

*Town of Danville*

**375 West El Pintado Road  
Residential Project**

*Draft*  
**Initial Study**



**January 2016**

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# 375 West El Pintado Road Residential Project

## *Draft* Initial Study

*Prepared by:*

**Town of Danville**  
**Development Services Department**  
**Planning Division**  
510 La Gonda Way  
Danville, California 94526  
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*January 2016*

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## **Appendices**

Appendix A Cultural Resources Field Survey



## INITIAL STUDY

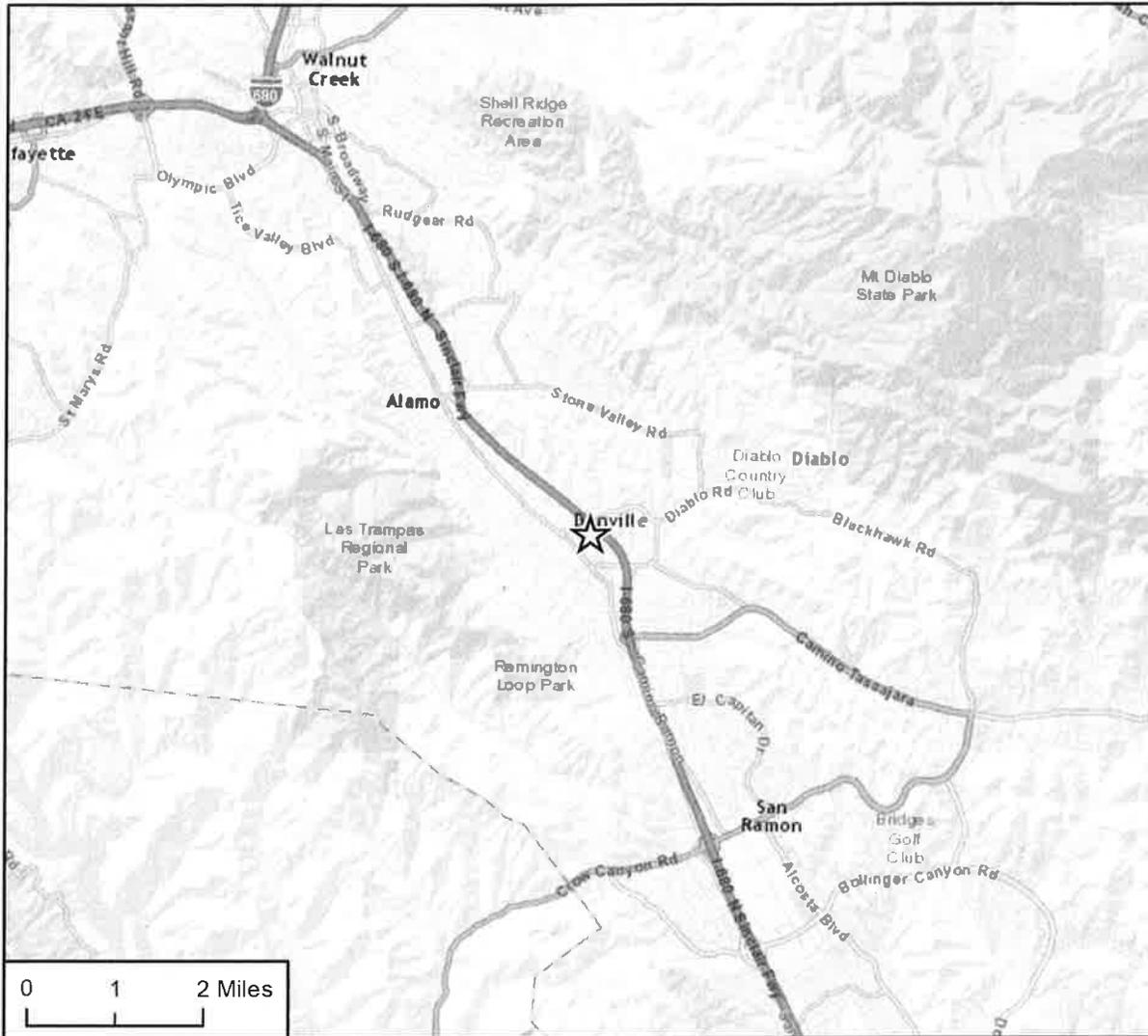
- 1. Project Title:** 375 West El Pintado Road Residential Project
  
- 2. Lead Agency:** Town of Danville  
Development Services Department, Planning Division  
510 La Gonda Way  
Danville, California 94526  
Contact: David T. Crompton, Principal Planner, (925) 314-3349
  
- 3. Project Sponsor  
Name and Address:** GMMR, LLC.  
230 Piedmont Lane  
Danville, California 94526
  
- 4. Project Location:** The approximately 1.88-acre project site is located in the northwest portion of the Town of Danville at 375 and 359 West El Pintado Road, just south of its intersection with El Cerro Boulevard and immediately across West El Pintado Road from the southbound on-ramp to Interstate 680. The site, also referred to as the GMMR, LLC property, includes two existing lots, 375 West El Pintado (1.59 acres) (APN: 200-140-011) and 359 West El Pintado (.29 acres) (APN: 200-140-012). Figure 1 shows the regional location and Figure 2 shows the project site location.
  
- 5. General Plan  
Designation:** The Town of Danville 2030 General Plan designates the majority of the project site (approximately 1.59 acres, APN #200-140-011) as Mixed Use. This parcel is also designated as the GMMR LLC Special Concern Area within the General Plan. The General Plan designates the southeastern portion of the project site (approximately 0.29 acre, APN #200-140-012) as Residential – Single Family – Low Density (1-3 units per acre). This parcel is located outside of the GMMR LLC Special Concern Area. The project application includes a request for a General Plan Amendment (GPA 2015-0001) to change the smaller parcel’s designation to Mixed Use to match that of the larger parcel.
  
- 6. Zoning:** The project site is zoned Limited Office (O-1) for the larger (approximately 1.59 acres, APN #200-140-011) parcel and Single Family Residential (R-15) for the smaller (approximately 0.29 acre, APN #200-140-012) parcel.

### 7. Setting and Background

The project site encompasses 1.88 acres in the La Gonda/West El Pintado Planning Subarea (as defined in the Town’s General Plan) in the Town of Danville. The La Gonda/West El Pintado Planning Subarea is a mixed use area located west of Interstate 680 and east of San Ramon Creek. The project site is undeveloped, with the exception of one single-family residence located



375 West El Pintado Road Residential Project  
 Initial Study



Imagery provided by ESRI and its licensors © 2015.

☆ Project Location

N



Regional Location

Figure 1  
 Town of Danville





Project Site Location

Figure 2  
Town of Danville

on the southeastern portion of the site. The site has rolling topography that slopes overall to the west, and includes a small knoll adjacent to West El Pintado Road. Two drainage swales traverse the site, one bisecting the site from east to west and the other running from north to south along its western boundary. Vegetation on the site is composed mainly of grasses with a number of scattered mature trees. Figure 3 shows photographs of the project site from West El Pintado Road facing to the northwest and southwest.

The project site is located in a neighborhood characterized by a mix of residential, professional, public, and institutional uses. The dominant land use type is medium density, single-family residential development. Interstate 680 is located directly northeast of the project site. A skilled nursing facility is located east of the project site, across West El Pintado Road. Single family residences are located to the south. Multiple family residences and office buildings are located to the west, and a paved parking lot is located to the northwest. The Danville Police Department and other Town of Danville administrative buildings are located further to the northwest across El Cerro Boulevard. San Ramon Creek runs south to north, approximately 0.25 mile west of the project site. St. Isidore's Catholic Church and Saint Isidore School are located approximately 0.1 mile west-southwest of the project site, across La Gonda Way. The Community Presbyterian Church is located approximately 0.2 mile south of the project site. Commercial development is concentrated approximately 0.5 mile south of the project site, along Diablo Road, Hartz Avenue, Front Street, and Railroad Avenue.

## 8. Description of Project

The 375 West El Pintado Road Residential Project (the "proposed project") involves a request for a General Plan Amendment (GPA2015-0001), Preliminary Development Plan – Rezoning (PUD2015-0001), Major Subdivision, and a Final Development Plan (DP2015-0065) to allow for the development of a maximum 38-unit townhouse development. The General Plan Amendment request pertains to the .29 acre lot only, and would amend the Town's General Plan Land Use Designation from Residential – Single Family – Low Density (1-3 units per acre) to a Mixed Use Land Use Designation. The Preliminary Development Plan – Rezoning request would rezone the project site to a new P-I; Planned Unit Development District, the Major Subdivision would subdivide the site creating a maximum of 38 multiple family lots, and the Final Development Plan would provide for the approval of project architecture, site design, and landscape design. A Tree Removal application (TR2015-0039) is also required to be approved to allow for the removal of any Town-Protected trees.

The proposed project would involve demolition of the existing residence and construction of seven new multi-family buildings with partially below grade and at-grade parking garages, outdoor parking areas, and landscaping. Four larger, two-story buildings would be constructed on the northern portion of the project site, each with a mixture of 3-bedroom and 2-bedroom units. These four buildings would each be approximately 35 feet tall. Three smaller, two-story buildings would be constructed on the eastern and southern portions of the project site, each with two 3-bedroom units. These three buildings would each be approximately 25 feet tall. The existing swales that traverse the project site would be placed underground in pipe culverts. Figure 4 shows the site plan for the proposed project and Table 1 summarizes the project's characteristics.



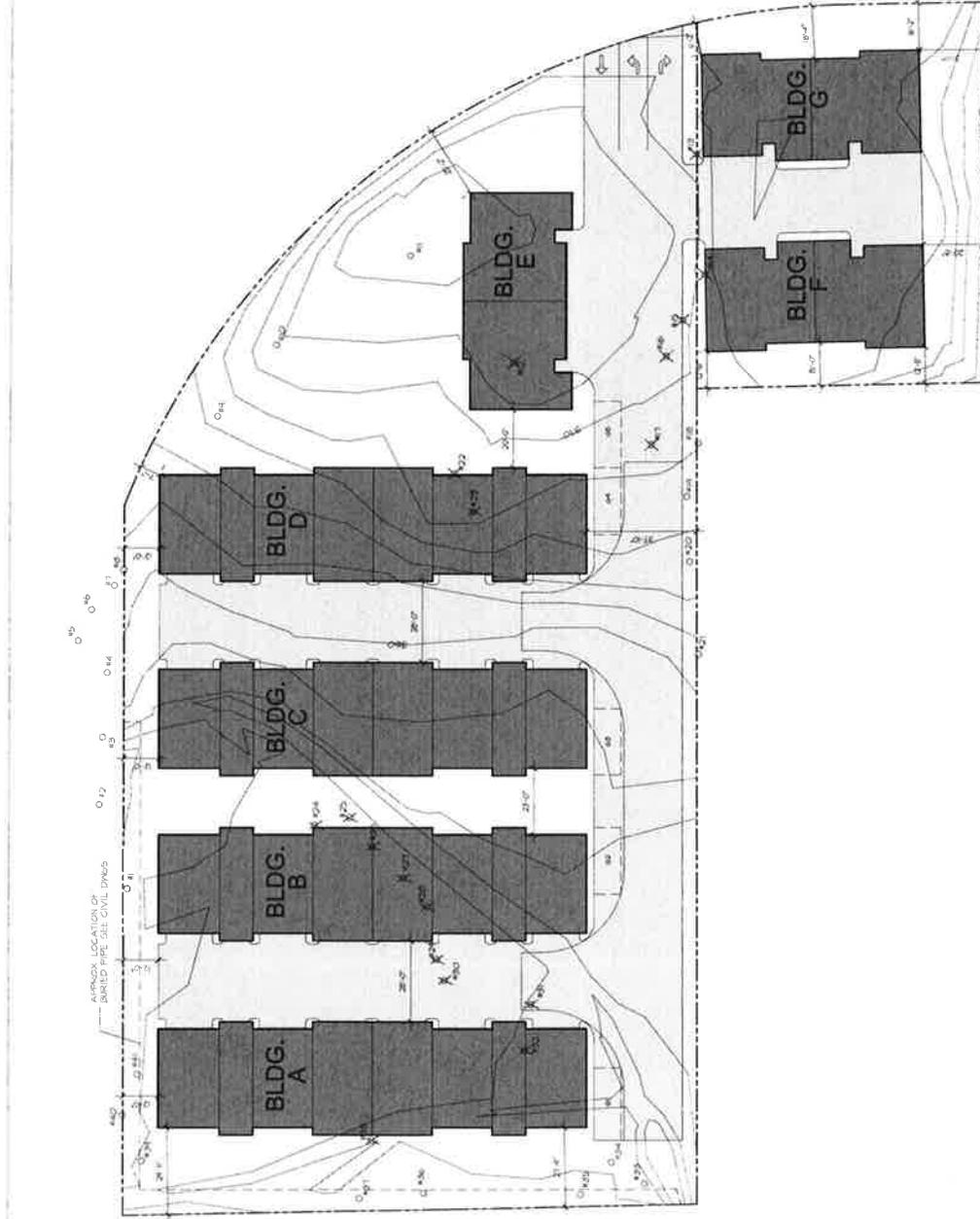


**Photo 1:** Photograph of project site facing northwest.



**Photo 2:** Photograph of project site facing southwest.





Proposed Site Plan

**Table 1**  
**Project Characteristics**

<b>Assessor's Parcel Nos.</b>	200-140-011, -012
<b>Project Site Size</b>	1.88 acres
<b>Residential Units</b>	38
<b>Parking</b>	Approximately 77 onsite spaces
<b>Building Heights</b>	Up to a maximum of 35 feet

**Parking and Site Access**

The proposed project would include approximately 77 total onsite parking spaces. Approximately 72 spaces would be provided in covered, partially at-grade garages and five additional uncovered spaces would be provided onsite. Vehicular access would be provided from a single driveway on West El Pintado Road that would enter the project site at roughly the midpoint of the eastern site boundary. Outbound movements are proposed to be controlled by a stop sign.

**Utilities and Public Services**

Electricity and natural gas service would be provided by the Pacific Gas & Electric Company. Water service would be provided by the East Bay Municipal Utility District. Sewer service would be provided by the Central Contra Costa Sanitary District. Garbage and recycling services would be provided by the Central Contra Costa Solid Waste Authority. Fire protection services would be provided by the San Ramon Valley Fire Protection District. Police protection services would be provided by the Danville Police Department (which is a contract service with the Contra Costa County Sheriff's Department).

**9. Other Public Agencies Whose Approval is Required**

The proposed projects would require the discretionary approval of the Town of Danville.

Depending on the jurisdictional status of the onsite drainages, approvals by and/or agreements with the Regional Water Quality Control Board, California Department of Fish & Wildlife, and/or US Army Corps of Engineers may also be required for alterations to drainages.



## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality             |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources    | <input checked="" type="checkbox"/> Geology/Soils           |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials    | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                | <input checked="" type="checkbox"/> Noise                   |
| <input type="checkbox"/> Population/Housing                  | <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities/Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |



## DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

1/19/15  
\_\_\_\_\_  
Date



## ENVIRONMENTAL CHECKLIST

The following impact evaluation is based on the *State CEQA Guidelines* Appendix G checklist. This checklist has been formulated by the State of California to determine the potential for the project to result in significant environmental effects.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>I. AESTHETICS</b>				
-- Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **POTENTIALLY SIGNIFICANT IMPACT.** The project site is located in an urbanized area of the Town of Danville that supports a mix of development types and land uses, including single- and multi-family residential, commercial, public, and institutional uses. The general project area does include scenic vistas, including views of Mt. Diablo and views of the Las Trampas Regional Wilderness ridgelines. Although construction of the proposed project would not have a substantial adverse effect on a scenic vista as seen from a public location such as West El Pintado Road due to the surrounding topography and existing nearby development, views of the Las Trampas Wilderness ridgelines could be altered or partially obscured by the proposed project buildings. Views of the surrounding hills from Interstate 680, which has been designated as a Scenic Highway under the California Scenic Highway Program (Caltrans, 2015), would not likely be obscured by the proposed project buildings due to their elevation compared to the Interstate, but this potential adverse effect will be analyzed further in an EIR. Potentially significant impacts on scenic vistas will be analyzed in an EIR.

b) **POTENTIALLY SIGNIFICANT IMPACT.** Interstate 680 is located directly northeast of the project site. As noted above, the portion of Interstate 680 that passes the project site has been designated as a Scenic Highway under the California Scenic Highway Program. Several mature trees exist on the project site, and some of these trees would be removed during project construction. Therefore, construction of the proposed project may result in a potentially significant impact on scenic resources within a state scenic highway. There are no historic



buildings on the project site. The one existing on-site residence does not qualify as a historic resource (Tom Origer & Associates, 2014). This issue will be analyzed further in an EIR.

c) **POTENTIALLY SIGNIFICANT IMPACT.** The visual character of the area surrounding the project site is suburban and includes one- to two-story office and residential buildings, ornamental landscaping, and an interstate highway. The majority of the project site itself is generally undeveloped, with rolling topography, a two drainages and scattered mature trees. One single-family residence exists on the southeast portion of the project site. The proposed project involves the construction of seven new two-story multi-family residential buildings with partially subterranean parking levels below, outdoor parking spaces, and landscaping. The proposed new multi-family residential buildings would be up to two stories in height with partially subterranean parking levels below, which would increase the massing and intensity of development on the project site. As such, the proposed project would represent a change in the visual character of the project site. The site's visual permeability and open character as seen from West El Pintado Road and nearby residences to the south and west would be replaced by new buildings and landscaping. Impacts are potentially significant and will be analyzed further in an EIR.

d) **POTENTIALLY SIGNIFICANT IMPACT.** The project site is located in an urbanized area with moderate levels of existing lighting. The adjacent commercial, residential, and interstate highway uses generate varying amounts of light and glare along all sides of the property. Primary sources of light adjacent to the project site include lighting associated with the existing commercial and residential buildings including building mounted lighting and headlights from vehicles on West El Pintado Road and Interstate 680 (especially vehicles traveling on the southbound off-ramp). The primary source of glare adjacent to the project site is the sun's reflection from metallic, glass and light-colored surfaces on buildings and on vehicles parked or traveling nearby.

The proposed project would incorporate exterior lighting in the form of pedestrian walkway and/or driveway lighting and other safety-related lighting. Depending on the type, location and intensity of such lighting, impacts could be significant. In addition, light colored or reflective building materials could result in significant glare impacts. Therefore, this issue will be analyzed in an EIR.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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## II. AGRICULTURE AND FOREST RESOURCES

-- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**II. AGRICULTURE AND FOREST RESOURCES**

in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

a) Convert Prime Farmland, Unique Farmland, 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"/>

a-e) **NO IMPACT.** The project site and surrounding area is classified as Urban and Built-Up Land by the California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (DOC, 2012). Grazing land exists in the foothills to the east and west of the project site. The nearest grazing land designated by the FMMP is approximately 1.25 miles from the project site (DOC, 2012). The nearest Williamson Act contract is located approximately 1.5 miles east of the project site (Contra Costa County Department of Conservation and Development, 2013). Chapter 6 (Resources and Hazards) of the Danville 2030 General Plan



states that urbanization over the past 50 years has displaced virtually all cultivated agriculture within the Town. The General Plan also states that there are no significant forests in Danville. The project site is not located on or adjacent to agricultural land or forest land and the proposed project would not involve development that could result in the conversion of farmland to non-agricultural uses. For these reasons, the project would have no impact with respect to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use; conflict with existing agricultural zoning or Williamson Act contract; the loss of forest land or conversion of forest land to non-forest use; or other conversion of farmland to non-agricultural use. No further analysis of this issue in an EIR is warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>III. AIR QUALITY</b>				
-- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **LESS THAN SIGNIFICANT IMPACT.** Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. A project may be inconsistent with the applicable air quality plan if it would result in either population or employment growth that exceeds growth estimates included in the plan. Such growth would generate emissions not accounted for in the applicable air quality plan emissions budget. Therefore, projects need to be evaluated to determine whether they would generate population and employment growth and, if so, whether that growth would exceed the growth rates included in the applicable air quality plan. The most recent and applicable adopted air quality plan is the Bay Area Air Quality Management District (BAAQMD) 2010 Clean Air Plan (CAP). Therefore, consistent with the CEQA thresholds, the proposed project would result in a significant impact if it would conflict with or obstruct with implementation of the 2010 CAP.



The proposed project would increase the available housing in the Town of Danville. The Town of Danville General Plan 2030 EIR estimated that total housing units within the Town of Danville Planning Area (incorporated area and sphere of influence) would increase from 17,240 in 2010 to 19,490 in 2030. This projection represents a growth in housing of 2,250 units or approximately 13 percent. For the incorporated area of the Town of Danville, the Plan Bay Area Forecast of Jobs, Population, & Housing projects a 9 percent growth in housing (1,510 units) from 15,930 units in 2010 to 17,440 units in 2040 (ABAG and MTC, 2013). The proposed project would add 38 housing units within the incorporated Town of Danville. This amount of new housing units represents approximately 1.7 percent of the Town of Danville General Plan 2030 EIR housing unit growth estimate and approximately 2.5 percent of the Plan Bay Area 2040 housing unit growth estimate. Therefore, the proposed project would not induce population growth beyond the forecasts and would not exceed growth estimates in the CAP or otherwise interfere with implementation of the CAP. Impacts related to conflict or obstruction of applicable air quality plans would be less than significant. Further analysis of this issue in an EIR is not warranted.

b, c) **POTENTIALLY SIGNIFICANT IMPACT.** The proposed project would result in a significant impact if it would result in direct and/or indirect operational emissions that exceed BAAQMD thresholds or contribute to a cumulative net increase for any criteria pollutant for which the region is currently in non-attainment. The proposed project would generate temporary construction emissions (direct emissions) and long-term operational emissions (indirect emissions). Emissions associated with the proposed project may result in a significant impact and therefore will be analyzed in an EIR.

d) **POTENTIALLY SIGNIFICANT IMPACT.** As discussed above under subpart (b, c) of this section, the proposed project may exceed BAAQMD thresholds for various pollutants; therefore, it may expose sensitive receptors to substantial pollutant concentrations. Also, the proposed project would be located approximately 180 feet from Interstate 680. The proximity of the proposed project to Interstate 680 may result in the exposure of the future residents of the proposed project to substantial pollutant concentrations, including substantial levels of toxic air contaminants (TAC). This potentially significant impact will be analyzed further in an EIR.

e) **LESS THAN SIGNIFICANT IMPACT.** Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. Although construction of the proposed project would involve the use of construction equipment that may use diesel fuel, the construction activities would be temporary and would not generate objectionable odors that would affect a substantial number of people. Therefore, impacts related to odor are less than significant. No further analysis of this issue in an EIR is warranted.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**IV. 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 Wildlife or U.S. Fish and Wildlife Service?	■	□	□	□
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	■	□	□	□
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?	■	□	□	□
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 native wildlife nursery sites?	■	□	□	□
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	■	□	□	□
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?	□	□	□	■

a-e) **POTENTIALLY SIGNIFICANT IMPACT.** Although the project site is located within an urbanized area within the Town of Danville, the majority of the project site is undeveloped and two drainage swales traverse the site. These swales may support candidate, sensitive or special status species. Riparian habitat and wetlands may be associated with these swales, and the swales may serve as wildlife corridors or native wildlife nursery sites. Implementation of the



proposed project would alter the topography and hydrology of the project site. The drainage swales would be placed underground in culverts and the project site would be graded in order to allow for development of 38 residential units. This topographic and hydrologic modification may result in adverse effects to the biological resources described above. Several mature trees exist on the project site. Removal of these trees may conflict with the Town’s Tree Preservation Ordinance (Municipal Code Section 32-79) and/or result in impacts to sensitive or protected animal species. Impacts to biological resources as described above would be potentially significant and will be evaluated further in an EIR.

f) **NO IMPACT.** The proposed project would not occur within an approved Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No further analysis of this issue in an EIR is warranted.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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**V. CULTURAL RESOURCES**

-- Would the project:

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

a) **NO IMPACT.** The project site is mostly vacant open space with scattered trees and two ephemeral drainages. One single-family residence exists on the southeast portion of the project site. County records indicate that the single-family residence was built in 1973, and field observations confirmed that it is a modern building and would not be considered a historical resource (Tom Origer & Associates, 2014). Only two past cultural resources studies have been conducted within a quarter-mile of the project site, and no cultural resources have been identified (Tom Origer & Associates, 2014). Construction and operation of the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. No impact would occur and further analysis of this issue in an EIR is not warranted.

b-d) **POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED.** A cultural resources field survey was completed for the project site by Tom Origer & Associates on



October 31, 2014. This cultural resources field survey is included as Appendix A of this Initial Study. The ground was examined during a pedestrian survey of the site. Gopher backdirt piles were examined, and small patches of vegetation and fill soils were cleared with a hoe as needed to further inspect the ground. The sidewalls of the seasonal drainage that traverses the project site were examined for buried deposits. During the field survey, no archaeological resources were observed. Although fill soils obscure approximately 50% of the project site ground surface, the cultural resources survey determined that there is a low likelihood for there to be a prehistoric archaeological site on the property because such sites would be located near the onsite drainage and the soils around that drainage did not show evidence of archaeological sites (Tom Origer & Associates, 2014). Although the likelihood of encountering prehistoric archaeological resources on the project site is low, there is still a potential for discovery of previously unidentified, buried historic era or prehistoric resources (including unique geologic features and human remains) beneath the fill and other soils on the project site. Therefore, Mitigation Measures CR-1 through CR-3 are required to prevent damage to or destruction of previously unidentified cultural resources.

### **Mitigation Measures**

The following mitigation measures would be required to reduce impacts to previously unidentified cultural resources to a less than significant level. With implementation of Mitigation Measures CR-1 through CR-3, impacts would be less than significant and no further analysis of this issue in an EIR is warranted. These measures will be carried over into the EIR's Executive Summary and Mitigation Monitoring and Reporting Program.

**CR-1 Cultural Resources Awareness Training.** Prior to the commencement of ground disturbance, including site preparation and grading activities, the applicant will ensure that all construction workers are trained to recognize archaeological resources (e.g., obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and handstones, and mortars and pestles; bedrock outcrops and boulders with mortar cups; and locally darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones; fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits). The cultural resources awareness training shall be conducted by a qualified professional archaeologist with experience in training non-specialists. A record of completion of cultural resources awareness training for all construction workers shall be submitted to the Town of Danville prior to the issuance of a grading permit, and a copy of the training completion record shall be maintained onsite for the duration of construction activities.

**CR-2 Unanticipated Discovery of Cultural Remains.** If previously unidentified cultural resources are encountered during construction or land disturbance activities, work shall stop within 50 feet of the find and the Town of Danville shall be notified at once to assess the nature, extent, and potential significance of any cultural resource find. The applicant shall retain a qualified archaeologist to implement a Phase II subsurface testing program to determine the resource boundaries, assess the integrity of the resource, and



evaluate the resource’s significance through a study of its features and artifacts.

If the resource is determined significant, the Town of Danville may choose to allow the capping of the area containing the resource using culturally sterile and chemically neutral fill material. If such capping occurs, then a qualified archaeologist shall be retained to monitor the placement of fill upon the resource. If a significant resource will not be capped, the results and recommendations of the Phase II study shall determine the need for a Phase III data recovery program designed to record and remove significant cultural materials that could otherwise be tampered with. If the resource is determined to be not significant, no capping and/or further archaeological investigation or mitigation shall be required. The results and recommendations of the Phase II study shall determine the need for construction monitoring. If monitoring is warranted, a qualified archaeologist shall be retained by the applicant to be present during all earth moving activities that have the potential to affect archaeological or historical resources. A monitoring report shall be submitted to the Town upon completion of construction.

**CR-3 Unanticipated Discovery of Human Remains.** If previously unidentified human remains are encountered during project construction, State Health and Safety Code Section 7050.5 shall be adhered to, which requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC would then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who would then help determine what course of action should be taken in dealing with the remains.

	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Potentially Significant</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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**VI. GEOLOGY AND SOILS**

-- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS</b>				
-- Would the project:				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable 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 1-B of the Uniform Building Code, 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"/>

a.i) **NO IMPACT.** The project site is not located within an area that has been identified as having a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map (DOC, 2015). No known fault lines are located on the site. The nearest active faults include the northern end of the Calaveras fault located approximately 0.6 mile to the southwest, the Concord Segment of the Concord fault located approximately 4.7 miles to the northeast, and the Northern Segment of the Hayward fault located approximately 9.3 miles to the southwest (Peters & Ross, 2014). As a result, the project site would not be subject to ground rupture. No impact would occur and further analysis of this issue in an EIR is not warranted.

a.ii) **LESS THAN SIGNIFICANT IMPACT.** As with any site in the Bay Area region, the project site is susceptible to strong seismic ground shaking in the event of a major earthquake. Nearby active faults include the Calaveras, Concord, Hayward, and San Andreas Faults. These faults are capable of producing strong seismic ground shaking at the project site. With modern construction and adherence to the geology and soil provisions of the 2013 California Building Code (CBC), which sets forth seismic design standards (Ch. 16, 18) and geohazard study requirements (Ch. 18), “it is reasonable to expect that a well-designed and well-constructed structure will not collapse” (Peters & Ross, 2014). Impacts would be less than significant and no further analysis is needed in an EIR.



a.iii) **LESS THAN SIGNIFICANT IMPACT.** Liquefaction is a condition that occurs when unconsolidated, saturated soils change to a near-liquid state during strong groundshaking. The project site is not within a potential liquefaction zone as identified on the California Geological Survey Regulatory Maps (DOC, 2015). However, a geotechnical exploratory test boring in the northwest corner of the project site encountered loose sands, silts, and low plasticity clays that are potentially liquefiable. Therefore, the proposed project would be required to comply with applicable provisions for construction in a liquefaction zone of the most recently adopted version of the CBC. Adherence to Chapter 18 of the CBC requirements, which addresses soil hazards including liquefaction, would ensure that liquefaction impacts would be less than significant.

a.iv) **LESS THAN SIGNIFICANT IMPACT.** Earthquakes can trigger landslides that may cause injuries to people and damage to structures. The project site is not located within a landslide hazard area as identified on the California Geological Survey Regulatory Maps (DOC, 2015). Landslides are typically a hazard on or near slopes or hillside areas. Although the project site has moderately rolling topography, slopes on and adjacent to the site are either engineered slopes (such as those for the I-680 on-ramp or not high or steep enough to constitute significant landslide hazards. Due to the site topography, the underlying soil characteristics, the surrounding existing development, and the requirements of the CBC regarding project engineering for soil stability, this impact would be less than significant and no further analysis is needed in an EIR.

b) **LESS THAN SIGNIFICANT IMPACT.** The highest potential for erosion would occur during the grading and excavation phase, during which time loose and exposed soils could be entrained during a storm event or by wind. Danville receives an average of approximately 24 inches of rain annually, with the vast majority of precipitation occurring between November and March. Soil disturbance during this period would be the most likely to result in accelerated erosion. Ground-disturbing activities that would occur with implementation of the proposed project would include site-specific grading for foundations, building pads, access roads, and utility trenches. Pursuant to Chapter XIX of the Danville Municipal Code, the applicant would be required to obtain a Grading Permit and an Erosion Control Permit. The Erosion Control Permit requires an interim erosion-control plan for all grading work performed during the rainy season and a final erosion-control plan for post-construction site conditions for all grading activities. The purpose of the Erosion Control Permit is to minimize the quantity of silty debris entering a Town or County-maintained storm water collection facility or roadway due to construction site run-off. Erosion control measures include various BMPs to reduce on-site erosion and off-site sedimentation, such as sediment detention basins, dikes and drains, gravel bags, and vegetative cover (DMC Chapter 19).

In addition, the proposed project would be required to comply with erosion control standards administered by the San Francisco Bay Regional Water Quality Control Board (RWQCB) through the National Pollutant Discharge Elimination System (NPDES) permit process, which requires implementation of nonpoint source control of stormwater runoff. Such controls would include best management practices (BMPs) identified in a Stormwater Pollution Prevention Plan (SWPPP) for the proposed project.



The California Stormwater Quality Association (CASQA) *BMP Handbook for Construction* (2009) is typically used for guidance in drafting project-specific BMPs for erosion control. For example, CASQA Measure WE-1 (Wind Erosion Control) identifies a variety of BMPs to stabilize exposed surfaces and minimize activities that would result in suspended dust particles (CASQA, 2009). This is commonly achieved by applying soil binders or water to disturbed surfaces.

With compliance with above listed requirements, erosion and loss of topsoil impacts associated with construction and operation of the proposed project would be less than significant. Therefore, further investigation in an EIR is not warranted.

c, d) **POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED.** The site is located in the Coast Ranges Geomorphic Province of California, which is characterized by a series of northwest trending, folded and faulted mountain chains and intervening valleys (Peters & Ross, 2014). Regional geologic maps by the USGS show that the site is underlain by alluvium and adjacent to bedrock of the Orinda formation (Peters & Ross, 2014). Based on preliminary geotechnical investigations, portions of the project site contain loose sands, silts, and low plasticity clays that would be subject to liquefaction. Also, most of the project site is covered with layer of several clayey fill soils that have an expansion potential ranging from moderate to very high (Peters & Ross, 2014). The project site slopes moderately to the west. The combination of site topography and on-site soil characteristics results in the potential for landslide, lateral spreading, subsidence, liquefaction, and collapse. However, the preliminary geotechnical investigation concluded that the project site “can be developed from a geotechnical engineering perspective,” provided that a design-level geotechnical investigation addresses the geologic hazards identified in the preliminary investigation and the recommendations of that design-level investigation are incorporated into the proposed project design and construction.

A number of widely used treatments are available to mitigate expansive soils, including soil grouting, recompaction, and replacement with a non-expansive material. CBC Section 1808.6 requires special foundation design for buildings constructed on expansive soils. If the soil is not removed or stabilized, then foundations must be designed to prevent uplift of the supported structure or to resist forces exerted on the foundation due to soil volume changes or shall be isolated from the expansive soil. Compliance with CBC requirements would ensure protection of structures and occupants from impacts related to expansive soils.

Lateral spreading is the horizontal movement or spreading of soil toward an open face. When soils located on a sloping site liquefy, they tend to flow downhill. The potential for failure from lateral spreading is highest in areas where the groundwater table is high and where relatively loose alluvial deposits exist, and in areas with liquefaction risks. The project site is not within a potential liquefaction zone as identified on the California Geological Survey Regulatory Maps (DOC, 2015). However, the preliminary geotechnical investigation identified potentially liquefiable soils in one of the exploratory test borings, and encountered groundwater at approximately 15 feet below ground surface (bgs) in two of the test borings (Peters & Ross, 2014). Also, the project site slopes moderately to the west. Sites with liquefiable soils and a sloped surface are potentially subject to lateral spreading during a seismic event.

Several project design components, including adherence to CBC requirements, would substantially reduce the risk of structural damage or injury due to liquefaction or lateral



spreading. The project site currently slopes moderately to the west, but would be made more level over most of its area to accommodate the proposed project. Additional site preparation, such as soil compaction, excavation of liquefiable soils, installation of subsurface drainage, and placement of structural fill would reduce the potential for liquefaction. Driven pile foundations would be incorporated if necessary to prevent structural damage from liquefaction. Mitigation Measure GEO-1, described below, would ensure that the appropriate foundation design will be incorporated based on the recommendations of the design-level geotechnical investigation. With incorporation of design-level geotechnical recommendations and adherence to CBC requirements, the risk of structural damage or injury from landslides, lateral spreading, subsidence, liquefaction, expansive soils, or collapse would be less than significant. Further investigation in an EIR is not warranted.

#### **Mitigation Measure**

The following mitigation measure would be required to reduce potential impacts from geological hazards to a less than significant level. With implementation of Mitigation Measure GEO-1, impacts would be less than significant and no further analysis of this issue in an EIR is warranted. This measure will be carried over into the EIR's Executive Summary and Mitigation Monitoring and Reporting Program.

**GEO-1 Design-Level Geotechnical Investigation.** In accordance with the recommendations of the preliminary geotechnical investigation, the applicant shall conduct a design-level geotechnical investigation. The design-level geotechnical investigation shall include additional field exploration and laboratory testing. Soil borings and/or cone penetration tests (CPT) soundings shall be conducted to evaluate the potential for liquefaction in the area of the preliminary geotechnical investigation Boring 2. The recommendations of the design-level geotechnical investigation shall be incorporated into the proposed project grading and building plans after review and approval by the Town's Building Services Division. These recommendations may include the removal of expansive soils, replacing expansive soils with non-expansive engineered fill, deepening foundations to develop support below the zone of significant seasonal moisture change, designing foundation/slab systems to resist uplift pressures generated by swelling soils, providing drainage and landscaping to minimize seasonal moisture fluctuations in the near-surface soils, compacting soils to the appropriate relative compaction, and designing foundations to resist the adverse effects of liquefaction and corrosive soils.

e) **NO IMPACT.** The proposed project would be connected to the local wastewater treatment system. Septic systems would not be used. No impact would occur and further analysis of this issue in an EIR is not required.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**VII. GREENHOUSE GAS EMISSIONS**

-- Would the project:

- |  |   |   |   |   |
|--|---|---|---|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?        | ■ | □ | □ | □ |
| b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ■ | □ | □ | □ |

a-b) **POTENTIALLY SIGNIFICANT IMPACT.** The project's proposed construction activities, energy use, daily operational activities, and mobile sources (traffic) would generate GHG emissions. These construction- and operations-related emissions of greenhouse gases may be significant when combined with the emissions of other past, present, and reasonably foreseeable projects. Impacts related to consistency with applicable adopted GHG reduction plans and GHG emissions thresholds will be analyzed further in an EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**VIII. HAZARDS AND HAZARDOUS MATERIALS**

-- Would the project:

- |   |   |   |   |   |
|---|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   | □ | □ | ■ | □ |
| 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? | □ | □ | ■ | □ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?   | □ | □ | ■ | □ |
| d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section  | □ | □ | □ | ■ |



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**VIII. HAZARDS AND HAZARDOUS MATERIALS**

-- Would the project:

65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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"/>            |

a, b) **LESS THAN SIGNIFICANT IMPACT.** The proposed project would involve the construction of a new residential uses. Residential uses typically do not use or store large quantities of hazardous materials, other than minor amounts typically used for cleaning, maintenance and landscaping. Therefore, operation of the proposed project would not involve the use, storage, transportation, or disposal of hazardous materials.

Construction of the proposed project would require limited use of heavy machinery and construction equipment such as a graders, front loaders and dump trucks. The operation of these vehicles and machinery could result in a spill or accidental release of hazardous materials, including fuel, engine oil, engine coolant, and lubricants. Because the proposed project would disturb more than one acre in total, the applicant would be required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ) to comply with Clean Water Act NPDES requirements. Compliance with these requirements would include preparation of a SWPPP, which would specify Best Management Practices to quickly contain and clean up any accidental spills or leaks. Due to the relatively short construction period and the relatively small amount of



hazardous materials to be used in construction of the proposed project, the potential for an accidental release of hazardous materials to harm the public or the environment would be minor. This potential would be further reduced through compliance with applicable regulations.

In addition to the potential spill or accidental release of hazardous materials, construction of the proposed project could encounter or mobilize previously unidentified existing contamination. The potential for existing contamination to be encountered is small due to the low risk of contamination associated with past and present land uses, including open space and single-family residential development. As discussed further below under Item D, there are no known past or present hazardous materials located on or near the project site. Previously unidentified contamination that is encountered during construction of the proposed project would be properly handled, transported, and disposed of at an appropriate disposal facility in accordance with applicable regulations. Impacts would be less than significant and further analysis of this issue in an EIR is not warranted.

c) **LESS THAN SIGNIFICANT IMPACT.** St. Isidore School, a Catholic K-8 school, is located approximately 0.1 mile west-southwest of the project site. Although the school is located less than 0.25 mile from the project site, as discussed above the hazardous materials associated with construction of the proposed project would be limited to typical substances associated with construction activities, such as gasoline, diesel fuel, engine oil, engine coolant, and lubricants. The use of these substances would be confined to the project site itself and access routes to the project site. The project site is separated from the school by single- and multi-family residences, and construction vehicles would not be expected to pass directly adjacent to the school when accessing the site because site access would likely occur from the east, via Interstate 680. The probability that school children would be exposed to hazardous materials during construction of the proposed project is low. This probability would be further reduced by the required SWPPP, which would specify Best Management Practices to quickly contain and clean up any accidental spills or leaks. This impact would be less than significant and further analysis in an EIR is not warranted.

d) **NO IMPACT.** The following databases were checked (November 19, 2015) for known hazardous materials contamination at the project site:

- *GeoTracker (California State Water Resources Control Board): list of leaking underground storage tank sites*
- *EnviroStor (California Department of Toxic Substances Control): list of hazardous waste and substances sites*
- *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database*

Based on a review of the databases listed above, there are no known past or present hazardous materials located on or near the project site. The nearest identified hazardous material sites are a groundwater monitoring and cleanup site at the Danville Square Shopping Center (approximately 0.4 mile to the south-southwest) and a leaking underground storage tank at the southwest corner of Diablo Road and Interstate 680 (approximately 0.5 mile to the southeast). Neither construction nor operation of the proposed project would affect or be affected by these



hazardous materials sites. No impact would occur and further analysis in an EIR is not warranted.

e, f) **NO IMPACT.** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest private airstrip is the Little Hands Stolport, located approximately 2.25 miles to the west-southwest. A ridgeline within Las Trampas Regional Wilderness creates a visual, physical, and aeronautical barrier between the project site and the private airstrip. No impact would occur and further analysis in an EIR is not warranted.

g) **LESS THAN SIGNIFICANT IMPACT.** The proposed project would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No changes to the local circulation or access patterns are proposed, and neither construction nor operation of the project would significantly change or impede existing traffic patterns or flow in a manner that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. A less than significant impact would occur and further analysis in an EIR is not warranted.

h) **LESS THAN SIGNIFICANT IMPACT.** Chapter X, Section 10-8.1, of the Town of Danville Municipal Code defines a Wildland-Urban Interface Fire Area as a geographical area identified by the state as a "Fire Hazard Severity Zone" or other areas designated by the enforcing agency to be at a significant risk from wildfires. Although the project site is within a Wildfire Threat area designated as Very High Threat to Development on Figure 22 - Wildfire and Landslide Hazards in the Danville 2030 General Plan, the vast majority of the Town is within this same Wildfire Threat area. The project site is not within a Very High Fire Hazard Severity Zone as shown on Cal Fire's Fire Hazard Severity Zones Maps (CAL FIRE, 2009). The project site is within an urban area and is surrounded by existing development. Interstate 680 is east of and adjacent to the project site, and would serve as a fire break in the event of a wildfire. No wildlands are immediately adjacent to the project site. This impact would be less than significant and further analysis in an EIR is not warranted.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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**IX. HYDROLOGY AND WATER QUALITY**

-- Would the project:

a) Violate any water quality standards or waste discharge requirements?	■	□	□	□
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	□	□	■	□



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY</b>				
-- Would the project:				
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)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	■	<input type="checkbox"/>	<input 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"/>	■
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"/>	■
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"/>	■
j) Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■



a,c,d,e,f) **POTENTIALLY SIGNIFICANT IMPACT.** Construction of the proposed project would require that two on-site swales be placed underground in culverts. These construction activities would temporarily disturb and loosen on-site soils and permanently alter the project site topography and hydrology. Construction of the proposed project buildings and associated paved areas would alter the infiltration capacity and runoff characteristics of the site. The use of heavy construction machinery would require fuel, engine oil, and lubricants that could leak or spill and subsequently contaminate on-site soil and nearby waterbodies. Impacts to hydrology and water quality as described above are potentially significant and will be evaluated further in an EIR.

b) **LESS THAN SIGNIFICANT IMPACT.** As discussed in Section XVII, *Utilities and Service Systems*, the proposed project would receive its water from the East Bay Municipal Utility District (EBMUD). EBMUD collects water from the Mokelumne River watershed in the Sierra Nevada Mountains and delivers that water to EBMUD service area via aqueduct (EBMUD, 2011). Construction and operation of the proposed project does not include installation of new groundwater wells, or use of groundwater from existing wells. Therefore, construction and operation of the proposed project would not result in a net deficit in aquifer volume or a lowering of the groundwater table. The proposed project would not result in an exceedance of safe yield or a significant depletion of groundwater supplies. Although construction of the proposed project would increase the amount of impervious surface on the project site, this amount of new impervious surface is small compared to the surface area of the watershed and would not substantially alter the regional groundwater recharge capacity or adversely affect groundwater levels. Impacts related to groundwater would be less than significant. Further analysis of this issue in an EIR is not warranted.

g-j) **NO IMPACT.** The project site is not located within a 100-year flood hazard area as shown on Figure 23, Air Quality, Flood Risk, and Seismic Hazards, of the General Plan (Danville General Plan, Chapter 6). Flooding hazards in the Town of Danville are generally limited to areas along major creeks and the confluence of creeks during winter rains. The project site would not be affected by flooding, and the proposed project structures would not obstruct flood flows. The project site is located approximately 15 miles from the San Francisco Bay and would not be inundated by a tsunami. There are no lakes within the vicinity of the project site, and there is no risk of inundation by seiche. Although the project site currently slopes to the west, the site would be graded and stabilized to accommodate the development of 38 residential units. The surrounding land is generally flat and is developed with residential and commercial land uses. Therefore, the project site would not be at risk of significant inundation by mudflow. No impacts would occur and further analysis of these issues in an EIR is not warranted.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**X. LAND USE AND PLANNING**

-- Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **LESS THAN SIGNIFICANT IMPACT.** The proposed project consists of 38 new multi-family residential units on a mostly vacant lot within an urbanized portion of the Town of Danville. One existing single-family home exists on the southern portion of the project site and would be demolished prior to construction of the proposed project. An existing multi-family residential development borders the project site to the west. Implementation of the proposed project would continue the existing residential development pattern in the neighborhood, and would not cut off connected neighborhoods or land uses from each other. No new roads, linear infrastructure or other development features are proposed that would divide an established community or limit movement, travel or social interaction between established land uses. Impacts would be less than significant and no further analysis of these issues in an EIR is warranted.

b) **POTENTIALLY SIGNIFICANT IMPACT.** The Town of Danville 2030 General Plan designates the majority of the project site (approximately 1.6 acres, APN #200-140-011) as Mixed Use. This parcel is also designated as the GMMR LLC Special Concern Area. The General Plan designates the southeastern portion of the project site (approximately 0.29 acre, APN #200-140-012) as Residential – Single Family – Low Density. This parcel is located outside of the GMMR LLC Special Concern Area. The project application includes a General Plan amendment to change the project site’s land use designation to Mixed Use for the entire site. The northern portion of the project site, also referred to as the GMMR, LLC property, is included as a Special Concern Area within the General Plan, which provides additional guidance for the development of the site. Due to the potential for conflicts with General Plan goals and policies related to the project site, this impact is potentially significant and will be analyzed further in an EIR.

c) **NO IMPACT.** At present, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan exists for the Town



of Danville. The proposed project would result in the construction and operation of multi-family residential units within an urbanized portion of the Town, and therefore would not affect designated open space or designated conservation land that supports significant animal or plant habitat. Therefore, the construction and operation of the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan or any other Natural Community Conservation Plan. No impact would occur and further analysis of this issue in an EIR is not warranted.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>XI. MINERAL RESOURCES</b>				
-- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) **NO IMPACT.** There are no known or State-designated minerals of regional or statewide importance within or near the Town of Danville (DOC, 1996). There are no significant mineral deposits or surface mining operations that have been identified in the Town of Danville 2030 General Plan (Chapter 6, Resources and Hazards). The project site and surrounding properties are part of an urbanized area with no current oil or gas extraction. No mineral resource activities would be altered or displaced by the proposed project. No further analysis of this issue in an EIR is warranted.

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



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XII. NOISE**

-- Would the project result in:

c) A substantial permanent increase in ambient noise levels above levels existing without the project?	■	□	□	□
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	■	□	□	□
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?	□	□	□	■
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?	□	□	□	■

a) **POTENTIALLY SIGNIFICANT IMPACT.** The main noise source on the project site is traffic noise from adjacent and nearby roadways, including Interstate 680 and West El Pintado Road. The future residents of the proposed project may be exposed to noise levels in excess of the applicable standards described above, which would result in a potentially significant impact. This issue will be examined further in an EIR.

b) **POTENTIALLY SIGNIFICANT IMPACT.** The proposed project would involve standard construction activities that are anticipated to result in some vibration that may be felt on properties in the immediate vicinity of the project site, as commonly occurs with construction projects. Depending on the timing of construction activities and the proximity of heavy construction machinery to nearby residences, vibration caused during excavation, grading, and other activities could expose people to excessive groundborne vibration or groundborne noise levels. This impact is potentially significant and will be analyzed further in an EIR.

c,d) **POTENTIALLY SIGNIFICANT IMPACT.** Temporary noise increases would result from construction activities such as demolition, grading, excavation and construction. Permanent project-related changes in noise would be primarily due to increases in traffic volumes on nearby street segments and introduction of residential activities to a primarily undeveloped site. These impacts are potentially significant and will be examined further in an EIR.



e, f) **NO IMPACT.** The project site is not located within an airport land use plan nor is it located within two miles of a public airport or public use airport. The nearest private airstrip is the Little Hands Stolport, located approximately 2.25 miles to the west-southwest. A ridgeline within Las Trampas Regional Wilderness creates a visual, physical, and aeronautical barrier between the project site and the private airstrip. Future residents of the proposed project would not be exposed to excessive airport-related noise. No impact would occur and further analysis in an EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XIII. POPULATION AND HOUSING**

-- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, 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"/>

a) **LESS THAN SIGNIFICANT IMPACT.** The proposed project would increase the available housing in the Town of Danville. The Town of Danville General Plan 2030 EIR estimated that total housing units within the Town of Danville Planning Area (incorporated area and sphere of influence) would increase from 17,240 in 2010 to 19,490 in 2030. This projection represents a growth in housing of 2,250 units or approximately 13 percent. For the incorporated area of the Town of Danville, the Plan Bay Area Forecast of Jobs, Population, & Housing projects a 9 percent growth in housing (1,510 units) from 15,930 units in 2010 to 17,440 units in 2040 (ABAG and MTC, 2013). The proposed project would add 38 housing units within the incorporated Town of Danville. This amount of new housing units represents approximately 1.7 percent of the Town of Danville General Plan 2030 EIR housing unit growth estimate and approximately 2.5 percent of the Plan Bay Area 2040 housing unit growth estimate. Therefore, the proposed project would not induce population growth beyond the forecasts. The project involves infill development on a site designated for mixed use and residential uses. Impacts would be less than significant and no further analysis of this issue in an EIR is warranted.

b, c) **NO IMPACT.** Although one single-family residence exists on the project site and would be demolished during construction of the proposed project, demolition of one single-family residence would not result in the displacement of a substantial number of housing or people necessitating the construction of replacement housing elsewhere. Also, construction of the proposed project would result in the development of 38 residential units, which would increase



the overall availability of housing in the area. Therefore, the project would not displace a substantial number of housing or people such that replacement housing would be needed elsewhere. No further analysis of this issue in an EIR is warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XIV. PUBLIC SERVICES**

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

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a (i) **LESS THAN SIGNIFICANT IMPACT.** Fire protection is provided by the San Ramon Valley Fire Protection District (SRVFPD). The Fire Protection District provides all-risk fire, rescue, and emergency medical services to several communities, towns, and cities within Contra Costa County, including the Town of Danville. The District’s service area covers an area of approximately 155 square miles and serves a population of approximately 170,000. The District staffs 15 companies in nine career fire stations and one volunteer fire station, and employs approximately 190 personnel (SRVFPD, 2015). The District engages in community risk reduction through, among other activities, plan review and municipal code enforcement. The proposed project would be required to adhere to the conditions of approval set forth by the SRVFPD.

Two District fire stations are approximately equidistant from the project site. Fire Station 31, located at 800 San Ramon Valley Boulevard, is located approximately one mile south of the project site. Fire Station 33, located at 1051 Diablo Road, is located approximately one mile east of the project site. The project site is located within the existing service area of the SRVFPD and onsite construction would comply with applicable Fire Code requirements. No new fire



protection facilities or additional staffing would be required to serve the project (personal communication, David Stevens, Deputy Fire Marshal, San Ramon Valley Fire Protection District, 11/24/2015). With the continued implementation of existing practices of the Town, including compliance with the California Fire Code and the Uniform Building Code, the proposed project would not significantly affect community fire protection services and would not result in the need for construction of fire protection facilities. No further analysis of this issue in an EIR is warranted.

a (ii) **LESS THAN SIGNIFICANT IMPACT.** Police protection is provided by the Danville Police Department (DPD) through contract services with the Contra Costa County Sheriff's Department. The closest police station is located at 510 La Gonda Way, which is located approximately 0.1 mile north-northwest of the project site across El Cerro Boulevard. The project site is within the DPD's service area. The proposed project would result in an incremental increase in the demand for police services and would not create the need for new or expanded police protection facilities (personal communication, Steve Simpkins, Chief of Police, Danville Police Department, 12/01/2015). Impacts would be less than significant and no further analysis of this issue in an EIR is warranted.

a (iii) **LESS THAN SIGNIFICANT IMPACT.** The proposed project would involve the construction of 38 residential units that would be similar to and consistent with existing surrounding land uses. As discussed above in Section XIII, *Population and Housing*, this amount of new housing units represents approximately 1.7 percent of the Town of Danville General Plan 2030 EIR housing unit growth estimate and approximately 2.5 percent of the Plan Bay Area 2040 housing unit growth estimate. Therefore, the proposed project would not induce population growth beyond the forecasts. The project would involve infill development on a site designated for mixed use and residential uses. Although the proposed project could increase the number of school-aged children in the area, this increase would be within growth forecasts and is not anticipated to require new or physically altered school facilities. The project site is located within the San Ramon Valley Unified School District, which serves more than 30,000 elementary and high school students. The proposed project would be subject to the school impact fee requirements of the San Ramon Valley Unified School District and Section 65995(3)(h) of the California Government Code (SB 50), which states that "the payment of statutory fees is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use or development of real property." With payment of the required impact fees, impacts to public schools would be less than significant and no further analysis of this issue in an EIR is warranted.

a (iv) **NO IMPACT.** Refer to Section XV, *Recreation*.

a (v) **LESS THAN SIGNIFICANT IMPACT.** Library services are provided by the Contra Costa County Library (CCCL). The closest library branch is Danville Library located at 400 Front Street, which is less than a mile south of the project site. The proposed project would not generate population growth beyond forecasts and would not result in the need for new library facilities. Impacts to other public facilities (e.g., wastewater treatment and roadways) are discussed in Sections XVI (Transportation/Traffic) and Section XVII (Utilities and Public Services) of this Initial Study. Impacts would be less than significant. No further analysis of this issue in an EIR is warranted.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XV. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a, b) **NO IMPACT**. Construction and operation of the proposed project would result in 38 additional residential units within the Town of Danville. This increase in housing units represents approximately 1.7 percent of the Town of Danville General Plan 2030 EIR housing unit growth estimate. Although this increase in housing would potentially increase the use of existing neighborhood and regional parks, the magnitude of this increase is not large enough to result in substantial physical deterioration of recreational facilities. There are numerous recreational areas nearby, including the East Bay Regional Park’s Las Trampas Regional Wilderness area, and the addition of 38 residential units within the Town of Danville would not substantially burden existing recreational facilities. The Town of Danville requires all new residential projects to dedicate land and/or pay fees to maintain the Town’s parkland standard of five acres of improved parkland per 1,000 residents and 6.5 acres of improved parkland per 1,000 residents for development that would require a General Plan amendment (Danville General Plan, Chapter 5). The Town of Danville currently has 278 acres of active public parkland (Danville General Plan, Chapter 5). The California Department of Finance Table E-5 (Population and Housing Estimates for Cities, Counties, and the State, 2011-2015 with 2010 Census Benchmark) reports a 2015 population for the Town of Danville of 43,691 (DOF, 2015). Therefore there are currently approximately 6.36 acres of parkland per 1,000 residents in the Town. The proposed project would add approximately 106 persons based on the persons per household estimate for the Town of Danville of 2.79 reported in Table E-5. This would increase the total population to 43,797; the with-project total population would result in a parkland per 1,000 residents ratio of approximately 6.35. Construction and operation of the proposed project would reduce the parkland per 1,000 residents ratio by 0.01. With the payment of required impact fees, the proposed project would not result in a substantial degradation of the Town’s parkland standard. The proposed project does not include recreational facilities nor would it require the construction or expansion of recreational facilities that could result in an adverse physical effect on the environment. No impacts to parks or recreational facilities would occur and no further analysis of this issue in an EIR is warranted.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC</b>				
-- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure 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?	■	□	□	□
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?	■	□	□	□
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?	□	□	□	■
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	■	□	□	□
e) Result in inadequate emergency access?	■	□	□	□
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	■	□	□	□

a, b, d, e, f) **POTENTIALLY SIGNIFICANT IMPACT.** Construction and operation of the proposed project would result in increased vehicle trips to and from the project site. The surrounding roads and highways have various levels of existing congestion. Construction and operation of the proposed project could either individually or cumulatively adversely affect the performance of the circulation system, conflict with a congestion management program, or conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities. These impacts are potentially significant and will be analyzed further in an EIR.



c) **NO IMPACT.** The project site is not located within an airport land use plan nor is it located within two miles of a public airport or public use airport. The nearest private airstrip is the Little Hands Stolport, located approximately 2.25 miles to the west-southwest. A ridgeline within Las Trampas Regional Wilderness creates a visual, physical, and aeronautical barrier between the project site and the private airstrip. The proposed project would not affect airport operations, alter air traffic patterns, or conflict with established Federal Aviation Administration (FAA) flight protection zones. No impact would occur and further analysis of this issue in an EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>				
-- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, e) **LESS THAN SIGNIFICANT IMPACT.** Wastewater collection and treatment for the proposed project would be provided by the Central Contra Costa Sanitary District (CCCSD),



which serves approximately 476,400 residents and 3,000 businesses in 13 cities and towns covering a 144-square mile area (CCCSD, 2015). The Sanitary District collects and treats an average of 35.6 million gallons of wastewater per day, which is transported via 1,500 miles of sewer lines to the CCCSD's treatment plant in Martinez, California (CCCSD, 2015). The plant has a treatment capacity of 54 million gallons per day (mgd) and a wet weather flow capacity of 240 mgd (CCCSD, 2015). Most of the wastewater is treated to a secondary level, disinfected, and discharged to Suisun Bay. Approximately 600 million gallons of wastewater per year are treated to a tertiary level through additional filtration and disinfection and distributed as recycled water (CCCSD, 2015). Based on the above statistics, CCCSD's Martinez treatment plant has an available remaining wastewater treatment capacity of approximately 18.4 mgd.

The CCCSD Collection System Master Plan Update Final Report provides a base wastewater flow unit flow factor for residential multi-family development of 105 gallons per day per unit (CCCSD, 2010). The proposed project would involve the construction of 38 multi-family residential units, which would result in an estimated wastewater contribution of approximately 3,990 gallons per day (105 gallons per day per unit x 38 units). This amount of new wastewater production represents approximately 0.02 percent of the 18.4 mgd of available remaining capacity at the Martinez treatment plant. The plant capacity is sufficient for current dry and wet weather loads and for future load projections. Although upgrades and repairs of CCCSD's collection system are ongoing, there are no current plans for expansion of the treatment plant. Therefore, there would be sufficient wastewater capacity to serve the proposed project. The proposed project would not exceed wastewater treatment requirements or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The proposed project would not result in a substantial physical deterioration of public wastewater facilities. Impacts would be less than significant, and no further analysis of this issue in an EIR is warranted.

c) **LESS THAN SIGNIFICANT IMPACT.** As discussed in Section IX, *Hydrology and Water Quality*, construction of the proposed project would require the placement of two on-site swales in underground pipe culverts. The construction details for these pipe culverts are unknown at this time. Improper construction of these culverts could result in potentially significant impacts, including flooding and the exceedance of existing stormwater conveyance capacity. This issue is discussed in Section IX, *Hydrology and Water Quality*, above and will be analyzed in the Hydrology and Water Quality section of an EIR. The construction of the culverts, in and of itself, does not represent a significant environmental effect. Rather, impacts would be hydrologic in nature and related to the design of the stormwater conveyance facilities, not their construction. Therefore, impacts would be less than significant and no further analysis of this issue in an EIR is warranted.

d) **LESS THAN SIGNIFICANT IMPACT.** The proposed project would receive its water from the East Bay Municipal Utility District (EBMUD). EBMUD collects water from the Mokelumne River watershed in the Sierra Nevada Mountains and delivers that water to EBMUD service area via aqueduct. EBMUD prepared its most recent Urban Water Management Plan (UWMP) in 2010. The UWMP concluded, based on available information, that supplies are adequate in normal years, but additional supplies are needed in drought years to avoid shortages (EBMUD, 2011). Existing and projected supplies and demand for EBMUD's service area are shown in Table 2 below. During drought years, EBMUD implements a Drought Management Program



that includes customer rationing and short-term supplemental supplies (EBMUD, 2011). Long-term water supply management also includes conceptual supplemental supply sources, whose project capacities will be quantified in subsequent UWMPs through refined project developments (EBMUD, 2011).

**Table 2  
 EBMUD Current and Projected Demand and Supply (MGD)**

Year	2010	2015	2020	2025	2030	2035	2040
<b>Planning Level of Demand</b>	216	223	221	224	229	229	230
<b>Normal Year Available Supply</b>	>216	>223	>221	>224	>229	>229	>230
<b>Single Dry Year Available Supply</b>	211	217	215	218	223	222	222
<b>Multiple Dry Years (Year 2) Available Supply</b>	183	189	188	190	194	194	195
<b>Multiple Dry Years (Year 3) Available Supply</b>	183	189	188	190	183	164	144
<b>Three Year Drought Total Supply Need (TAF)</b>	53	54	54	55	69	93	115

Source: EBMUD 2010 UWMP, Table 4-3.

MGD: Million Gallons per Day. TAF: Thousand Acre-Feet.

As stated in Sections V, *Land Use and Planning*, and XIII, *Population and Housing*, the proposed project would be consistent with the Town of Danville and Plan Bay Area growth forecasts. As stated in the UWMP, EBMUD’s available supply exceeds the planning level of demand during normal year conditions through the year 2040. Therefore, the available supply is normally equal to or greater than the planning level of demand. The average household in EBMUD’s service area uses approximately 246 gallons per day. The proposed project would include 38 residential units and would be conservatively estimated to use approximately 9,348 gallons per day. This amount of water usage represents approximately 0.004 percent of current planning level demand as well as 0.004 percent of projected planning level demand for the year 2040. Also, this water demand estimate is conservative because multi-family residential developments use less water per household than single-family residential developments, particularly in the category of outdoor water use (EBMUD, 2011). As stated in the UWMP, single-family residential land use represents approximately 46 percent of historic water demand within the EBMUD service area, while multi-family residential land use represents only 17 percent of historic water demand (EBMUD, 2011). Due to the fact that the proposed project represents a very small percentage of the projected growth for both the Town and the region and a very small percentage of the planning level demand in the EBMUD service area, impacts on water demand from construction and operation of the proposed project would be less than significant. Further analysis in an EIR is not warranted.

f) **LESS THAN SIGNIFICANT IMPACT.** The Town of Danville receives solid waste and recycling services from the Central Contra Costa Solid Waste Authority, also known as RecycleSmart. RecycleSmart has contracted with Republic Services for the collection, transfer and disposal of residential and commercial garbage, recycling and organics and Mt. Diablo Recycling for the processing of residential and commercial recyclable materials. Solid waste collected by Republic Services that is not recycled, reused, or otherwise diverted is eventually deposited in the Keller Canyon Landfill. The Keller Canyon Landfill currently accepts up to 3,500 tons per day of solid waste and has a projected site life of 50 years from the



commencement of operations in 1992 (Keller Canyon Landfill Company, 2008). CalRecycle estimates a statewide waste disposal rate of 0.46 tons per unit per year for multi-family residential developments (CalRecycle, 2002). The proposed project would consist of 38 multi-family units, and therefore would generate approximately 17.48 tons of solid waste per year, or approximately 0.048 tons of solid waste per day. This amount of solid waste disposal represents approximately 0.001 percent of the current throughput at the Keller Canyon Landfill. Therefore the proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs. Impacts would be less than significant and further analysis in an EIR is not warranted.

g) **NO IMPACT.** The Town of Danville Municipal Code regulates the disposal of solid waste and hazardous wastes. The proposed project would be required to comply with all applicable regulations related to solid waste. No impact would occur. No further analysis of this issue in an EIR is warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	■	□	□	□
b) 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)?	■	□	□	□
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■	□	□	□

a) **POTENTIALLY SIGNIFICANT IMPACT.** As noted under Section IV, *Biological Resources*, implementation of the proposed project may have potentially significant impacts on biological resources. The removal of vegetation, the grading of the project site during site preparation, and the placement of on-site swales underground in pipe culverts may result in significant impacts to biological resources. This impact will be analyzed in an EIR. Impacts to cultural resources would



be reduced to a less than significant level with incorporation of mitigation measures CR-1 through CR-3.

b) **POTENTIALLY SIGNIFICANT IMPACT.** The proposed project could result in a significant cumulative impact for air quality, greenhouse gases, and traffic. These cumulative impacts will be discussed further in an EIR.

c) **POTENTIALLY SIGNIFICANT IMPACT.** In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. The proposed project may have potentially significant impacts with respect to air quality and noise. Impacts to human beings will be further analyzed in an EIR.



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### **Persons Contacted**

David Stevens, Deputy Fire Marshal, San Ramon Valley Fire Protection District  
Steve Simpkins, Chief of Police, Danville Police Department



**Initial Study Appendix A**

*Cultural Resources Field Study*



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**A Cultural Resources Survey for the  
W. El Pintado Condominium Development Project  
(APNs 200-140-011 and 200-140-012)  
Danville, Contra Costa County, California**

Eileen Barrow, M.A./RPA

November 5, 2014



**A Cultural Resources Survey for the  
W. El Pintado Condominium Development Project  
(APNs 200-140-011 and 200-140-012)  
Danville, Contra Costa County, California**

Prepared by:

*Eileen Barrow*

---

Eileen Barrow, M.A./RPA

Tom Origer & Associates  
Post Office Box 1531  
Rohnert Park, California 94927  
(707) 584-8200  
(707) 584-8300 (fax)

Prepared for:

Mason Wodhams  
Cynthia Erb and Associates  
3201 Danville Blvd., Ste. 210  
Alamo, California 94507

November 5, 2014

## **ABSTRACT**

Tom Origer & Associates conducted a cultural resources survey for the W. El Pintado Condominium Development Project, Danville, Contra Costa County, California. The study was prepared at the request of Mason Wodhams, Cynthia Erb and Associates, and designed to satisfy requirements of the California Environmental Quality Act and the Town of Danville.

This study included archival research at the Northwest Information Center, Sonoma State University (NWIC File No. 14-0471), examination of the library and files of Tom Origer & Associates, contact with Native American representatives, and field inspection of the study area.

Field survey found no prehistoric or historical resources within the study area. Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 14-120).

### **Synopsis**

Project: W. El Pintado Condominium Development Project  
Location: W. El Pintado Road  
APN: 200-140-011 and 200-140-012  
Quadrangle: Diablo and Las Trampas Ridge, California 7.5' series  
Study Type: Intensive survey  
Scope: 1.9 acres  
Finds: None

## **Project Personnel**

Eileen Barrow conducted the field survey and wrote this report. Mrs. Barrow has been with Tom Origer & Associates since 2005. She holds a Master of Arts in cultural resources management from Sonoma State University. Mrs. Barrow's experience includes work that has been completed in compliance with local ordinances, CEQA, NEPA, and Section 106 (NHPA) requirements. Her professional affiliations include the Society for California Archaeology, the Cotati Historical Society, the Sonoma County Historical Society, Western Obsidian Focus Group, and the Register of Professional Archaeologists.

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## INTRODUCTION

This report describes a cultural resources survey conducted for the W. El Pintado Condominium Development Project. The study area consists of 1.9 acres of land about a half-mile north of downtown Danville, in western Contra Costa County, California (Figure 1). The study was prepared at the request of Mason Wodhams, Cynthia Erb and Associates, and was designed to satisfy requirements of the California Environmental Quality Act and the Town of Danville. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 14-120).

## REGULATORY CONTEXT

The California Environmental Quality Act (CEQA) requires that cultural resources be considered during the environmental review process. This is accomplished by an inventory of resources within a study area and by assessing the potential that cultural resources could be affected by development.

This cultural resources survey was designed to satisfy environmental issues specified in the CEQA and its guidelines (Title 14 CCR §15064.5) by: (1) identifying all cultural resources within the project area; (2) offering a preliminary significance evaluation of the identified cultural resources; (3) assessing resource vulnerability to effects that could arise from project activities; and (4) offering suggestions designed to protect resource integrity, as warranted.

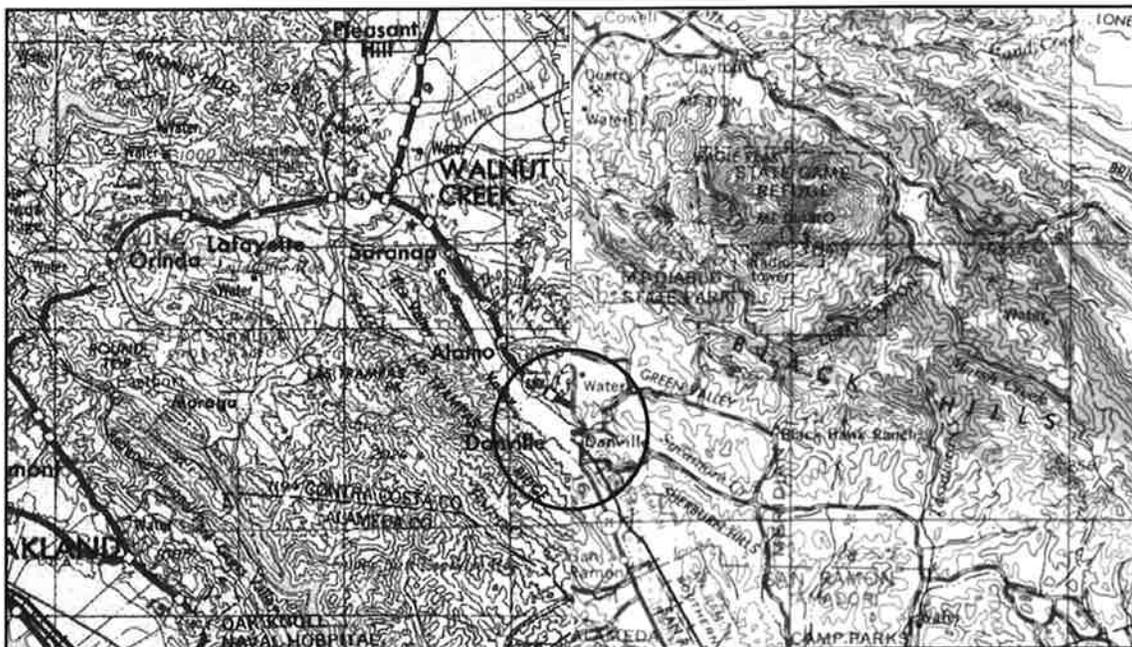


Figure 1. Project vicinity (adapted from the San Francisco and San Jose 1:250,000-scale USGS maps).

## Resource Definitions

The State Office of Historic Preservation (OHP) classifies cultural resources as sites, buildings, structures, objects and districts, and each is described by OHP (1995) as follows.

**Site.** A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

**Building.** A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.

**Structure.** The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

**Object.** The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

**District.** A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

## Significance Criteria

When a project might affect a cultural resource, the project proponent is required to conduct an assessment to determine whether the effect may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be affected. The importance of a resource is measured in terms of criteria for inclusion on the California Register of Historical Resources (Title 14 CCR, §4852) as listed below. A resource may be important if it meets any one of the criteria below, or if it is already listed on the California Register of Historical Resources or a local register of historical resources.

An important historical resource is one which:

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. Is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master or possesses high artistic values.

4. It has yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance. Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

Additionally, the OHP advocates that all historical resources over 45 years old be recorded for inclusion in the OHP filing system (OHP 1995:2), although the use of professional judgment is urged in determining whether a resource warrants documentation.

## **PROJECT SETTING**

### **Study Area Location and Description**

The study area is located in the town of Danville in western Contra Costa County, about a half-mile north of downtown Danville, as shown on the Diablo and Las Trampas Ridge, California 7.5' USGS topographic maps (Figure 2). It consists of 1.9 acres of land containing one single family residence which county records indicate was built in 1973. The nearest water source is San Ramon Creek located a quarter-mile west of the study area. A seasonal drainage flows through the property.

Soils within the study area are of the Alo and Clear Lake series (Welch 1977:Sheets 46 and 47). Alo soils drain well and are found on uplands. In a natural state they support the growth of annual grasses, forbs, and scattered oaks. Historically these soils have been used primarily for range with some areas used for dryland grains or house sites (Welch 1977:7). Clear Lake clays are poorly draining soils found in basins. In a natural state these soils support annual grasses and forbs. Historically, these soils have been used for house sites, and to grow dryland grain and volunteer hay (Welch 1977:16).

The project area has well-drained soils that probably once supported a variety of plants that could have served as food and cover for animals. In addition, fresh water and freshwater resources were available in nearby creeks. The presence of these attributes suggests that the study area would have been suitable to prehistoric occupants as a place to live and/or gather resources and hunt.

### **Cultural Setting**

Archaeological evidence indicates that human occupation of California began at least 11,000 years ago (Erlandson *et al.* 2007). Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on the extended family unit. Later, milling technology and an inferred acorn economy were introduced. This diversification of economy appears to be coeval with the development of sedentism and population growth and expansion. Sociopolitical complexity and status distinctions based on wealth are also observable in the archaeological record, as evidenced by an increased range and distribution of trade goods (e.g., shell beads, obsidian tool stone), which are possible indicators of both status and increasingly complex exchange systems.

At the time of European settlement, the study area was in the territory of the Ohlone, also referred to as the Costanoan (Levy 1978). The people in this area were of the Tatcan triblet (Milliken 1995). The Ohlone were hunter-gatherers who lived in rich environments that allowed for dense populations



Figure 2. Study location (adapted from the 1980 Diablo and 1995 Las Trampas Ridge, Calif. USGS 7.5' topographic map).

with complex social structures (Kroeber 1925). They settled in large, permanent villages about which were distributed seasonal camps and task-specific sites. Primary village sites were occupied throughout the year; other sites were visited in order to procure particular resources that were especially abundant or available only during certain seasons. Sites often were situated near fresh water sources and in ecotones where plant life and animal life were diverse and abundant. For more information about the Ohlone see Bean (1994), Levy (1978), Margolin (1978), Milliken (1995), and Teixeira (1997).

Historically this land was once part of the San Ramon (Carpentier) land grant. This rancho consisted of two square leagues granted to Bartolomé Pacheco and Mariano Castro, by Governor José Figueroa in 1833. Pacheco and Castro divided this land in half with Pacheco taking the southern half and Castro taking the northern half. Danville is located in the portion claimed by Pacheco. Pacheco died in 1839 and the land was inherited by his son Lorenzo Pacheco. Lorenzo died in 1846 and his wife Rafaela Soto de Pacheco inherited the land. Rafaela ended up giving the land to Horace Carpentier to settle attorney debts that she acquired fighting to keep her land after California became a part of the United States (Hoover *et al.* 2002:57-58).

In 1852, Daniel and Andrew Inman settled along San Ramon Creek in the present location of Danville. Originally the town was called Inmanville by neighbors to Daniel, but was later changed to Danville. Daniel raised sheep and cattle, but most importantly, he built a blacksmith shop which was much needed in the area (Emanuel 1986: 71-72).

The blacksmith shop was built on Front Street near its intersection with Diablo Road. This area west of San Ramon Creek became downtown Danville, and gradually it began to grow. A grange hall, post office, grammar school, church, and hotel. In 1891, a branch of the Southern Pacific Railroad was constructed through town (Emanuel 1986:72). Danville remained a fairly small town for years, and by the end of World War II it had only 2,000 inhabitants. This changed dramatically in the 1950s when better water and sewer services were brought to the area. By 1985, the population of Danville had increased to 28,000 people (Emanuel 1986:76).

## **STUDY PROCEDURES AND FINDINGS**

### **Native American Contact**

A letter was sent to the State of California's Native American Heritage Commission seeking information from the sacred lands files, which track Native American cultural resources, and the names of Native American individuals and groups that would be appropriate to contact regarding this project. Letters were also sent to the Amah Mutsun Tribal Band of Mission San Juan Bautista, Indian Canyon Mutsun Band of Costanoan, Muwekma Ohlone Indian Tribe of the San Francisco Bay Area, The Ohlone Indian Tribe, Trina Marine Ruano Family, Katherine Erolinda Perez, Jakki Kehl, and Linda Yamane. A log of contact efforts is provided at the end of this report (Appendix A), along with copies of correspondence.

### **Archival Study Procedures**

Archival research included examination of the library and project files at Tom Origer & Associates. A review (NWIC File No. 14-0471) was completed of the archaeological site base maps and records, survey reports, and other materials on file at the Northwest Information Center (NWIC), Sonoma

State University, Rohnert Park. Sources of information included but were not limited to the current listings of properties on the National Register of Historic Places (National Register), California Historical Landmarks, California Register of Historical Resources (California Register), and California Points of Historical Interest as listed in the Office of Historic Preservation's *Historic Property Directory* (OHP 2012).

The Office of Historic Preservation has determined that structures older than 45 years should be considered potentially important historical resources, and former building and structure locations could be potentially important historic archaeological sites. Archival research included an examination of historical maps to gain insight into the nature and extent of historical development in the general vicinity, and especially within the study area. Maps ranged from hand-drawn maps of the 1800s (e.g., GLO plats) to topographic maps issued by the United States Geological Survey (USGS) and the Army Corps of Engineers (USACE) from the early to the middle 20th century.

In addition, ethnographic literature that describes appropriate Native American groups, county histories, and other primary and secondary sources were reviewed. Sources reviewed are listed in the "Materials Consulted" section of this report.

### **Archival Study Findings**

Archival research found that the study area has not been previously surveyed and only two studies have previously been conducted within a quarter-mile of the current study area (Banks 1985; Leach-Palm and Miller 2014). No cultural resources have been recorded within a quarter-mile of the study area.

Review of the ethnographic literature found no ethnographic sites reported within the study area (Levy 1978).

Review of historical maps found that two buildings are shown in 1953 (GLO 1865; Sandow 1894; USACE 1943a, 1943b; USGS 1897, 1898, 1915, 1947, 1949, 1953, 1959a, 1959b). While historical maps do not indicate the presence of building prior to 1953, aerial photos do show what appears to be a small orchard and two to three buildings on the property as early as 1939 (GoogleEarth 2014).

### **Field Survey Procedures**

Eileen Barrow completed the field survey on October 31, 2014. The ground was examined by walking in a zigzag pattern within corridors 10 to 15 meters wide. A large amount of fill soil was located throughout the study area. The thickness of the fill range from barely an inch to close to 20 feet. The numerous gopher backdirt piles were examined and a hoe was used to clear small patches of vegetation and fill soils, as needed, so that the ground could be inspected. The seasonal drainage that flows through the property has been channelized, but is located in the same approximate location. During this survey the sidewalls of this drainage were examined to look for buried deposits.

Based on the distribution of known cultural resources and their environmental settings, it was anticipated that prehistoric archaeological sites could be found within the study area. Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; grinding and mashing implements such as slabs and handstones, and mortars and pestles; bedrock outcrops and boulders with mortar cups; and locally

darkened midden soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

## **Field Survey Findings**

### *Archaeology*

No archaeological resources were observed; however, there was a large amount of fill on the property. Because of this, approximately 50% of the ground surface was obscured. The remaining 50% also had fill soils in places, however, the fill soils much thinner, and a hoe was used to move soils aside to examine the ground surface. In our opinion there is a low likelihood for there to be a prehistoric archaeological site on the property, as such sites would be located near the drainage and the soils around this drainage showed no evidence of archaeological sites. However, there is the potential for there to be historic era resources within the study area underneath the fill.

### *Built Environment*

There is one house located within the study area. County records indicate that this structure was building in 1973. The two houses shown on historical maps are no longer present.

The residence on the property consists of a single-story, wood framed building on a rectangular plan. It has a gabled roof and T-111 siding. Field observations confirm that this is a modern building.

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## **RECOMMENDATIONS**

### **Known Resources**

#### *Archaeology*

While no archaeological sites were located, it is our opinion that there could be historic resources located under the fill in the southeastern portion of the study area. Because of this we recommend that the construction crew be given training, prior to construction, where they are informed of the types of archaeological resources to look for and the procedures to follow in the event any potential archaeological resources are discovered.

#### *Built Environment*

The residence in the study area is a modern building, it is not architecturally distinctive and no further recommendations are required.

### **Accidental Discovery**

There is the possibility that buried archaeological deposits could be present, and accidental discovery could occur. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until an archaeologist who meets the Secretary of the Interior's professional qualification standards can evaluate the finds (§15064.5 [f]). Prehistoric

archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

The following actions are promulgated in Public Resources Code 5097.98 and Health and Human Safety Code 7050.5, and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native American Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

## **SUMMARY**

Tom Origer & Associates conducted a cultural resources study of 1.9 acres for the W. El Pintado Condominium Development Project, Danville, Contra Costa County, as requested by Mason Wodhams, Cynthia Erb and Associates. Survey found no prehistoric or historical resources within the study area; however, fill soils obscured a portion of the study area and it is our recommendation that a training session on resource types and procedures to follow if resources are found be conducted for construction crew, prior to ground disturbance.

## MATERIALS CONSULTED

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Bean, L.

- 1978 *The Ohlone Past and Present*. Ballena Press Anthropological Papers No. 40. Ballena Press, Menlo Park.

Emanuels, G.

- 1986 *California's Contra Costa County: An Illustrated History*. Panorama West Books, Fresno, California.

Erlandson, J. T. Rick, T. Jones, J. Porcasi

- 2007 One if by Land, Two if by Sea: Who Were the First Californians? In: *California Prehistory: Colonization, Culture, and Complexity*. (pp 53-62) T. Jones and K. Klar, editors. AltaMira Press. Lanham, MD.

Fredrickson, D.

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General Land Office

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Kroeber, A.

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 1955 *Archaeology of the North Coast Ranges, California*. Reports of the University of California Archaeological Survey No. 30. Berkeley.
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 1894 *Map showing portions of Alameda and Contra Costa counties*. Britton and Rey, San Francisco.
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 1976 *California Inventory of Historic Resources*. Department of Parks and Recreation, Sacramento.
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 1997 *The Costanoan/Ohlone Indians of the San Francisco and Monterey Bay Area: A Research Guide*. Ballena Press, Menlo Park, California.
- United States Army Corps of Engineers  
 1943a Concord 15' map. U.S. Army, Washington, D.C.  
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 1897 Concord California. 15' map. Geological Survey, Washington, D.C.  
 1898 Mt. Diablo California. 15' map. Geological Survey, Washington, D.C.  
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1947 Las Trampas Ridge, California. 7.5' map. Geological Survey, Washington, D.C.

1949 Las Trampas Ridge, California. 7.5' map. Geological Survey, Washington, D.C.

1953 Diablo, California. 7.5' map. Geological Survey, Washington, D.C.

1959a Concord California. 15' map. Geological Survey, Washington, D.C.

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Welch, L.

1977 *Soil Survey of Contra Costa County, California*. United States Department of Agriculture Soil Conservation Service in cooperation with the University of California Agricultural Experiment Station.

**APPENDIX A: Native American Contact**

Contact Log  
Correspondence and Maps

**Native American Contact Efforts  
W. El Pintado Condominium Development Project  
Danville, Contra Costa County**

<b>Organization</b>	<b>Contact</b>	<b>Letters</b>	<b>Results</b>
Native American Heritage Commission	Debbie Pilas-Treadway	10/14/14	A facsimile was received on 10/27/14 stating that the NAHC had no record of cultural resources within the study area. A list of additional contacts was provided.
Amah Mutsun Tribal Band of Mission San Juan Bautista	Michelle Zimmer Irene Zwierlein	10/14/14	No response received as of the date of this report.
Indian Canyon Mutsun Band of Costanoan	Ann Marie Sayers	10/14/14	No response received as of the date of this report.
Muwekma Ohlone Tribe of the San Francisco Bay Area	Rosemary Cambra	10/14/14	No response received as of the date of this report.
The Ohlone Indian Tribe	Andrew Galvan	10/14/14	No response received as of the date of this report.
Trina Marine Ruano Family	Ramona Garibay	10/14/14	No response received as of the date of this report.
	Katherine Erolinda Perez	10/14/14	No response received as of the date of this report.
	Jakki Kehl	10/14/14	No response received as of the date of this report.
	Linda G. Yamane	10/14/14	No response received as of the date of this report.

## **Sacred Lands File & Native American Contacts List Request**

### **NATIVE AMERICAN HERITAGE COMMISSION**

915 Capitol Mall, RM 364

Sacramento, CA 95814

(916) 373-3710

(916) 373-5471 – Fax

nahc@pacbell.net

*Information Below is Required for a Sacred Lands File Search*

**Project:** W El Pintado Condominium Development

**County:** Contra Costa

**USGS Quadrangles**

**Name:** Las Trampas Ridge and Diablo

**Township T1S Range R1W Section(s) NA MDBM (within the San**

**Ramon(Carpentieri) Land Grant**

**Date:** October 14, 2014

**Company/Firm/Agency:** Tom Origer & Associates

**Contact Person:** Eileen Barrow

**Street Address:** PO Box 1531

**City:** Rohnert Park                      **Zip:** 94927

**Phone:** (707) 584-8200                      **Fax:** (707) 584-8300

**Email:** origer@origer.com

**Project Description:**

The project proponent is proposing to develop an approximately two acre parcel into condominiums.

# Tom Origer & Associates

Archaeology / Historical Research

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October 14, 2014

Michelle Zimmer  
Amah Mutsun Tribal Band of Mission San Juan Bautista  
789 Canada Road  
Woodside, CA 94062

RE: W El Pintado Condominium Development, Danville, Contra Costa County, California

Dear Ms. Zimmer:

I write to notify you of a proposed project within Contra Costa County, for which our firm is conducting a cultural resources study. The project is the proposed development of a two acre parcel into the W El Pintado Condominium Development. The City of Danville is reviewing this project for CEQA compliance

Enclosed is a portion of the Las Trampas Ridge and Diablo, Calif. 7.5' USGS topographic quadrangles showing the project location.

Sincerely,



Eileen Barrow  
Senior Associate

# Tom Origer & Associates

Archaeology / Historical Research

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October 14, 2014

Irene Zwierlein  
Amah Mutsun Tribal Band of Mission San Juan Bautista  
789 Canada Road  
Woodside, CA 94062

RE: W El Pintado Condominium Development, Danville, Contra Costa County, California

Dear Ms. Zwierlein:

I write to notify you of a proposed project within Contra Costa County, for which our firm is conducting a cultural resources study. The project is the proposed development of a two acre parcel into the W El Pintado Condominium Development. The City of Danville is reviewing this project for CEQA compliance

Enclosed is a portion of the Las Trampas Ridge and Diablo, Calif. 7.5' USGS topographic quadrangles showing the project location.

Sincerely,



Eileen Barrow  
Senior Associate

# Tom Origer & Associates

Archaeology / Historical Research

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October 14, 2014

Ann Marie Sayers  
Indian Canyon Mutsun Band of Costanoan  
P.O. Box 28  
Hollister, CA 95024

RE: W El Pintado Condominium Development, Danville, Contra Costa County, California

Dear Ms. Sayers:

I write to notify you of a proposed project within Contra Costa County, for which our firm is conducting a cultural resources study. The project is the proposed development of a two acre parcel into the W El Pintado Condominium Development. The City of Danville is reviewing this project for CEQA compliance

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Sincerely,



Eileen Barrow  
Senior Associate

# Tom Origer & Associates

Archaeology / Historical Research

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October 14, 2014

Rosemary Cambra  
Muwekma Ohlone Indian Tribe of the San Francisco Bay Area  
P.O. Box 360791  
Milpitas, CA 95036

RE: W El Pintado Condominium Development, Danville, Contra Costa County, California

Dear Ms. Cambra:

I write to notify you of a proposed project within Contra Costa County, for which our firm is conducting a cultural resources study. The project is the proposed development of a two acre parcel into the W El Pintado Condominium Development. The City of Danville is reviewing this project for CEQA compliance

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Sincerely,



Eileen Barrow  
Senior Associate

# Tom Origer & Associates

Archaeology / Historical Research

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October 14, 2014

Andrew Galvan  
The Ohlone Indian Tribe  
P.O. Box 3152  
Fremont, CA 94539

RE: W El Pintado Condominium Development, Danville, Contra Costa County, California

Dear Mr. Galvan:

I write to notify you of a proposed project within Contra Costa County, for which our firm is conducting a cultural resources study. The project is the proposed development of a two acre parcel into the W El Pintado Condominium Development. The City of Danville is reviewing this project for CEQA compliance

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Sincerely,



Eileen Barrow  
Senior Associate

# Tom Origer & Associates

Archaeology / Historical Research

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October 14, 2014

Ramona Garibay  
Trina Marine Ruano Family  
30940 Watkins Street  
Union City, CA 94587

RE: W El Pintado Condominium Development, Danville, Contra Costa County, California

Dear Ms. Garibay:

I write to notify you of a proposed project within Contra Costa County, for which our firm is conducting a cultural resources study. The project is the proposed development of a two acre parcel into the W El Pintado Condominium Development. The City of Danville is reviewing this project for CEQA compliance

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Sincerely,



Eileen Barrow  
Senior Associate

# Tom Origer & Associates

Archaeology / Historical Research

---

October 14, 2014

Katherine Erolinda Perez  
P.O. Box 717  
Linden, CA 95236

RE: W El Pintado Condominium Development, Danville, Contra Costa County, California

Dear Ms. Erolinda Perez:

I write to notify you of a proposed project within Contra Costa County, for which our firm is conducting a cultural resources study. The project is the proposed development of a two acre parcel into the W El Pintado Condominium Development. The City of Danville is reviewing this project for CEQA compliance

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Sincerely,



Eileen Barrow  
Senior Associate

# Tom Origer & Associates

Archaeology / Historical Research

---

October 14, 2014

Jakki Kehl  
720 North 2nd Street  
Patterson, CA 95363

RE: W El Pintado Condominium Development, Danville, Contra Costa County, California

Dear Ms. Kehl:

I write to notify you of a proposed project within Contra Costa County, for which our firm is conducting a cultural resources study. The project is the proposed development of a two acre parcel into the W El Pintado Condominium Development. The City of Danville is reviewing this project for CEQA compliance

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Sincerely,



Eileen Barrow  
Senior Associate

# Tom Origer & Associates

Archaeology / Historical Research

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October 14, 2014

Linda G. Yamane  
1585 Mira Mar Avenue  
Seaside, CA 93955

RE: W El Pintado Condominium Development, Danville, Contra Costa County, California

Dear Ms. Yamane:

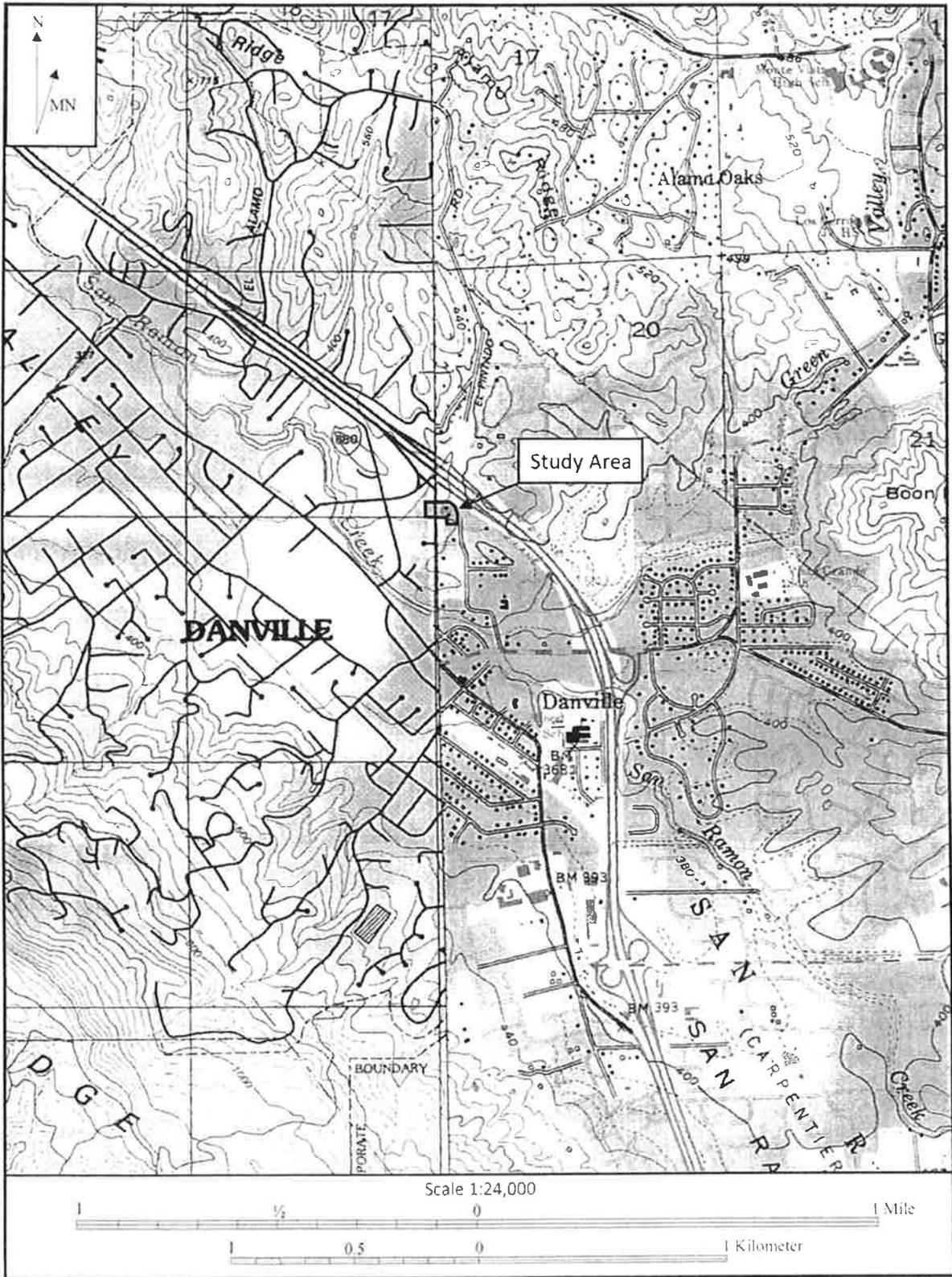
I write to notify you of a proposed project within Contra Costa County, for which our firm is conducting a cultural resources study. The project is the proposed development of a two acre parcel into the W El Pintado Condominium Development. The City of Danville is reviewing this project for CEQA compliance

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Sincerely,



Eileen Barrow  
Senior Associate



STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

**NATIVE AMERICAN HERITAGE COMMISSION**

1580 Harbor Blvd.  
West Sacramento, CA 95601  
(916) 373-3710  
Fax (916) 373-5471



October 27, 2014

Eileen Barrow  
TOM ORIGER & ASSOCIATES  
PO BOX 1531  
ROHNERT PARK, CA 94927

By: FAX: 707-584-8300

2 Pages

Re: W El Pinado Condominium Development project, Contra Costa County

Ms. Barrow,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3713.

Sincerely,

A handwritten signature in cursive script, appearing to read "Debbie Pilas-Treadway".

Debbie Pilas-Treadway  
Environmental Specialist III

**Native American Contacts  
Contra Costa County  
October 27, 2014**

Katherine Erolinda Perez  
P.O. Box 717  
Linden, CA 95236  
canutes@verizon.net  
(209) 887-3415

Ohlone/Costanoan  
Northern Valley Yokuts  
Bay Miwok

The Ohlone Indian Tribe  
Andrew Galvan  
P.O. Box 3152  
Fremont, CA 94539  
chochenyo@AOL.com  
(510) 882-0527 Cell  
(510) 687-9393 Fax

Ohlone/Costanoan  
Bay Miwok  
Plains Miwok  
Patwin

Trina Marine Ruano Family  
Ramona Garibay, Representative  
30940 Watkins Street  
Union City, CA 94587  
soaprootmo@comcast.net  
(510) 972-0645

Ohlone/Costanoan  
Bay Miwok  
Plains Miwok  
Patwin

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7060.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed W El Pintado Condominium Development project, Contra Costa County.