than significant)*

At a regional scale, the BAAQMD adopted the *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate*. 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 and achieve greenhouse gas reduction targets for 2030 and 2050. The *Clean Air Plan* included a number of pollutant reduction strategies for the San Francisco Bay air basin.

Within Contra Costa County, the Contra Costa County Board of Supervisors adopted the Climate Action Plan in December 2015. The Climate Action Plan includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste

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disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

The proposed project, including construction and operation of 30 single-family residences, the extension of Balmore Court, and the storm water drainage facilities, would generate some GHG emissions, but not at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions. The proposed project would be required to incorporate energy efficiency measures of the current Title 24 Building Energy Efficiency Standards Code, and a debris recovery program. Thus, the proposed project would be in conformance with applicable County GHG emission reduction strategies.

Sources of Information

- Bay Area Air Quality Management District, 2017. *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate*.
- Bay Area Air Quality Management District, 2017. *Air Quality Guidelines; May 2017*.
- Contra Costa County, 2015. *Climate Action Plan*.

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

SUMMARY:

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

Subsequent to approval of the subdivision, 30 single-family residences, the extension of Balmore Court, and the storm water drainage facilities would be constructed on the project site. There would be use of fuels and lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements.

As discussed in Environmental Checklist Section 9.a (Hydrology and Water Quality), the applicant would be required to obtain coverage under the State Water Resources Control Board's

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statewide General Permit that applies to storm water discharges, and that initiating grading or construction activities prior to obtaining coverage under the General permit would be a **potentially significant impact on water quality**. Accordingly, the applicant is required to implement mitigation measure **Hydrology 1**. This mitigation measure requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) to meet applicable construction period requirements of the State Water Resources Control Board. With the preparation and submittal of the SWPPP and compliance with existing regulations, the project would have a less than significant impact from construction.

Operation of the 30 future single-family residences on the project site would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. For example, household hazardous substances can be dropped off for free at the Central Contra Costa Sanitary District's Household Hazardous Waste facility in Martinez. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment? (Less than significant)*

The project site has historically been a residential property since approximately 1959, based on historical aerial photographs. Prior to that, the land was undeveloped agricultural land. The three single-family residences that have been constructed on the project site were removed to clear the site for previously approved Subdivision SD04-8920. The area to the west and south of the site has also been historically residential. The property to the north of the site has been developed into the Pinole Vista shopping center in the 1980s. Based on the foregoing, the concentration of chemicals within soils on the site would be typical of residential properties in the area. The proposed residential use of the site would not involve handling, use, or storage of substances that are acutely hazardous. For these reasons, the risk of release of hazardous materials into the environment would be less than significant.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Less than significant)*

There are no schools located within a quarter mile of the project site. The closest school is the Juan Crespi Middle School located 0.37 mile to the southwest of the site at 1121 Allview Avenue. Due to the distance between the project site and the school, the proposed project would have a less than significant impact on the school related to hazardous substances.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. (No impact)*

A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the project site. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List that is maintained pursuant to California Government Code section 65962.5.

- 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? (No impact)*

The nearest public facility is the Buchanan Field Airport, which is approximately 13.3 miles east of the project site. The airport influence area is delineated in the *Contra Costa County Airport Land Use Compatibility Plan*. The site is not within the Buchanan Field Airport influence area. Thus the proposed project is not considered to be located within an area where airport operations present a potential hazard.

- 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? (No impact)*

The San Rafael Airport, the nearest private airport, is a single runway airfield located at 400 Smith Ranch Road in northern San Rafael approximately 12.2 miles west of the project site. No impacts related to safety are anticipated, because the airfield is across San Pablo Bay from El Sobrante.

- g) *Does the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Less than significant)*

The project site is located at the northern terminus of Balmore Court. As discussed in the project setting (Section 9, Surrounding Land Uses and Setting), the public section of Balmore Court ends approximately 60 feet north of Lindell Drive and continues as a private street for a distance of approximately 400 feet. The private street portion has a pavement width of approximately 24 feet near Lindell Drive and tapers to approximately 17 feet six inches at the northern terminus. The proposed project would extend Balmore Court onto the project site and improve the existing private street portion of the street. With the project, Balmore Court north of Lindell Drive would be a 32-foot wide paved roadway within a 50-foot wide right-of-way and would meet the Fire Code requirement for a 20-foot wide clear travel path with parking on one side of the street. Thus, the proposed project would improve Balmore Court such that there would not be any impairment for emergency ingress or egress along Balmore Court. From Balmore Court, residents and emergency personnel would have access to and from Allview Avenue, which intersects Appian Way approximately ¼ mile to the southeast. Appian Way is the arterial street in the local neighborhood that would be used in the event of an emergency requiring evacuation of the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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neighborhood. Thus, the proposed project would not impair implementation of or physically interfere with the emergency response or evacuation along Balmore Court or emergency access between the project site and Appian Way. Accordingly, project impacts on emergency response would be a less than significant.

- h) *Does the project 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? (Less than significant)*

The project site is in the urbanized El Sobrante area. The California Department of Forestry and Fire Protection’s Very High Fire Hazard Severity Zones in LRA map characterizes the project site as in the non-Very High Fire Hazard Severity Zone. All construction plans for development on the project site will be reviewed and approved by the Contra Costa County Fire Protection District. Compliance with all Fire Protection District requirements will ensure a less than significant risk of loss, injury or death involving wildland fires.

Sources of Information

- Contra Costa County Code, Title 4, Division 450. *Hazardous Materials and Wastes.*
- <https://www.historicaerials.com/viewer>, accessed October 23, 2018. *Historic Aerials.*
- http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed October 23, 2018. *Hazardous Waste and Substances sites.*
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan.*
- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map.*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*
- California Department of Forestry and Fire Protection (CalFire), 2009. *Very High Fire Hazard Severity Zones In LRA.*

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9. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Does the project violate any water quality standards or waste discharge requirements? (Less than significant with mitigation)*

Construction and grading activities for the development of the single-family residences, the extension of Balmore Court, and the installation of storm water drainage facilities would involve surface grading and excavation of more than one acre, and therefore, would be regulated pursuant to the National Pollution Discharge Elimination System (NPDES) program. The State Water Resources Control Board (SWRCB) has adopted a statewide General Permit that applies to most storm water discharges associated with construction activity. Pursuant to the General Permit, if

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the proposed construction activity would disturb more than one acre of land, an applicant would be required to develop and implement a Storm Water Pollution Prevention Plan that includes Best Management Practices (BMPs) designed to reduce potential impacts to surface water quality through both construction and the life of the project.

The SWRCB adopted Order No. 2009-0009-DWQ in September 2009 that enacted a new Construction General Permit that requires developers to implement specific BMPs, achieve quantitative pollutant-specific discharge standards, and conduct more rigorous monitoring. (This Order has been amended by Order No. 2009-0014-DWQ in February 2011, which provided additional clarification to Order 2009-0009-DWQ, and Order No. 2009-0016-DWQ in July 2012, which eliminated numeric effluent limits on pH and turbidity.) Initiating grading or construction activities prior to obtaining coverage under the SWRCB General Permit would be a **potentially significant impact on water quality**. Consequently, the applicant is required to implement the following mitigation measure:

***Hydrology 1:** The applicant shall obtain coverage under the State Water Resources Control Board Construction General Permit prior to commencement of construction activities that disturb greater than one acre of area. To obtain coverage, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP), and file a Notice of Intent with a vicinity map and the appropriate permit fee with the SWRCB. The SWPPP shall include erosion control measures to ensure that all effects of the project remain above the drainage channel along the eastern boundary of the project site. Measures such as installation of silt fencing, wildlife friendly hay wattles (that is, no monofilament netting on the wattles), and hay bale barriers backed by chain link fencing installed under the supervision of the project engineer will ensure that accidental fill or excavated material does not enter the drainage channel. Additionally, there is garbage, tree stumps and downed wood in the drainage channel that should be removed from the channel to prevent this debris and garbage from flowing downstream and plugging up the storm drain system. The applicant shall submit evidence that coverage from the SWRCB has been obtained to the CDD prior to the issuance of a grading or building permit.*

Implementation of this mitigation would reduce the impact on water quality from project construction to a less than significant level.

In addition to coverage under the SWRCB Construction General Permit, the proposed project must comply with applicable Contra Costa County C.3 requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In October 2009, Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the NPDES Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control storm water runoff. The County has the authority to enforce compliance with its Municipal Regional Permit authority in its adopted C.3

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requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 sq. ft. of impervious surface shall treat storm water runoff with permanent storm water management facilities, along with measures to control runoff rates and volumes.

For the proposed SD17-9478 Subdivision, the applicant has submitted a preliminary “Storm Water Control Plan” (SWCP) as part of the Vesting Tentative Map that includes three drainage management areas that include concrete ditches at the edges of the residential development that direct storm water to a bio-retention area in the storm drainage parcel located near the northeast corner of the project site. The preliminary SWCP is under review by the Public Works Department (PWD) and is subject to refinement to meet the requirements of the County Ordinance Code related to storm water runoff. The applicant would be required to implement PWD conditions of approval related to storm water management. With implementation of the storm water controls, project operation would have a less than significant impact on water quality.

The applicant’s preliminary SWCP has been designed to contain project related discharge within the bio-retention area to preclude waste discharge that would be subject to regulation by the RWQCB pursuant to the Porter-Cologne Water Quality Control Act. The Porter-Cologne Act requires any person proposing to discharge waste that could affect the waters of the State to file an application for waste discharge with the RWQCB. The RWQCB has adopted Water Quality Order No. 2004-004-DWQ, as amended by Order No. 2009-0014-DWQ in February 2011, and Order No. 2009-0016-DWQ in July 2012. As assessed in Environmental Checklist Section 6.b (Geology and Soils), during project construction, there would be areas that would have exposed soil, resulting in a **potentially significant impact due to soil erosion that could result in waste discharge**. Consequently, the applicant is required to implement mitigation measure **Geology 4**.

In addition, DMA identified a potential risk associated with maintenance of the bio-retention area, as without removal of sediment collecting in the basin, it would cease to function as designed. Without regular maintenance, there would be a **potentially significant impact due to failure of the bio-retention area to perform as designed**. Consequently, the applicant is required to implement the following mitigation measure.

***Hydrology 2:** Prior to the filing of the Final Map, the applicant shall submit a bio-retention area maintenance plan for review and approval by the CDD. The maintenance plan shall identify the features to be monitored, provide a monitoring schedule for the timing of the required monitoring (number of times per year, and during which months), along with inspections following each major rain storm. Additionally, it shall provide a form to be used by the individual selected to perform monitoring which includes each item requiring inspection, along with the recommendation of the monitor, monitor's signature, contact information, and a distribution list for the inspection report. The bio-retention area maintenance plan shall be recorded with the deed for each residential parcel at the time of recording of the Final Map.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Implementation of the mitigation measures above would reduce the impact from waste discharge to a less than significant level.

- b) *Does the project 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)? (Less than significant)*

The 6.44-acre project site would be served by the East Bay Municipal Utility District (EBMUD), who has stated that separate meters for each residential lot will be required. Thus, use of water at the 30 new single-family residences would not deplete groundwater supplies. The proposed subdivision includes a 77,697 sq. ft. open space parcel and a 15,884 sq. ft. storm drainage parcel. The preliminary SWCP includes storm water drainage facilities that would direct runoff on the project site to a bio-retention area in the storm drainage parcel, which would facilitate percolation into the ground and reduce any impact to groundwater recharge to a less than significant level.

- c) *Does the project 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? (Less than significant with mitigation)*

The proposed project would not substantially alter the drainage pattern of the site or area. The project site includes an intermitted drainage channel in the restrictive riparian easement along the eastern boundary. This drainage flows from the south to the north and terminates near the northeast corner of the site at a City of Pinole storm drain inlet. The inlet directs drainage into a 36-inch culvert that extends to the north beneath the Pinole Vista shopping center located north of the project site. As discussed in Environmental Checklist Section 9.a above, the applicant has submitted a preliminary SWCP that would control storm runoff on the project site and direct it to the bio-retention area. The bio-retention area would be designed to intercept storm water and allow for percolation into the ground. The preliminary SWCP is under review by the PWD and is subject to refinement to meet the requirements of the County Ordinance Code related to storm water runoff. The applicant would be required to implement PWD conditions of approval related to storm water management. Nevertheless, during the grading and construction period for the future subdivision, areas of construction activity would have exposed earth, resulting in a **potentially significant impact due to soil erosion**. Consequently, the applicant is required to implement mitigation measure **Geology 4**.

Implementation of this mitigation would reduce the impact from soil erosion to a less than significant level.

- d) *Does the project 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*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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amount of surface runoff in a manner, which would result in flooding on- or off-site? (Less than significant)

As discussed in Environmental Checklist Sections 9.a and 9.c above, the applicant has submitted a preliminary SWCP that would control storm runoff on the project site. The preliminary SWCP is under review by the PWD, and the applicant will be required to implement the PWD conditions of approval related to storm water management. Thus, there would not be any significant risk due to an increase in the project-related volume of runoff that would result in onsite or off-site flooding.

- e) *Does the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Less than significant)*

Currently, storm water run-off from the project site occurs as sheet flow directed to the intermittent south to north flowing drainage along the eastern boundary of the site. The drainage flows through the City of Pinole culvert near the northeast corner of the project site northward under the Pinole Vista shopping center. The preliminary SWCP for the proposed subdivision includes the construction of a bio-retention area in the storm drainage parcel to intercept and reduce storm water flows on the project site. The project storm water drainage facilities have been designed to keep the drainage of the site with the project to be essentially the same as the current drainage of the site. The bio-retention area has been designed to reduce the level of pollutants in the storm water run-off flowing off-site to the culvert near the northeast corner of the site, and therefore, would not present a risk for substantial additional sources of pollutant runoff into the City storm drain system.

- f) *Does the project otherwise substantially degrade water quality? (Less than significant)*

Residential development typically discharges pollutants from vehicles, landscape maintenance and pest control. Therefore, the future single-family residences within the subdivision could contribute sediment, heavy metals, oils and greases, nutrients and pesticides into the drainage channel along the eastern boundary of the project site. These pollutants have the potential to degrade the receiving waters. The bio-treatment area in the storm drainage parcel would be engineered to collect runoff from impervious surfaces created onsite by future construction. The bio-retention area would serve as a soil filtration facility prior to the discharge of storm water. Compliance of the project with C.3 standards ensures that the water quality effects of the project will be less than significant.

- g) *Does the project 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? (No impact)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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No housing would be placed within a 100-year flood hazard area. The project site is a residential infill property within the El Sobrante-Pinole community. With the proposed project, 30 single-family residences could be constructed on the project site. The site is located on the Federal Emergency Management Agency's Flood Map 06013C0231G. As shown on the Flood Map, the site is in an area classified as Zone X, which is not considered to be subject to flooding.

- h) *Does the project place within a 100-year flood hazard area structures, which would impede or redirect flood flows? (No impact)*

As described in Environmental Checklist Section 9.g above, the project site is not within a 100-year flood hazard area. Accordingly, there would be no risks associated with the redirection of flood flows.

- i) *Does the project 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? (No impact)*

The project is not located in a flood hazard area as shown on Figure 10-8 of the Contra Costa County General Plan Safety Element. In addition, the project site is classified as being in Zone X. As such, there would be no impact.

- j) *Is the project susceptible to inundation by seiche, tsunami, or mudflow? (Less than significant with mitigation)*

The proposed project would not be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. As mapped, the tsunami hazard in Contra Costa County is limited to the lowland areas immediately adjacent to these waterways. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the project vicinity area as there are no large lakes or reservoirs in the area.

With regard to the mudslide hazard, as discussed in Environmental Checklist Section 6.a.iv (Geology and Soils), the risk of landslides are considered to be a **potentially significant impact that could lead to significant mudflow** if the geology mitigation measures calling for the submittal of a final geology, soil and foundation report prior to the issuance of building permits, and on site observance by the project geotechnical engineer during grading, drainage, and foundation-related work, are not completed. Consequently, the applicant is required to implement mitigation measures **Geology 1 and 3** above.

Implementation of these mitigation measures would reduce the impact from landslide-induced mudflow to a less than significant level.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Sources of Information

- Monk & Associates, 2017. *Biological Resource Analysis, Balmore Court, El Sobrante, Contra Costa County, California.*
- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map.*
- Gordon Zanin, Carlson, Barbee & Gibson, Inc., 2017. *Preliminary Balmore Court Hydrology (memorandum).*
- Darwin Myers Associates, 2018. *Geologic Peer Review SD17-9478 (DMA Project 3057.17).*
- Contra Costa County, Department of Conservation and Development, 2005. *Subdivision SD04-8920 Mitigated Negative Declaration/Initial Study.*
- Contra Costa County Code, Title 10, Division 1014. *Stormwater Management and Discharge Control.*
- <https://www.ccecleanwater.org/construction-business/development>, accessed October 19, 2018. *Contra Costa County Clean Water Program, C.3 Guidance: Development.*
- <https://msc.fema.gov/portal/search>, accessed October 19, 2018. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0231G, effective 03/21/2017.*
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle.*
- Contra Costa County General Plan, 2005-2020. *Safety Element.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING – <i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input 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:

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

The Balmore Court subdivision project is proposed on a 6.44-acre site at the northern terminus of Balmore Court. The proposed project would create 33 lots, including 30 residential parcels, one hillside open space parcel, one storm drainage parcel, and a roadway parcel. The project would be located on a residential infill site at the end of the Balmore Court cul-de-sac, on a street that is lined with single-family residences. Thus, the proposed project would not divide an established community and there would be no impact.

- b) *Would the project 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? (Less than significant with mitigation)*

General Plan

The project site is in the R-6 and R-7 Single-Family Residential Districts and in the SH Single-Family Residential-High Density General Plan Land Use designation. This designation allows between 5.0 and 7.2 single-family units per net acre. The proposal includes 30 units on 5.53 net acres (6.44 gross acres - 0.91 acre for the street), for a density of 5.42 units per net acre. Thus, the proposed project would be consistent with the SH General Plan designation.

As discussed in Environmental Checklist Section 15.b (Recreation), the General Plan *Land Use Element* includes *Policies for the El Sobrante Area*, which requires new development to collaborate on increasing recreational opportunities for area residents. Since the proposed project does not include construction of any recreational facility on the site, there would be a **potentially significant impact on General Plan policies for recreational facilities in the El Sobrante area**. Consequently, the applicant is required to implement mitigation measure **Recreation 1**.

Implementation of this mitigation measure would reduce the impact on General Plan policies for recreational facilities in El Sobrante to a less than significant level.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Zoning

The use of the site for single-family residences is allowed in the R-6 and R-7 Districts. Approximately ¼ of the site is in the R-6 Single-Family Residential District and approximately ¼ of the southwest portion of the site is in the R-7 Single-Family Residential District. For the proposed project, the applicant has set aside 77,697 sq. ft. (1.78 acres) of the site for hillside open space, because the hillside on the western portion of the site has 30% slopes. The applicant has also set aside 15,884 sq. ft. (0.36 acre) of the northeastern portion of the site for a storm drainage parcel that would collect storm water in one large bio-retention area. In addition, due to a restrictive riparian easement that was established by a grand deed of development rights to the County in 2007, 39,507 sq. ft. (0.91 acre) of the eastern portion of the site is within the easement and cannot be developed. As a result of the land set aside from development, the proposed project includes Rezoning RZ17-3239 to replace the existing R-6 and R-7 Single-Family Residential Districts on the project site with a P-1 Planned Unit District, to allow clustering of the single-family residences within the developable portion of the site. The Vesting Tentative Map for the proposed project includes a site plan that sets the future building pad locations of the 30 single-family homes that would be constructed in the future on the 30 residential parcels, and the driveway locations, as well as establish the development standards for the P-1 District. With approval of Rezoning 17-3239, the proposed project would be consistent with this P-1 District.

Off-Street Parking

Both the R-6 and R-7 Districts require each single-family residence to have at least two off-street parking spaces on the same lot, pursuant to County Code Section 84-4.1202; however, no guest parking is required. As shown on the Vesting Tentative Map for the proposed SD17-9478 Subdivision, each single-family residence would include two garage parking spaces. Thus, the proposed project would be consistent with applicable parking requirements. As discussed in Section 8 (Description of Project), the proposed project would include 15 on-street parking spaces and 20 off-street parking spaces on the driveway aprons of the 10 homes with direct driveway access to Balmore Court. The on-street parking spaces would be located on the west side of the Balmore Court street extension. If the proposed project were to be multiple family residences instead of single-family residences, the project would be required to provide 8 guest parking spaces, which may be either on-street or off-street parking spaces, pursuant to County Code Section 84-26.1202(a)(2) (M-29 Multiple Family Residential District, Off-Street Parking). Thus, the guest parking provided, while not required, would be considered to be adequate.

Tree Protection and Preservation Ordinance

As discussed in Environmental Checklist Section 4.e (Biological Resources), the proposed project is subject to the Contra Costa County Tree Protection and Preservation Ordinance. Pursuant to the Ordinance, the project will require a Tree Permit because the Vesting Tentative Map shows 13 trees on the site that would be removed to accommodate subdivision development. As part of the tree permit, the applicant will be required to plant trees as restitution for the trees that would be

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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removed. In addition, previously approved Subdivision SD04-8920, included a condition of approval that required the planting of at least 16 native trees, as restitution for the 53 trees approved for removal as part of subdivision SD04-8920. Since those trees have been removed, the proposed project will include a condition of approval to replace the currently proposed trees to be removed plus the 16 tree requirement from the SD04-8920 subdivision. With the tree permit, the proposed project would be consistent with the Tree Protection and Preservation Ordinance.

Inclusionary Housing Ordinance

Pursuant to the Contra Costa County Inclusionary Housing Ordinance, the proposed project is required to include an inclusionary housing plan. As allowed by the Ordinance, the applicant has proposed to pay an in-lieu fee to satisfy the inclusionary unit requirement. Staff of the Department of Conservation and Development, Housing Programs Division, have accepted the applicant's proposal to pay an in-lieu fee. With payment of the fee, the proposed project would be consistent with the Inclusionary Housing Ordinance.

Subdivision Ordinance

The applicant proposes to construct the proposed extension of Balmore Court and improve the existing private street portion of Balmore Court north of Lindell Drive to Contra Costa County public street standards. As defined in the Contra Costa County Subdivision Ordinance in County Code Section 92-4.056, a minor street is a public street that serves no more than 24 dwelling units, and as defined in County Code Section 92-4.012, a collector street is a public street that serves 24 or more dwelling units. Accordingly, the Balmore Court extension would need to be a collector street. Per County Code Section 98-4.002, the minimum width of a collector street is 36 feet of pavement within a 56-foot right of way, and the minimum width of a minor street is 32 feet of pavement within a 52-foot right of way. Thus, the applicant is requesting an exception from the County Code collector street requirements for the proposed 32 feet wide sections of Balmore Court within a 50-foot right of way. The exception request would be considered by the Public Works Department and approved by the County Planning Commission. If the exception is not granted, the new Balmore Court sections would be a private street. As a public street with the exception or as a private street without the exception, the proposed extension of Balmore Court and the improved existing section of Balmore Court would be consistent with the Subdivision Ordinance.

- c) *Does the project conflict with any applicable habitat conservation plan or natural communities conservation plan? (No impact)*

As discussed in Environmental Checklist Section 4.f (Biological Resources), the East Contra Costa Habitat Conservancy adopted the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan in May 2007. The HCP/NCCP is the only adopted habitat conservation plan in Contra Costa County. The El Sobrante area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Sources of Information

- Site visits by County staff, October and November 2018.
- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map*.
- Carlson, Barbee & Gibson, Inc., 2018. *Parking Summary, Balmore Court*.
- Contra Costa County General Plan, 2005-2020. *Land Use Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- Contra Costa County Code, Title 8, *Zoning Ordinance*.
- Contra Costa County Inclusionary Housing Ordinance.
- <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>, accessed October 19, 2018. *East Contra Costa County Habitat Conservancy*.
- <https://www.fws.gov/sacramento/es/Habitat-Conservation-Plans/>, accessed October 19, 2018. *Habitat Conservation Plans; U.S. Fish and Wildlife Service, Sacramento Fish and Wildlife Office*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (No impact)*

Known mineral resource areas in the County are shown on Figure 8-4 (Mineral Resource Areas) of the Contra Costa County General Plan Conservation Element. No known mineral resources have been identified in the project vicinity, and therefore the proposed project would not result in the loss of availability of any known mineral resource.

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (No impact)*

The project site is not within an area of known mineral importance according to the Conservation Element of the General Plan, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Conservation Element.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
12. NOISE – <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

- a) *Would the project expose people 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? (Less than significant with mitigation)*

The primary source of ambient noise in the project vicinity is from vehicles traveling on roadways, including Appian Way, Fitzgerald Drive, and Interstate 80. In November 2017, LSA Associates (LSA) conducted noise measurements at three locations, including Location 1 neat the northwest corner of the project site adjacent to the Pinole Vista shopping center, Location 2 near the northeast corner of the project site adjacent to the shopping center, and Location 3 at the northern terminus of Balmore Court. LSA found that existing noise levels range from 62.6 dBA at Location 1 to 60.1 dBA at Location 2 to 58.3 dBA at Location 3.

LSA determined that the major source of future noise increases in the vicinity would be due to increased traffic on Interstate 80, which is located north and west of the project site. While the freeway is approximately 2,650 feet (0.50 mile) west of the site, it is approximately 1,350 feet (0.26 mile) north of the site. Consequently, future traffic increases on the freeway would be expected to increase noise levels at the project site, particularly at the northern portion of the site. LSA set an existing peak hour volume on Interstate 80 of 12,900 vehicles per hour, which is the recorded volume in 2016. Based on an increase in the peak hour volume to 15,600 vehicles per hour, LSA calculated the future noise at project buildout to increase by 0.9 dBA, This increment

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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would increase noise levels at Location 1 to 63.5 dBA, at Location 2 to 61 dBA, and at Location 3 to 59.2 dBA.

Contra Costa County Community Noise Exposure Levels are shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 60 dB or less are normally acceptable and 70 dB or less are conditionally acceptable for single-family residential land uses. Thus, future noise levels on the northern portion of the project site would exceed the 60 dB normally acceptable level for single-family residents, and would result in a **potentially significant impact on project residents**. For outdoor living areas, installation of a noise barrier such as a masonry wall would reduce noise levels by 5 to 10 dBA. For the single-family residences, LSA recommends wall construction with a minimum sound transmission class rating of STC-46 and windows with a minimum rating of STC-25 to maintain the maximum 45 dBA interior noise level of the California Administrative Code, Noise Insulation Standards. Consequently, the applicant is required to implement the following mitigation measures:

Noise 1: At the time of application for the first building permit, the applicant shall submit plans for a noise barrier along the northern property boundary, such as a masonry wall, to reduce noise levels by 5 to 10 dBA. The plans shall be included in the construction drawings. The noise barrier shall be installed prior to the final inspection for the building permit.

Noise 2: Within 30 days after installation of the noise barrier, the applicant shall submit evidence for review and approval of CDD staff confirming that the noise barrier meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines in the Noise Element of the County General Plan. The evidence shall be noise monitoring data recorded on the site at the nearest residence. In the event the acceptable exterior noise level standards are exceeded, the applicant shall install a replacement noise barrier to reduce noise to acceptable exterior noise level standards. The applicant shall then submit noise monitoring data recorded on the site at the nearest residence to validate the corrected noise levels.

Noise 3: Building plans for the residences shall include wall construction with a minimum rating of STC-46, along with windows with a minimum rating of STC-25 to meet the California Administrative Code, Noise Insulation Standards. These plans shall be included in the construction drawings.

Implementation of these mitigation measures would reduce the noise impact on project residents to a less than significant level.

- b) *Would the project expose persons to or generate excesses of groundborne vibration or groundborne noise levels? (Less than significant with mitigation)*

As evaluated by LSA, future construction of the 30 single-family residences and the extension of Balmore Court, the improvement of the existing private street section of Balmore Court, and the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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installation of storm water drainage facilities, would not involve construction equipment, except for vibratory rollers, that would generate excessive ground-borne vibration levels. LSA reported that at 25 feet, a vibratory roller would generate a peak particle velocity (PPV) of 0.21 inches per second. (PPV is a measure of the strength of a vibration impact.) Thus, if a vibratory roller is used, ground-borne vibration levels could exceed the Federal Transit Administration's vibration-induced architectural damage threshold of 0.2 PPV, resulting in a **potentially significant ground-borne vibration impact**. Consequently, the applicant is required to implement the following mitigation measure:

Noise 4: Vibration rollers shall not be used for construction at any time. All construction drawings shall include this restriction.

Implementation of this mitigation measure would reduce the impact of ground-borne vibration to a less than significant level

- c) *Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Less than significant)*

Vehicular traffic due to the future single-family residences on the project site, along with noise typically associated with single-family residences (e.g., yard maintenance), would increase noise levels in the vicinity of the project site above existing noise levels. However, the types and levels of noise generated from the future new residences would be similar to noise levels from the existing residential development in the area, and therefore, the impact on ambient noise levels in the vicinity would be less than significant.

- d) *Would the project cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Less than significant with mitigation)*

A temporary increase in ambient noise levels would occur during construction of the 30 single-family residences and the extension of Balmore Court, the improvement of the existing private street section of Balmore Court, and the installation of storm water drainage facilities. During project construction, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. LSA reported that typical construction period noise levels could be up to 90 dBA at a distance of 50 feet. Although such activities would be temporary, the activities could have a **potentially significant impact during project construction** at existing single-family residences within ¼ mile of the project site. Consequently, the applicant is required to implement the following noise mitigation measures.

Noise 5: The following noise reduction measures shall be implemented during project construction. The noise reduction measures shall be included on all construction drawings.

1. *The applicant shall make a good faith effort to minimize project-related disruptions to*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

2. *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.*
3. *A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The Department of Conservation and Development phone number shall also be visible to ensure compliance with applicable regulations.*
4. *Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.*
5. *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)

Implementation of these mitigation measures would reduce the impact from the construction noise to a less than significant level.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- 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? (No impact)*

As discussed in Environmental Checklist Section 8.e (Hazards and Hazardous Materials), Buchanan Field Airport is approximately 13.3 miles east of the project site. Thus, the project site is outside of the 55-60 dB CNEL noise contour for Buchanan Field. As a result, the proposed project would not expose people to excessive noise levels from Buchanan Field.

- 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? (No Impact)*

As discussed in Environmental Checklist Section 8.f (Hazards and Hazardous Materials), the San Rafael Airport, the nearest private airport, is located approximately 12.2 miles west of the project site. Due to the distance and the airfield location across San Pablo Bay from El Sobrante, the proposed project would not expose people to excessive noise levels from the San Rafael Airport.

Sources of Information

- Site visits by County staff, October and November 2018.
- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map*.
- Contra Costa County General Plan, 2005-2020. *Noise Element*.
- LSA Associates, 2017. *Noise and Vibration Impact Analysis, Balmore Court Residential Project, El Sobrante, Contra Costa County, California*.
- VicRoads, 2003. *A Guide to the Reduction of Traffic Noise for use by Builders, Designers & Residents*.
- California Administrative Code, 1974. *California Noise Insulation Standards, Title 25, Chapter 1, Subchapter 1, Article 4*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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13. POPULATION AND HOUSING – <i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

The project could result in future construction of 30 single-family residences on the project site, which would directly increase the population in the El Sobrante area by an estimated 83 persons, based on the Census 2010 estimate of 2.77 persons per household for Contra Costa County. The Census 2010 estimate for the El Sobrante area is 2.50 persons per household; however, this assessment uses the higher Contra Costa County multiplier for a conservative assessment. Using data from the U.S. Census Bureau American Fact Finder, the population in El Sobrante could increase by 83 persons, which would be 0.64% of the estimated 12,963 persons living in El Sobrante in 2016. Thus, the impact of adding 83 people to the El Sobrante area would be less than significant.

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

The project site is currently a vacant lot, with no residential buildings. The future construction of 30 single-family residences, the extension of Balmore Court, and the installation of storm water drainage facilities, would not displace any existing residence, and therefore, would not have any effect on existing housing.

- c) *Would the project displace substantial numbers of people necessitating the construction of replacement housing elsewhere? (No impact)*

As discussed in Environmental Checklist Section 13.b above, the proposed project would add 30 single-family residences, but would not displace any existing residence, and therefore, would not displace any person. Thus, the project would have no impact on displacing any person residing on the project site.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Sources of Information

- Site visits by County staff, October and November 2018.
- https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml, accessed October 23, 2018. *U.S. Census, American Fact Finder.*

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

SUMMARY:

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

a) Fire Protection? (Less than significant)

Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa County Fire Protection District (CCCYPD). Fire protection to the project site would be provided by Station 69 at 4640 Appian Way located approximately 1.05 miles to the south of the site. The CCCYPD has provided comments on the proposed project, citing Fire Protection District requirements for maintaining a clear fire lane, providing an adequate and reliable water supply, and two fire hydrants. Prior to future construction of the subdivision, the construction drawings would be reviewed and approved by the CCCYPD. As a result, potential impacts of the proposed project on fire protection services would be less than significant.

b) Police Protection? (Less than significant)

Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to the unincorporated El Sobrante area. In addition to regular patrol service, the Sheriff's Office operates the Bay Station at 5555 Giant Road, located approximately 2.90 miles to the west of the project site. The addition of 30 single-family residences to the single-family residential area along Allview Avenue would not significantly affect the provision of police services to the El Sobrante area.

c) Schools? (Less than significant)

The West Contra Costa Unified School District (WCCUSD) provides public education services from kindergarten to 12th grade to students in the El Sobrante area. Based on Census 2010 data, 14 persons (16.7%) living in the 30 single-family residences on the project site would be between the ages of five and 19. The school-age children would have a direct impact on schools. Students from the project site would attend Murphy Elementary School located at 4350 Valley View Road

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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(0.99 mile to the southeast of the site), Juan Crespi Middle School located at 1121 Allview Avenue (0.37 mile to the southwest of the site), and De Anza High School located at 5000 Valley View Road (1.55 miles to the southeast of the site). The enrollment at Murphy Elementary School is 514 students; the enrollment at Juan Crespi Middle School is 530 students; and the enrollment at De Anza High School is 1,329 students. According to a facility capacity study completed for the WCCUSD in September 2015 by Jack Schreder & Associates, Murphy Elementary School has a working capacity of 526 students and a total capacity of 615 students, Juan Crespi Middle School has a working capacity of 908 students and a total capacity of 1,205 students, and De Anza High School has a working capacity of 1,540 students and a total capacity of 1,629 students. Thus, the students from the project site would increase enrollment at any school by at most 2.72%. Also, the applicant would be required to pay the state-mandated school impact fees for the 30 new dwelling units. Accordingly, direct school impacts would be less than significant.

d) Parks? (Less than significant)

The closest public parks to the project site include: the 6.3-acre Hilltop Green Park in the City of Richmond, located 0.74 mile to the southwest at 1201 Parkway Drive at Park Central Street (approximate address); the 825-square-foot El Sobrante Children’s Reading Garden mini park, located 1.48 miles to the southwest of site and adjacent to the El Sobrante Library at 4191 Appian Way; and, the 231-acre Pinole Valley Park in the City of Pinole, located 1.45 miles to the southeast at 3790 Pinole Valley Road. The new residents of the 30 new dwelling units would be expected to increase use of these parks; however, amount of available park space and the project’s small addition (0.64%) to the El Sobrante population would minimize project impacts on these facilities.

e) Other public facilities? (Less than significant)

Libraries: The Contra Costa Library operates 26 facilities in Contra Costa County, including the Pinole Library, located at 2935 Pinole Valley Road, approximately 0.94 mile northeast of the projects site, and the El Sobrante Library, located at 4191 Appian Way, approximately 1.48 miles southwest of the site. The Contra Costa Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources. A portion of the property taxes on the project site would go to the Contra Costa Library system. Accordingly, the impact of the use of the public libraries by 83 persons living on the project site would be less than significant.

Health Facilities: Contra Costa County Health Services District (CCCHSD) operates a regional medical center (hospital) and 11 health centers and clinics in the County. County health facilities generally serve low income and uninsured patients. The West County Health Center is the closest health facility, located 3.03 miles southwest of the project site, at 13601 San Pablo Avenue in San Pablo. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes. Thus, the impact of the use of public health facilities by residents of the 30 new dwelling units would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Sources of Information

- <https://www.cccfpd.org/station-address.php>, accessed October 24, 2018. *Contra Costa County Fire Protection District, Station Address.*
- Contra Costa County Fire Protection District, 2017. *Balmore Court, 30-lot Subdivision SD17-9478, CCCFPD Project No.: P-2017-06078 (comment letter).*
- http://www.cocosheriff.org/bureaus/field_operations/patrol/bay.htm, accessed October 24, 2018. *Contra Costa County Office of the Sheriff, Bay Station.*
- <https://www.wccusd.net/Domain/1/>, accessed October 23, 2018. *West Contra Costa Unified School District.*
- <http://www.wccusd.net/cms/lib03/CA01001466/Centricity/Domain/40/WCCUSD%20Demographic%20Analysis%20and%20Facility%20Capacity%20Study%20-%209-4-15.pdf>, accessed April 22, 2017. Jack Schreder & Associates, 2015. *West Contra Costa Unified School District Demographic Analysis and Facility Capacity Study.*
- <https://www.greatschools.org/>, accessed October 23, 2018. *Great Schools.*
- Contra Costa County, 2015. *Contra Costa County Parks and Recreation Facilities.*
- <http://www.ci.richmond.ca.us/2075/Parks-Public-Facilities>, accessed October 24 2018. *City of Richmond Parks and Public Facilities.*
- <http://www.ci.pinole.ca.us/recreation/parks.html>, accessed October 24, 2018. *City of Pinole Parks.*
- <http://ccclib.org/>, accessed October 24, 2018. *Contra Costa County Library.*
- <http://cchealth.org/>, accessed October 24, 2018. *Contra Costa Health Services.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

As discussed in Environmental Checklist Section 14.d (Public Services – Parks), public parks and recreational facilities near the project site include the 6.3-acre Hilltop Green Park; the 825-square-foot El Sobrante Children’s Reading Garden mini park, and the 231-acre Pinole Valley Park. Hilltop Green park provides a playground, a lawn area, and tennis and basketball courts. Pinole Valley Park provides dog areas, basketball courts, baseball and soccer fields, picnic areas, open space, and scenic trails. In addition to these recreational facilities, the Wildcat Canyon Regional Park, administered by the East Bay Regional Park District, is located 2.76 miles southwest of the project site. The regional park provides approximately 2,427 acres of undeveloped open space along the Wildcat Creek watershed and surrounding ridges that provide opportunities for activities such as hiking, nature study, and equestrian activities. The new residents of the 30 new dwelling units would incrementally increase use of these parks and recreational facilities. The impact of this incremental increase in use of the parks and recreational facilities would be less than significant.

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

The proposed project is a subdivision of a 6.44-acre residential infill site into 33 lots, including 30 residential parcels, one hillside open space parcel, one storm drainage parcel, and a roadway parcel, and subsequent development of the property with single-family residences accessed by a road extension of Balmore Court. As proposed, the project does not include construction of any recreational facility on the site; however, the General Plan *Land Use Element, Policies for the El Sobrante Area* cites the relative lack of sufficient recreation space in the area, and requires new development to collaborate on increasing recreational opportunities for area residents. Thus, there would be a **potentially significant impact on General Plan policies for recreational facilities in the El Sobrante area**. Consequently, the applicant is required to implement the following mitigation measure.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Recreation 1: At the time of application for a grading permit, the applicant shall provide an area on the project site for recreational facilities or contribute a fair share to nearby recreational facilities. As proposed, the subdivision includes a 77,697 sq. ft. open space parcel and a 15,884 sq. ft. storm drainage parcel. Inclusion of a tot lot, playground, or other recreational facility on a portion of either parcel could be used to meet this requirement. CDD and Public Works staff shall review the onsite recreational facility for compliance with the County C.3 requirements to ensure that the impact of the onsite recreational facility on storm water drainage would be less than significant. The onsite recreational facility shall be included on all construction drawings.

Implementation of this mitigation measure would reduce the impact on General Plan policies for recreational facilities in the El Sobrante area to a less than significant level.

Sources of Information

- Contra Costa County, 2015. *Contra Costa County Parks and Recreation Facilities*.
- <http://www.ci.richmond.ca.us/2075/Parks-Public-Facilities>, accessed October 24 2018. *City of Richmond Parks and Public Facilities*.
- <http://www.ci.pinole.ca.us/recreation/parks.html>, accessed October 24, 2018. *City of Pinole Parks*.
- <https://www.ebparks.org/parks/wildcat/>, accessed October 24, 2018. *Wildcat Canyon Regional Park*.
- Contra Costa County General Plan, 2005-2020. *Land Use Element, Policies for the El Sobrante Area*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?	<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 results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) *Would the project 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? (Less than significant)*

Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis of any project that is estimated to generate 100 or more AM or PM peak-hour trips. TJKM Transportation Consultants (TJKM) completed a focused traffic study of the Balmore Court subdivision, and estimated that the proposed project would generate 22 AM peak hour vehicle trips and 30 PM peak hour trips. This estimate is consistent with the Institute of Transportation Engineers' peak period trip generation rate of 0.99 trips per dwelling unit for single-family residences.

TJKM collected traffic counts in November 2018 during the morning and afternoon peak periods at the intersection of Balmore Court and Lindell Drive and the intersection of Balmore Court and Allview Avenue, which is the nearest arterial street to the project site. TJKM calculated the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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intersection Levels of Service (LOS) for the two intersections. For the “Existing plus Project Conditions”, TJKM added the vehicle trips from the proposed project to the existing traffic counts. As shown in Table 1 below, TJKM found that the addition of project traffic would not result in any significant impacts at either intersection. As discussed in Environmental Checklist Section 16.f below, the proposed project would also have less than significant impacts on pedestrian and bicycle circulation, and on public transit. Thus, the proposed project would have a less than significant impact on the circulation system in the El Sobrante area.

Table 1: Intersection Level of Service

Intersection	Control	Peak Hour	Existing Conditions		Existing plus Project Conditions		
			Delay (seconds)	LOS	Delay (seconds)	LOS	Change in Delay
Baltimore Court & Allview Avenue	Side Street Stop Control	AM	11.2	B	11.7	B	0.5
		PM	9.7	A	10	B	0.3
Baltimore Court & Lindell Drive	Uncontrolled	AM	8.4	A	8.5	A	0.1
		PM	8.4	A	8.6	A	0.2

Source: TJKM, 2018.

- b) *Would the project 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? (Less than significant)*

The Contra Costa Transportation Authority is responsible for ensuring local government conformance with the Congestion Management Program (CMP), a program aimed at reducing regional traffic congestion. The CMP requires that each local jurisdiction identify existing and future transportation facilities that will operate below an acceptable service level and provide mitigation where future growth degrades that service level. The Contra Costa Transportation Authority has review responsibility for proposed development projects that are expected to generate 100 or more additional peak-hours trips. As the project would yield less than 100 AM or PM peak hour trips, the proposed project would not conflict with the CMP.

- c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (No impact)*

As discussed in Environmental Checklist Section 8.e (Hazards and Hazardous Materials), The nearest public facility is the Buchanan Field Airport, which is approximately 13.3 miles east of the project site. The airport influence area is delineated in the *Contra Costa County Airport Land Use Compatibility Plan*. The site is not within the Buchanan Field Airport influence area. Moreover, the proposed project would not include any structures of significant height that would interfere with air traffic patterns. As a result, the proposed project would not cause a change in air traffic patterns that would result in a substantial safety risk.

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

As discussed in the project setting (Section 9, Surrounding Land Uses and Setting), the public section of Balmore Court ends approximately 60 feet north of Lindell Drive and continues as a private street for a distance of approximately 400 feet. The private street portion has a pavement width of approximately 24 feet near Lindell Drive and tapers to approximately 17 feet six inches at the northern terminus. As discussed in Environmental Checklist Section 8.g (Hazards and Hazardous Materials), the proposed project would extend Balmore Court onto the project site and improve the existing private street portion of Balmore Court. With the project, Balmore Court north of Lindell Drive would include a 32-foot wide paved roadway within a 50-foot wide right-of-way and would meet the Fire Code requirement for a 20-foot wide clear travel path with parking on one side of the street. TJKM determined that emergency vehicles and trucks would have adequate space to maneuver and turn around, and that overall, the site access and circulation appear to be adequate and would not create a traffic hazard.

- e) *Would the project result in inadequate emergency access? (Less than significant)*

As discussed in Environmental Checklist Section 16.d above, the proposed project would extend Balmore Court onto the project site and improve the existing private street portion of Balmore Court, including the installation of a 32-foot wide paved roadway within a 50-foot wide right-of-way. This design would meet Fire Code requirements for emergency access along a roadway. Prior to future construction of the subdivision, the construction drawings would be reviewed and approved by the CCCFPD. As a result, potential impacts of the proposed project on emergency access would be less than significant.

- f) *Would the project conflict with adopted polices, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Less than significant)*

Public Transit: AC Transit line #70 runs along Appian Way between San Pablo Dam Road and Fitzgerald Drive, with a northbound bus stop on Appian Way at Allview Avenue and a southbound bus stop on Appian Way at Dalessi Drive. The project site is approximately 1,000 feet to the northwest of the bus stops. Given this distance, the proposed project would not affect transit performance or safety along Appian Way. Occupants and visitors of the 30 single-family residences on the project site may incrementally increase the number of transit riders; however the impact from the incremental increase in the demand for transit service would be less than significant.

Bicycle Facilities: There are no existing bicycle facilities on Balmore Court or Allview Avenue. The PWD has an active Appian Way Complete Streets Project, which would provide continuous bicycle lanes along Appian Way from Allview Avenue to San Pablo Dam Road. Due to the 1,000-

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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foot distance between the project site and the Allview Avenue/Appian Way intersection, the proposed project would not impede the future improvement of bicycle lanes along Appian Way.

Pedestrian Facilities: The proposed project will include the installation of sidewalks along the extension of Balmore Court to facilitate pedestrian travel within the subdivision. Off site, there are no pedestrian facilities in the project vicinity, either along Balmore Court, Lindell Drive, or Allview Avenue near Balmore Court. Balmore Court and Lindell Drive are local streets that lead to Allview Avenue, a collector street that leads to Appian Way to the east and to the Juan Crespi Middle School to the west. Due to the suburban, single-family residential character of this area, pedestrian activity along the local streets and the collector street is relatively light and would consist of travel between residences and Appian Way, and between residences and the Juan Crespi Middle School. Accordingly, the relative absence of pedestrian facilities other than the sidewalk on the project site would not constitute a significant impact.

Sources of Information

- Contra Costa County General Plan 2005-2020. *Growth Management Element*.
- Contra Costa County General Plan 2005-2020. *Transportation and Circulation Element*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map*.
- TJKM Transportation Consultants, 2018. *Focused Traffic Study for the Balmore Court Single Family Residential Project in Contra Costa County (Technical Memorandum)*.
- <http://www.co.contra-costa.ca.us/6031/Appian-Way-Complete-Streets-Project>, accessed October 24, 2018. *Appian Way Complete Streets Project (Public Works Department, Active Projects)*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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17. TRIBAL CULTURAL RESOURCES – <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? (No impact)*

As discussed in Environmental Checklist Section 5.a (Cultural Resources), the project site has no existing structures. Accordingly, the proposed project would have no impact on visible tribal cultural resources.

- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (Less than significant with mitigation)*

As discussed in Sections 5.b, 5.c, and 5.d (Cultural Resources), the proposed project would include construction and grading activities for the 30 single-family residences, the extension of Balmore Court, and the installation of storm water drainage facilities, which could lead to accidental discovery of buried archaeological or paleontological resources, or human remains, resulting in a **potentially significant impact on tribal cultural resources**. As a result, the applicant is required to implement mitigation measures **Cultural Resources 1** and **Cultural Resources 2**.

Implementation of these mitigation measures would reduce the impact from accidental discovery to a less than significant level.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Sources of Information

- Site visits by County staff, October and November 2018.
- Carlson, Barbee & Gibson, Inc., 2017. *Baltimore Court Vesting Tentative Map*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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18. UTILITIES AND SERVICE SYSTEMS – <i>Would the project:</i>				
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 stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Less than significant)*

Wastewater generated by the proposed project would originate from the 30 single-family residences. Sewer line laterals would be installed to connect the new residences to West County Wastewater District (WCWD) facilities. The wastewater generated by the 30 new residences would incrementally increase wastewater flows in the WCWD system; however no changes to any WCWD facilities would be required to treat the increased flows. WCWD would review the construction drawings for the subdivision to ensure that the development would be accommodated by WCWD facilities. Thus, no significant impacts related to the wastewater treatment requirements of the Regional Water Quality Control Board for the San Francisco Bay Region would be expected.

- b) *Would the project 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? (Less than significant)*

The proposed project would incrementally increase wastewater flows, as described above; however, the 30 new single-family residences would be accommodated by existing WCWD

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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facilities in the local area. The WCWD would connect the residences to its facilities after processing residential sewer service applications and collecting the applicable connection fees, completing a building plan review, and issuing a permit for sewer work. By following this process, impacts of the proposed project on WCWD facilities would be less than significant.

As discussed in Environmental Checklist Section 9.b (Hydrology and Water Quality), EBMUD would provide water service to the project site. The proposed project would incrementally increase the demand for water. The applicant will be required to contact EMBUD's New Business Office regarding new water service. Accordingly, the impacts of the proposed project on EBMUD facilities would be less than significant.

- 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? (Less than significant with mitigation)*

As discussed in Environmental Checklist Section 9.a (Hydrology and Water Quality), the applicant has submitted a preliminary SWCP that includes three drainage management areas that include concrete ditches at the edges of the residential development that direct storm water to a bio-retention area in the storm drainage parcel located near the northeast corner of the project site. The preliminary SWCP is under review by the PWD and is subject to refinement to meet the requirements of the County Ordinance Code related to storm water runoff. Once installed the storm water drainage facilities would preclude significant environmental impacts; however, DMA identified a potential risk associated with maintenance of the bio-retention area, as without removal of sediment collecting in the basin, it would cease to function as designed. Without regular maintenance, there would be a **potentially significant impact due to failure of the bio-retention area to perform as designed**. Consequently, the applicant is required to implement **Hydrology 2**, above to minimize the impact of bio-retention area failure.

Implementation of the mitigation would reduce this potential impact of the bio-retention area to a less than significant level.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Less than significant)*

As discussed in Environmental Checklist Section 9.b (Hydrology and Water Quality), the project site would receive water service from EBMUD. The proposed project will require water service to the 30 new single-family residences. EBMUD staff will reviewed the project application documents regarding the provision of new water service pursuant to the District's water service regulations. Accordingly, the impact of providing water service to the proposed project would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- e) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Less than significant)*

As discussed in Environmental Checklist Section 18.b above, the WCWD has stated that the proposed project would be accommodated by existing WCWD facilities. . Thus, the project would be expected to be accommodated by existing WCWD facilities, and therefore, the impact of providing wastewater treatment to the proposed project would be less than significant.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Less than significant)*

The proposed project would generate construction solid waste and post-construction residential solid waste. Construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development at the time of application for building permits. The Debris Recovery Program would reduce the construction debris headed to landfills by requiring the diversion of materials that can be recycled to appropriate recycling facilities. Remaining construction waste would be hauled to the Golden Bear Transfer Station, located within the West Contra Costa Sanitary Landfill (WCCSL) at 1 Parr Boulevard in Richmond. The WCCSL is a closed facility, but it accepts clean, source separated debris, such as landscape materials, clean lumber, or clean concrete. The Transfer Station diverts clean debris to the WCCSL and sends non-diverted construction waste to the Keller Canyon Landfill, located at 901 Bailey Road in Bay Point. Keller Canyon is estimated to be at 15% of capacity. Thus, although future construction of the 30 single-family residences would incrementally add to the construction waste headed to the Transfer Station, the impact of the project related incremental increase would be considered to be less than significant.

The Golden Bear Transfer Station also receives household waste. The associated West County Organics Processing Facility (also within the WCCSL) sorts out green waste. The remaining household waste is transferred to the Keller Canyon Landfill. Household waste from the 30 single-family residences would incrementally add to the household waste headed to the landfill; however, the impact of the project-related household waste would be considered to be less than significant.

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

The proposed project will be required to comply with applicable federal, state, and local laws related to solid waste. The proposed project would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Sources of Information

- West County Wastewater District, 2017. *County File No. SD17-9478; APNs: 426-030-070 and 426-030-071, Balmore Court (comment letter).*
- East Bay Municipal Utility District, 2017. *Review of Agency Planning Application, EBMUD Map: 1479B546, EBMUD File: S-10501 (memorandum).*
- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map.*
- <https://www.cccleanwater.org/construction-business/development>, accessed October 19, 2018. *Contra Costa County Clean Water Program, C.3 Guidance: Development.*
- <http://www.co.contra-costa.ca.us/depart/cd/recycle/>, accessed October 25, 2018. *Contra Costa County Waste Reduction and Recycling.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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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:

- 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? (Less than significant with mitigation)*

As assessed in Environmental Checklist Section 4 (Biological Resources), special status raptors and passerine birds could nest on or adjacent to the project site, and could be affected by onsite construction activity, if the work were to take place during the February 1 through August 31 nesting season. However, with implementation of the recommended mitigation measures, the project would have a less than significant impact on nesting special status raptors and passerine birds. As assessed in Environmental Checklist Section 5 (Cultural Resources), the proposed project would have no impact on historic resources, and with mitigation measures, less than significant impacts on prehistoric and archaeological resources. Where mitigation measures are proposed in this Initial Study, the measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Less than significant)*

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

The proposed project includes future construction of 30 single-family residences and the extension of Balmore Court, and the installation of storm water drainage facilities, along with the improvement of the existing private street section of Balmore Court. The future construction of the single-family residences would increase the number of housing units in the El Sobrante area by 30 dwelling units. Based on U.S. Census Bureau American Fact Finder data, the proposed project could increase the area population by 83 persons, which would be 0.64% of the estimated 12,963 persons living in El Sobrante in 2016. The proposed project would be consistent with the existing single-family residential community and would have less than significant cumulative impacts.

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

This Initial Study has disclosed impacts that would be less than significant with the implementation of mitigation measures. All identified mitigation measures will be included in the Conditions of Approval for the proposed project, and the applicant will be responsible for implementation of the measures. As a result, there would not be any environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

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

- Carlson, Barbee & Gibson, Inc., 2017. *Balmore Court Vesting Tentative Map*.
- Carlson, Barbee & Gibson, Inc., 2018. *Parking Summary, Balmore Court*.
- Gordon Zanin, Carlson, Barbee & Gibson, Inc., 2017. *Preliminary Balmore Court Hydrology (memorandum)*.
- Contra Costa County Department of Conservation and Development, Community Development Division, 2005. *Approved Permit SD04-8920, approved September 26, 2005, effective October 7, 2005*.
- Contra Costa County, Department of Conservation and Development, 2005. *Subdivision SD04-8920 Mitigated Negative Declaration/Initial Study*.
- Contra Costa County Fire Protection District, 2017. *Balmore Court, 30-lot Subdivision SD17-9478, CCCFPD Project No.: P-2017-06078 (comment letter)*.
- Darwin Myers Associates, 2018. *Geologic Peer Review SD17-9478 (DMA Project 3057.17)*.
- East Bay Municipal Utility District, 2017. *Review of Agency Planning Application, EBMUD Map: 1479B546, EBMUD File: S-10501 (memorandum)*.
- LSA Associates, 2017. *Noise and Vibration Impact Analysis, Balmore Court Residential Project, El Sobrante, Contra Costa County, California*.
- Monk & Associates, 2017. *Biological Resource Analysis, Balmore Court, El Sobrante, Contra Costa County, California*.
- Stevens Ferrone & Bailey, 2017. *Geotechnical Investigation, Balmore Court Subdivision, El Sobrante, California*.
- TJKM Transportation Consultants, 2018. *Focused Traffic Study for the Balmore Court Single Family Residential Project in Contra Costa County (Technical Memorandum)*.
- West County Wastewater District, 2017. *County File No. SD17-9478; APNs: 426-030-070 and 426-030-071, Balmore Court (comment letter)*.

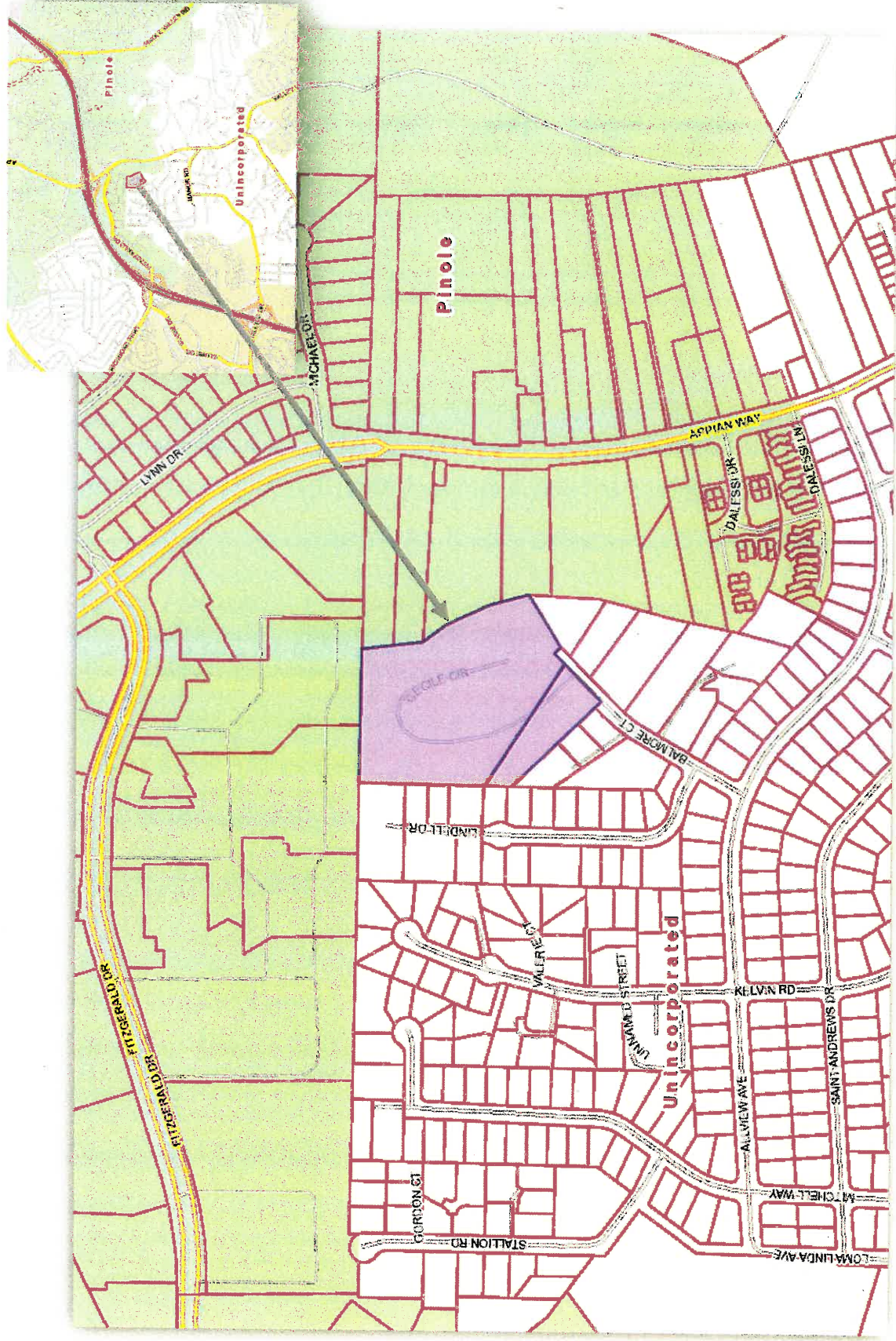
ATTACHMENTS

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

Attachment 1

Vicinity Map

SD17-9478 / RZ17-3239 / DP17-3054 Project Vicinity – Baltimore Court Subdivision, Rezoning, and Development Plan



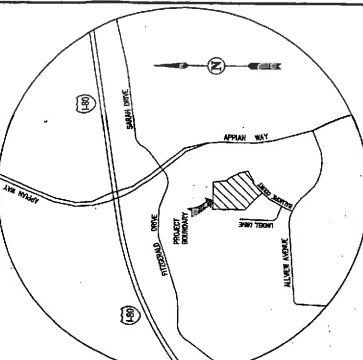
Source: Acela, accessed July 16, 2018

Attachment 2

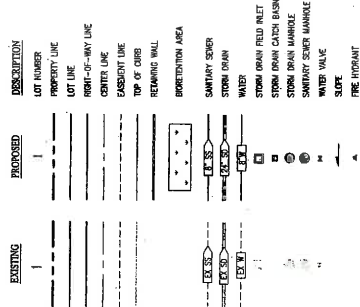
Vesting Tentative Map

GENERAL NOTES

1. DEVELOPER/SUBMITTER: SUE K. BRADY, LLC 10700 WASHINGTON AVE. SPOKANE, WA 99208 (509) 476-8779
2. CIVIL ENGINEER: CARLSON, BARBER & GIBSON, INC. 1500 MILLER PASS COURT SUITE 100 WEST WASHINGTON SAN JOSE, CA 95128 (408) 688-6047
3. GEOTECHNICAL ENGINEER: STEVEN J. TUCKER & DAVID DICKENBERG COMPANY, INC. 435-505-3300
4. ASSESSORS PARCEL NO.: 1998 BALMORE COURT, E. SHARONITE, CA
5. SITE ADDRESS: R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
6. EXISTING ZONING: R-7 SINGLE-FAMILY RESIDENTIAL DISTRICT
7. PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)
8. EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL-HIGH DENSITY (RH)
9. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL-HIGH DENSITY (RH)
10. SPECIAL USE PERMITS: 0.9% AC 0.9% AC
11. PARCELS: PARCEL A - 0.971 AC (42,834 SF) PARCEL B - 0.971 AC (42,834 SF) PARCEL C - PUBLIC R/W (58,107 SF)
12. NUMBER OF UNITS: 30
13. FINISHED FLOOR ELEVATION: 4.68 TO 4.70 OVER 5.00 TO 5.02 OVER
14. LOT SIZE: SMALLEST LOT SIZE: LOT 8 (12,384 SF) LARGEST LOT SIZE: LOT 28 (10,317 SF) AVERAGE LOT SIZE: 10,177 SF
15. PARKING COUNT: GARAGE: 66 STALLS TOTAL: 66 STALLS
16. BENCHMARK: VERTUM MOUNTAIN WATER TOWER MARK NO. 3022 BRASS TAG ON TOP OF CONCRETE FOUNDATION ELEVATION: 311.05 (FT MVD2003)
17. STREETS: BALMORE COURT (PUBLIC STREET)
18. UTILITY PROVIDERS: WEST BAY AREA WATER DISTRICT SAN JOSE WATER UTILITY DISTRICT CONTRA COSTA COUNTY GAS/ELECTRIC
19. FLOOD ZONE: LOCATED IN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 9801000301F DATED JUNE 18, 2009.
20. ALL IMPROVEMENTS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND SHOPPING.
21. PROJECT MAY BE BUILT IN PHASES & MULTIPLE FINAL MAPS MAY BE FILED.
22. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
23. PROPOSED UTILITIES SHOWN ARE TENTATIVE AND SHALL ADHERE TO UTILITY DISTRICT STANDARDS. PROPOSED UTILITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.



LEGEND

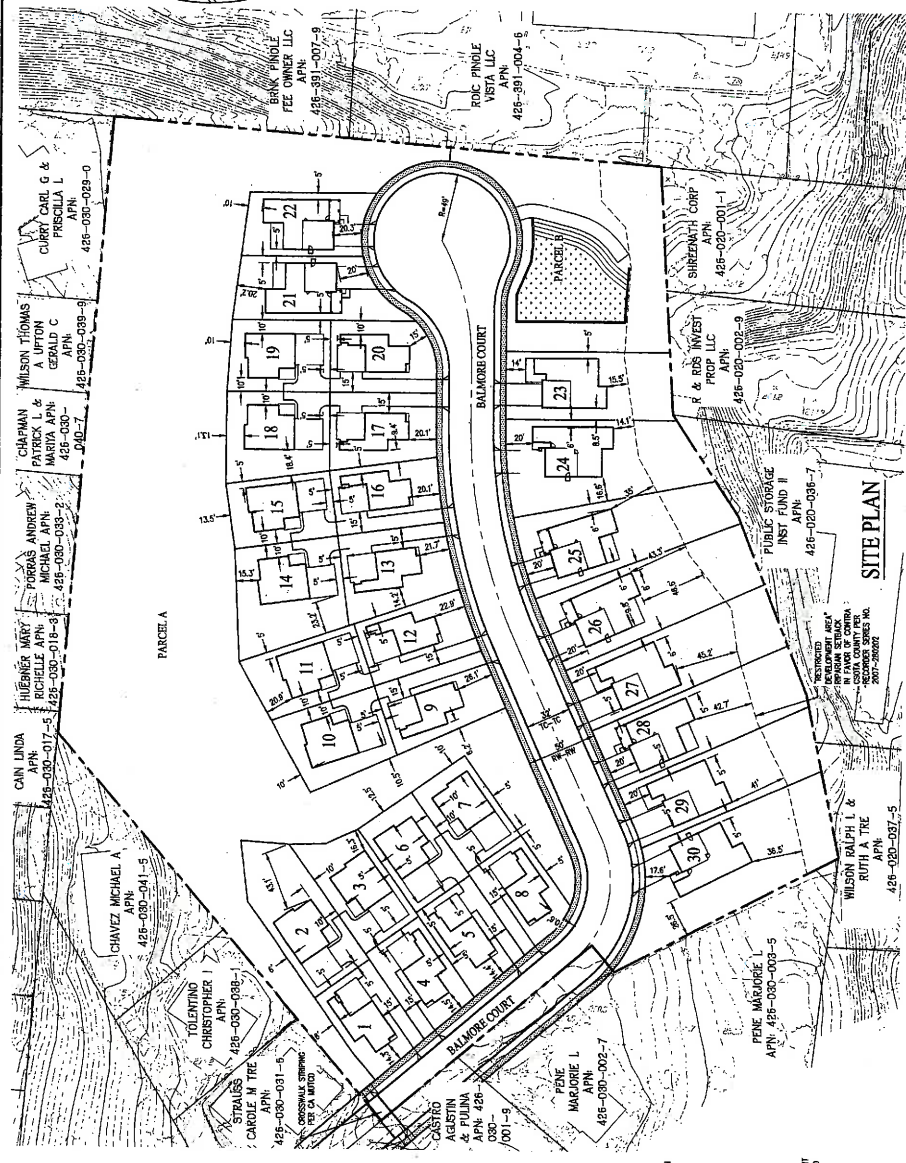


VESTING TENTATIVE MAP SITE PLAN, NOTES, SHEET INDEX & VICINITY MAP

BALMORE COURT

EL SOBRANTE CONTRA COSTA COUNTY CALIFORNIA
 Carlsson, Barber & Gibson, Inc.
 CIVIL ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS
 1500 MILLER PASS, SUITE 100 WEST WASHINGTON SAN JOSE, CALIFORNIA 95128
 (408) 688-6047
 WWW.CBG-COA.COM

DATE: NOVEMBER 29, 2017
 SCALE: 1" = 40'



SHEET INDEX

SHEET NO.	SHEET TITLE
1000	SITE PLAN, NOTES, SHEET INDEX, & VICINITY MAP
1001	EXISTING CONDITIONS AND EXISTING TREE SURVEY
1002	UTILITY PLAN & STREET SECTIONS
1003	PRELIMINARY ESTIMATED COSTS FOR PLAN
1004	BALMORE COURT PORT-OF-WAY DEDICATION

ABBREVIATIONS

ACC	BACK OF CURB	PRV	PRIVATE ACCESS EXHIBIT
ASPH	ASPH/CONCRETE DRIVEWAY	RUE	PAVED ROAD
BR	BOUNDARY	RUE	PUBLIC UTILITY CASABURY
BR	BRICK-RENDERING WALL	RS	REINFORCING WALL
CH	CHIMNEY	R/W	RIGHT-OF-WAY
CO	CONCRETE DRIVEWAY	S	SLOPE
CO	CONCRETE DRIVEWAY	S	STORM DRAIN
CO	CONCRETE DRIVEWAY	S	STORM DRAIN
CO	CONCRETE DRIVEWAY	S	STORM DRAIN
CO	CONCRETE DRIVEWAY	S	STORM DRAIN
CO	CONCRETE DRIVEWAY	S	STORM DRAIN
CO	CONCRETE DRIVEWAY	S	STORM DRAIN
CO	CONCRETE DRIVEWAY	S	STORM DRAIN
CO	CONCRETE DRIVEWAY	S	STORM DRAIN
CO	CONCRETE DRIVEWAY	S	STORM DRAIN

RECEIVED
 CONTRA COSTA COUNTY
 DEC 01 2017
 Dept of Construction & Development

LEGEND

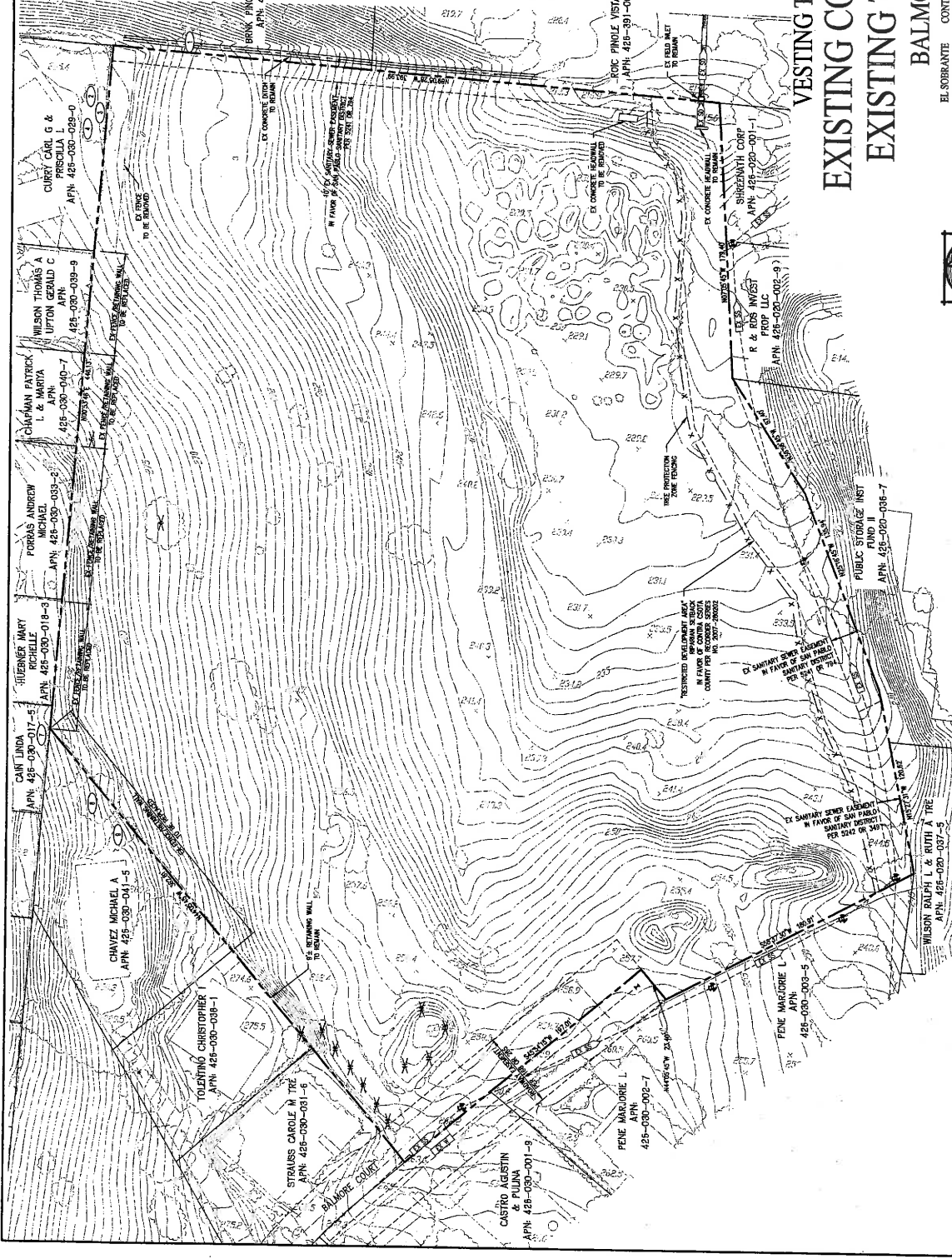
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NOTES

1. TREE NUMBERING AND INFORMATION TAKEN FROM LANDSCAPE REPORT PREPARED BY DAY ARCHITECT, DATED OCTOBER 22, 2017.

TREE SUMMARY:

TAG	COMMON NAME	DIAMETER (INCHES)	WIDTH (FT)	HEIGHT (FT)	HEALTH	RECOMMENDED ACTION
1	FRAXINUS	12 (MULTI-TRUNK)	9	10	OK	PRESERVE
2	APROROSA	BOUNDARY TREE	MAIZE	MAIZE	OK	PRESERVE
3	ASPTOTALE	BOUNDARY TREE	MAIZE	MAIZE	OK	PRESERVE
4	BOTTLE BRUSH	BOUNDARY TREE	MAIZE	MAIZE	OK	PRESERVE
5	SPYRACUS	24 (MULTI-TRUNK)	15	20	OK	REMOVE
6	STYRACIS	BOUNDARY TREE	MAIZE	MAIZE	OK	REMOVE
7	ROBINIA	BOUNDARY TREE	MAIZE	MAIZE	OK	PRESERVE
8	WALNUT	BOUNDARY TREE	MAIZE	MAIZE	OK	PRESERVE
9	OKM	BOUNDARY TREE	MAIZE	MAIZE	OK	PRESERVE
10	SHAWNOOT	22 TO 32	15	35	OK	REMOVE
11	POPULUS	8 (MULTI-TRUNK)	5	10	OK	REMOVE
12	YELLOW WILLOW	8 (MULTI-TRUNK)	5	10	OK	REMOVE
13	YELLOW WILLOW	8 (MULTI-TRUNK)	5	10	OK	REMOVE
14	YELLOW WILLOW	8 (MULTI-TRUNK)	5	12	OK	REMOVE



**VESTING TENTATIVE MAP
EXISTING CONDITIONS AND
EXISTING TREE SURVEY**

**BALMORE COURT
BALMORE COURT**

EL SOBRANTE CONTRA COSTA COUNTY CALIFORNIA

SHEET NO. **TM02**
OF 6 SHEETS

Carlson, Barbee & Gibson, Inc.
THE ENGINEERING FIRM
1000 WILSON AVENUE
SACRAMENTO, CALIFORNIA 95833
PH: 916-485-1100
WWW.CBGI.COM

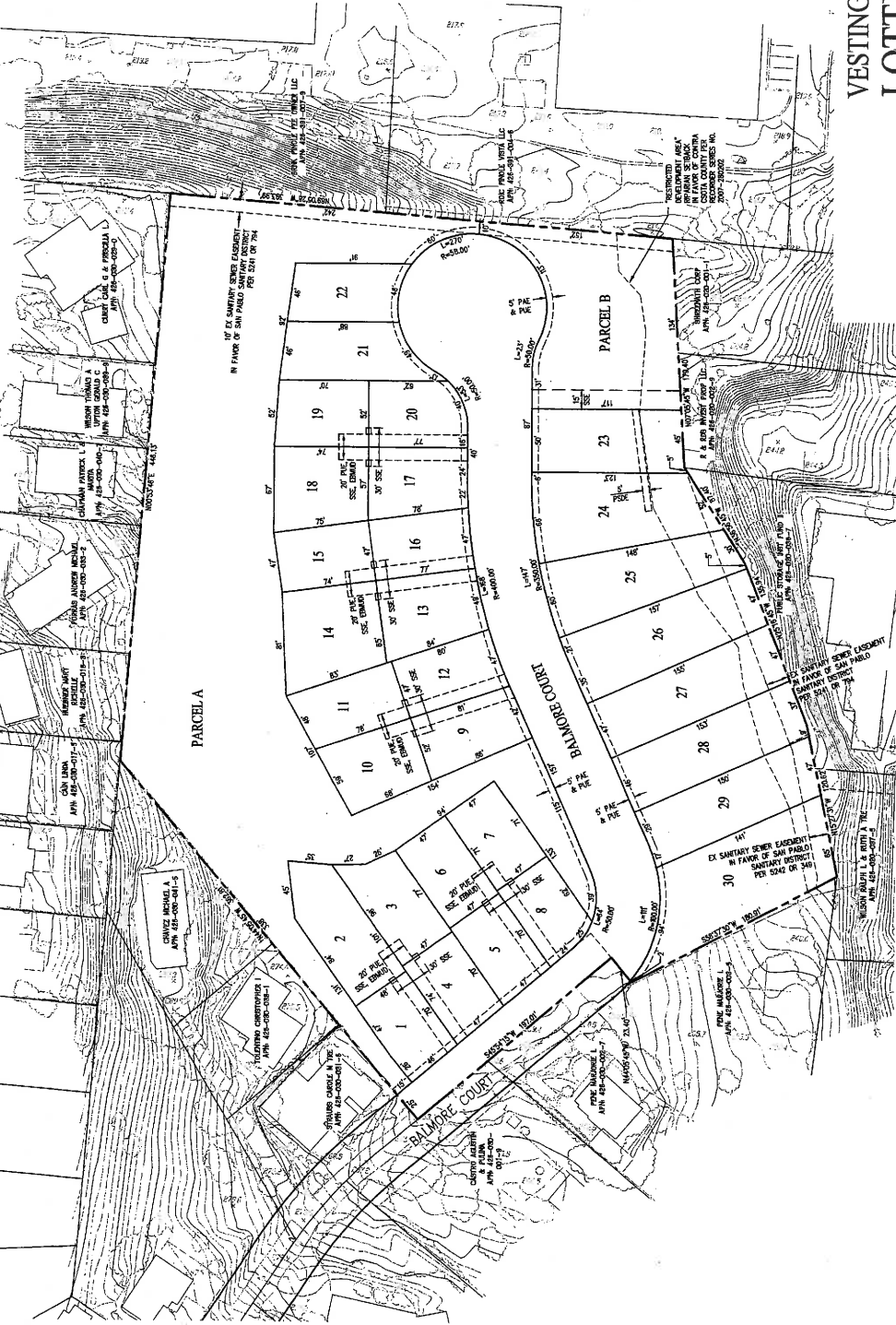
SCALE: 1" = 30'

DATE: NOVEMBER 28, 2017

LOT AREA SUMMARY

LOT NO.	LOT AREA
1	3407
2	3485
3	3622
4	3404
5	3387
6	3455
7	3337
8	3354
9	4214
10	4205
11	3885
12	3770
13	4518
14	5629
15	3503
16	3639
17	4205
18	4602
19	3752
20	3432
21	4794
22	3058
23	4684
24	7182
25	6032
26	7283
27	6894
28	6869
29	6023
30	7987
PARCEL A	7987
PARCEL B	15844

- NOTES:**
- ACCESS EASEMENTS OF LESS THAN 30 FEET INDICATED WITH SMALL PINKS - FIRE LANE CLEARLY MARKED ON BOTH SIDES OF THE PINKS - FIRE LANE CLEARLY MARKED ON BOTH SIDES OF THE PINKS.
 - ACCESS EASEMENTS OF 30 FEET OR GREATER SET BACK SHALL BE SET INDICATED WITH SMALL PINKS - FIRE LANE CLEARLY MARKED ON BOTH SIDES OF THE PINKS - FIRE LANE CLEARLY MARKED ON BOTH SIDES OF THE PINKS.

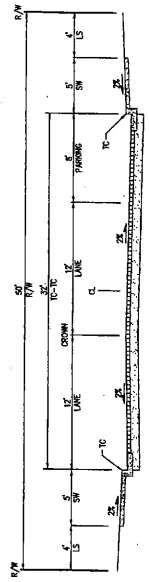


**VESTING TENTATIVE MAP
 LOTTING PLAN &
 STREET SECTIONS**

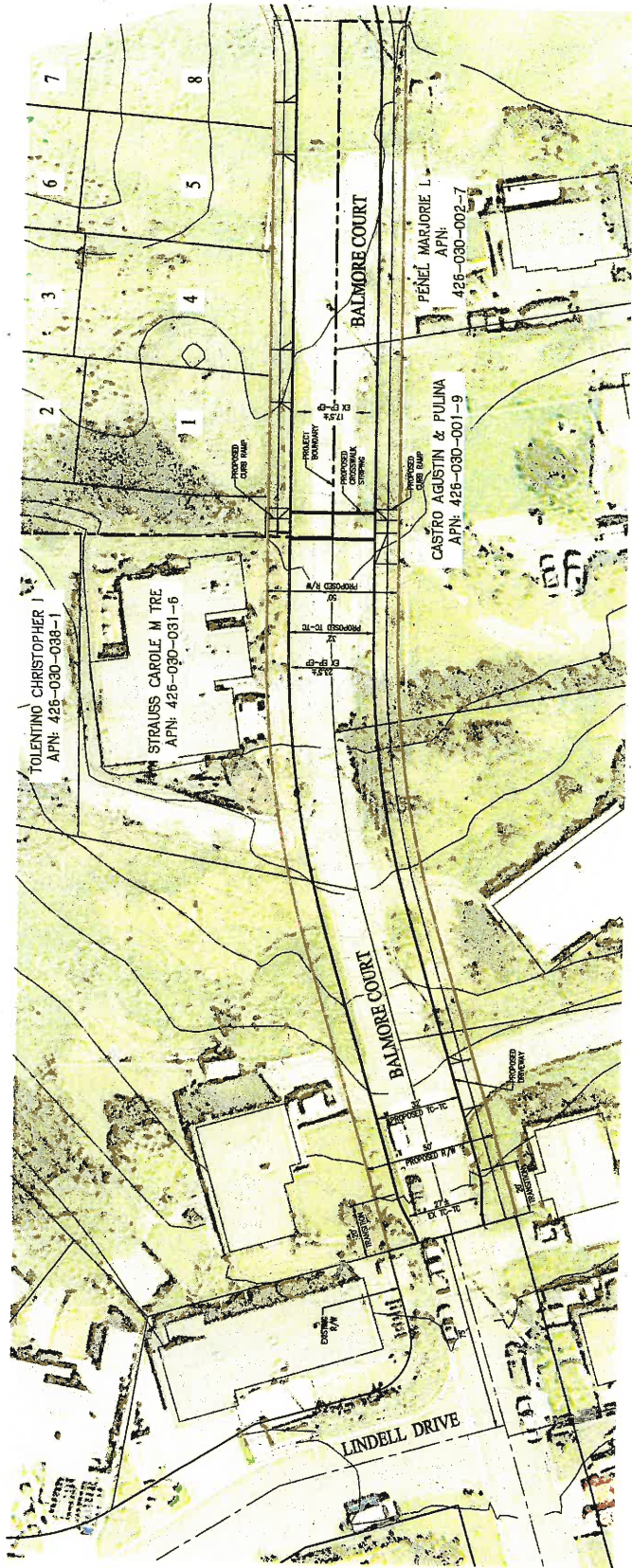
BALMORE COURT
 BALMORE COURT
 CONTRA COSTA COUNTY CALIFORNIA

Carleton, Barbee & Gibson, Inc.
 CIVIL ENGINEERS & SURVEYORS
 1000 W. 14TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112

EL SOBRANTE
 SCALE: 1" = 40'
 DATE: NOVEMBER 29, 2017

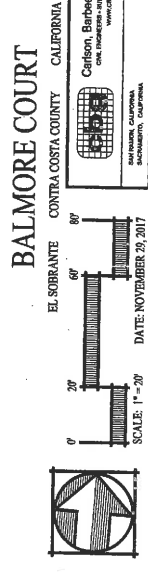


BALMORE COURT
 (PUBLIC STREET)
 NOT TO SCALE




VESTING TENTATIVE MAP
 BALMORE COURT
 RIGHT-OF-WAY DEDICATION

LEGEND:
 PROPOSED RIGHT-OF-WAY (R/W)



BALMORE COURT
 EL SOBRANTE CONTRA COSTA COUNTY CALIFORNIA
 DATE: NOVEMBER 29, 2017


 Carlson, Barbara & Gibson, Inc.
 CIVIL ENGINEERS - ARCHITECTS - PLANNERS
 www.carlsonbg.com
 200 PARKWAY, CALIFORNIA
 FARMERSVILLE, CALIFORNIA
 (925) 948-1222
 (925) 948-1227

SHEET NO.
TM06
 OF 6 SHEETS

CONTRACT NUMBER