

ENVIRONMENTAL CHECKLIST

A. SUMMARY INFORMATION

1. Project Title:

Podva Property Residential Development

2. Lead Agency Name and Address:

Town of Danville
Planning Division
510 La Gonda Way
Danville, CA 94526

3. Contact Person and Phone Number:

David Crompton, Principal Planner
(925) 314-3310

4. Project Location and Setting:

The project site is located within the Town of Danville (Town) at the terminus of Midland Way (250 Midland Way), generally west of San Ramon Valley Boulevard and south of Sycamore Valley Road. The Town is located within Contra Costa County (County), approximately 30 miles east of San Francisco and approximately 40 miles north of San Jose. Refer to Figure 1 (Regional Location Map) and Figure 2 (Local Vicinity).

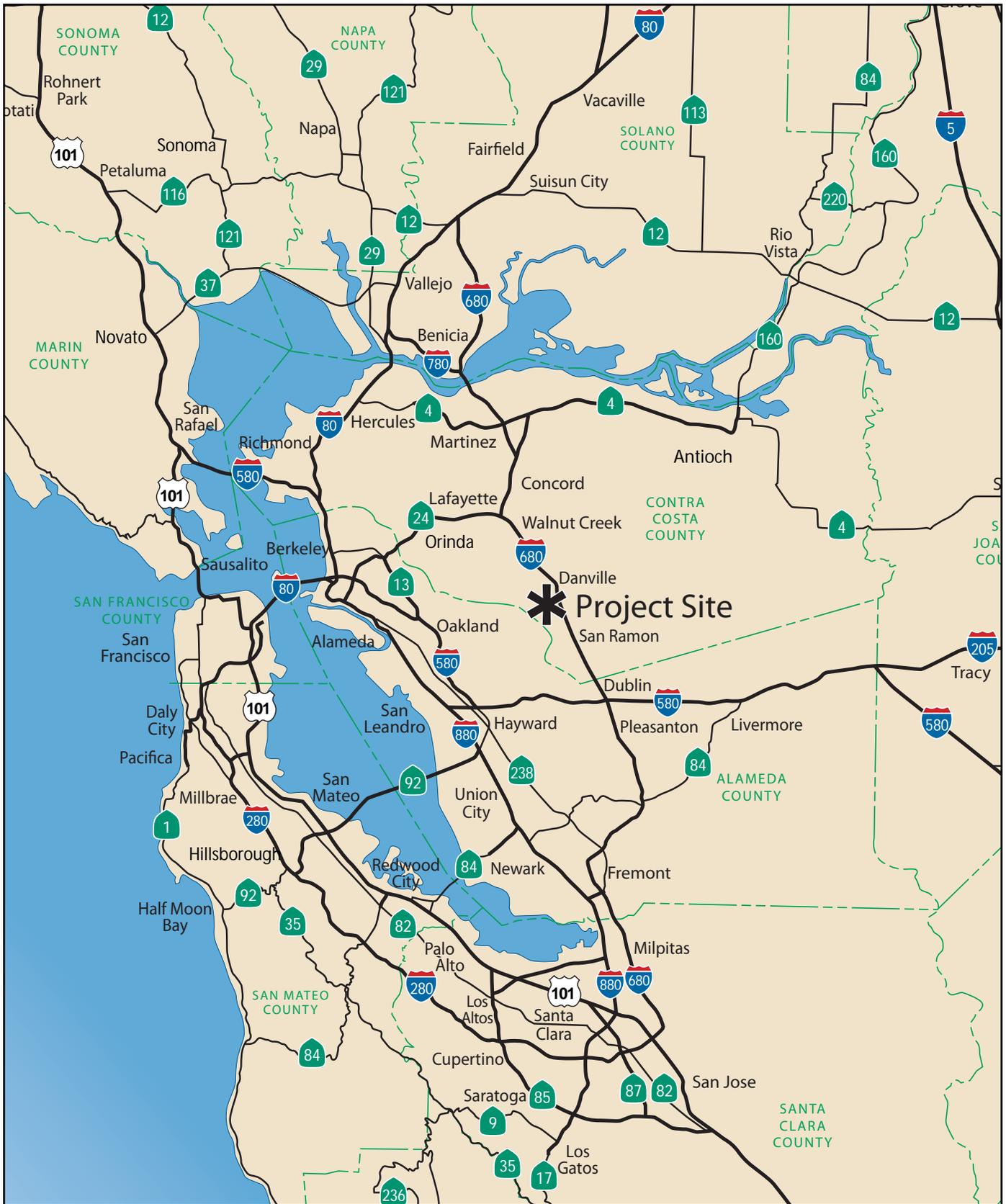
The approximately 110-acre project site slopes down steeply from west to east with elevations ranging from a high of approximately 1,100 feet above mean sea level (msl) at Las Trampas Ridge line in the southwest corner of the site to a low of approximately 452 feet above msl at the east extent of the site at the terminus of Midland Way. The site consists of rangelands that are currently used for cattle grazing and are characterized by primarily vacant, rolling, grass covered hills that extend to a ridgeline in the west, with tree covered drainage channels and scattered trees in open areas. The site currently contains a wooden barn and a steel outbuilding.

5. General Plan Designation and Zoning Classification:

Town of Danville 2010 General Plan Land Use Designation: Residential - Rural Residential
Zoning Designation: A-2; General Agricultural District

6. Surrounding Land Uses:

The project site is bounded by open space and sparse residential development to the north, open space to the south, single-family residences to the east, and Las Trampas Regional Wilderness to the west.



Source: RBF Consulting (2012)



REGIONAL LOCATION MAP

PODVA PROPERTY RESIDENTIAL DEVELOPMENT INITIAL STUDY

FIGURE I



Source: Google Earth, RBF Consulting (2012)



08/2012 JN 70-100439

LOCAL VICINITY

PODVA PROPERTY RESIDENTIAL DEVELOPMENT INITIAL STUDY

FIGURE 2



Source: vanderToolen Associates (2012)



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ILLUSTRATIVE SITE PLAN

PODVA PROPERTY RESIDENTIAL DEVELOPMENT INITIAL STUDY

FIGURE 3

B. PROJECT CHARACTERISTICS

The project would construct 20 one-story and two-story single-family homes and an associated access road on approximately 10 acres, while approximately 100 acres of the project site would be dedicated as permanent open space. Ingress and egress would be provided by an extension of Midland Way; refer to Figure 3 (Illustrative Site Plan). The project sponsor requests a Preliminary Development Plan Rezoning, a Final Development Plan – Major Subdivision, and a Tree Removal permit. The East Bay Regional Parks District has expressed an interest in acquiring a portion of the open space area through a dedication and adding the land to the adjacent Los Trampas Wilderness Area. If the East Bay Regional Parks District does not acquire this portion of the site it will still be protected by an open space easement.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & 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 and Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" 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 checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

D. 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 potentially 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

DATE

E. EVALUATION OF ENVIRONMENTAL IMPACTS

The environmental issues evaluated in this Initial Study include the following:

- Aesthetics
- Agricultural & Forest Resources
- Air Quality
- Biological Resources
- Cultural resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

For the evaluation of potential impacts, questions are stated and an answer is provided. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- No Impact. The development will not have any measurable environmental impact on the environment.
- Less Than Significant Impact. The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- Less Than Significant With Mitigation Incorporation. The development will have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- Potentially Significant Impact. The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

F. ENVIRONMENTAL ANALYSIS

This section analyzes the potential environmental impacts that may result from the proposed project. For the evaluation of potential impacts, the questions in the Environmental Checklist are stated and answers are provided. The analysis considers the project’s short-term impacts (construction-related), and long-term impacts (operational-related).

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
AESTHETICS -- 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"/>

Responses to Checklist Questions:

Responses a), b), c), d): Based on the project site’s location adjacent to the west side of Las Trampas Regional Wilderness and its undeveloped and natural setting that is characterized by primarily vacant, rolling, grass covered hills with tree covered drainage channels, and open areas with scattered trees, it has been determined that the project’s potential to negatively affect aesthetic resources will require a more detailed analysis in an environmental impact report (EIR). As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the EIR. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

II. AGRICULTURE RESOURCES

<p>AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses to Checklist Questions:

Response a): The California Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP) develops maps and statistical data to be used for analyzing impacts on California’s agricultural resources. The FMMP categorized agricultural land according to soil quality and irrigation status. The best quality land is identified as Prime Farmland. According to the most current map prepared pursuant to the FMMP that covers the project area, (Contra Costa County Important Farmland 2010), the project site is identified as Grazing land, which is defined as land that has vegetation on it that is suited to the

grazing of livestock. There is no Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance in the project vicinity. While the project site has historically been used for grazing land and currently serves this purpose as well, it would not nonetheless convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. Therefore, this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response b): The 2007 Agricultural Preserves Map, Contra Costa County, California, prepared by the Contra Costa County Community Development Department, identifies land within the County that is under a Williamson Act contract. According to the map, the project site is not a under a Williamson Act contract. In addition, the site’s General Plan Land Use Designation is Residential – Rural Residential and not Public and Open Space – Agricultural, which is the General Plan Land Use Designation typically associated with lands under Williamson Act Contract. Although the project site is zoned for agricultural use by the Town of Danville (A-2; General Agricultural District), the project includes a request to rezone the site from A-2 (General Agricultural) District to P-1 (Planned Unit Development) District to facilitate the construction of 20 single-family homes on approximately 10 acres of the project site and incorporate an approximately 100-acre remainder parcel that would be dedicated to permanent open space. After the site is rezoned, the project would not conflict with agricultural zoning, resulting in a less than significant impact. Therefore, this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Responses c), d): No land located within the Town limits is currently classified as forest land, timberland, or timberland zoned for production. The proposed project would not conflict with existing zoning or result in the conversion of forest land to non-forest use and there would be no related impact. Therefore, this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response e): As discussed above, no farmland, or forest land is located within the surrounding area or project site. The proposed project would not involve the disruption or damage of the existing environment that would result in the loss of Farmland to non-agricultural use or conversion of forest land to non-forest use. Less than significant impacts would occur. Therefore, this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

III. AIR QUALITY

AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

projected air quality violation?

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Responses to Checklist Questions:

Responses a), b), c), d), e): The proposed project site is located within the San Francisco Bay Area Air Basin (Basin), which is governed by the Bay Area Air Quality Management District (BAAQMD). The BAAQMD is the regional agency responsible for overseeing compliance with State and Federal laws, regulations, and programs regarding air quality. The BAAQMD’s most recent air quality plan (AQP) prepared is the 2010 Clean Air Plan, which was adopted in 2010. This plan addresses air quality impacts with respect to obtaining ambient air quality standards for non-attainment pollutants (i.e., ozone and particulate matter or PM₁₀ and PM_{2.5}), reducing exposure of sensitive receptors to toxic air contaminants (TACs), and reducing greenhouse gas (GHG) emissions such that the region can meet Assembly Bill (AB) 32 goals of reducing emissions to 1990 levels by 2020. The Basin is considered a non-attainment area for ozone and respirable particulate matter (PM₁₀ and PM_{2.5}).

Air quality conformity to an implementation plan as required in CCAA Section 176(c) is defined as: “Conformity to the plan’s purpose of eliminating or reducing the severity and number of violations of the national ambient air quality standards and achieving expeditious attainment of such standards; and that such activities would not (i) cause or contribute to any new violation of any standard in any area; (ii) increase the frequency or severity of any existing violation of any standard in any area; or (iii) delay timely attainment of any standard or any required interim emission reductions or other milestones in any area.” The Air Quality Conformity document adopted July 20, 2006, demonstrates that the federally approved Regional Transportation Plan (RTP) and the Federal Transportation Improvement Program (FTIP) conform to the SIP for controlling air pollution sources.

If a project is found to interfere with the region’s ability to comply with federal and state air quality standards, local governments then need to consider project modifications or provide mitigation measures to eliminate the inconsistency of the project plans. In order for a project to be considered “consistent” with the latest AQP, the proposed project must be consistent with the goals, objectives, and assumptions in the respective plan to achieve federal and state air quality standards.

Project construction and operation, including emissions from construction equipment and vehicles, as well as any new mobile emissions, would likely result in increases in air pollutant emissions compared with current levels of activity from the project site. These emissions may exceed applicable thresholds for air quality and the project could result in a conflict with the BAAQMD’s 2010 Clean Air Plan and a

potentially significant air quality impact. The project’s potential impacts on air quality will require more detailed analysis in the EIR. As such, the lead agency will examine each of the five environmental issues listed in the checklist above in the EIR. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

IV. BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Responses to Checklist Questions:

Responses a), b), c), d), e): Based on the documented special status species, sensitive natural communities, wetlands, waters of the US, and other biological resources in the region, it has been determined that the proposed project has the potential to result in significant impacts on biological resources, requiring more detailed analysis. As such, the lead agency will examine each of the five environmental issues listed in the checklist above (a, b, c, d, and e) in the EIR. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response f): The proposed project is not expected to conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan, as neither the project site nor any adjacent areas are included as part of these plans. Thus, there will be no impact and this issue will not be further discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

V. CULTURAL RESOURCES

CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses to Checklist Questions:

Responses a), b), c), d): Due to the presence of an old barn and steel outbuilding on the project site, known historical resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the project has the potential to damage or destroy cultural resources, which will be analyzed in detail in the EIR. As such, the lead agency will examine each

of the four environmental issues listed in the checklist above in the EIR. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

VI. GEOLOGY AND SOILS

GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2004), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses to Checklist Questions:

Response a): The project site is located within the larger seismically active San Francisco Bay Area region, which has several known seismically active faults. According to the Uniform Building Code's (UBC) Seismic Hazard Zone map, the entire Bay Area, including the project site, is located in Seismic Zone 4 (as mapped by the California Geological Survey), which has the highest seismic risk.

The risk of seismic hazards, such as ground shaking, cannot be avoided. Building and construction design codes are meant to minimize structural damage resulting from a seismic event, but cannot constitute a guarantee that no adverse effects would occur. The exposure of people or structures to seismic ground shaking is a potential risk with or without any project undertaken in the Town. Structures in California must be designed to withstand specific seismic loads, which may vary depending upon project location and soil conditions. Potential shaking impacts at the site would not be substantially greater than at most other potential site locations in the general area. Although no impacts are anticipated as result of the project, this issue will be further evaluated in the EIR. As such, the lead agency will examine each of the four environmental issues listed in the checklist above under (a) in the EIR. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response b): The proposed project would require the temporary exposure of soils that could lead to soil erosion. As such, the lead agency will examine the environmental issues listed in the checklist above under (b) in the EIR. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response c): The proposed 20-unit development would be located at the base of a hillside and soils in this area could be unstable or could become unstable as a result of the project. As such, the lead agency will examine the environmental issues listed in the checklist above under (c) in the EIR. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response d): Expansive soils exist on the project site that would require special treatment. As such, the lead agency will examine the environmental issues listed in the checklist above under (d) in the EIR. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response e): The proposed project does not involve the use of septic tanks or alternative waste water disposal systems. Thus, there will be no impact and this issue will not be further discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

VII. GREENHOUSE GAS EMISSIONS

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

Responses to Checklist Questions:

Responses a), b): Greenhouse gases (GHGs) are gases in the atmosphere that absorb and emit radiation. The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This “trapping” of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The main GHGs in the Earth's atmosphere are water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

Direct GHG emissions include emissions from construction activities, area sources, and mobile (vehicle) sources. Typically, mobile sources make up the majority of direct emissions. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. Electricity consumption is responsible for the majority of indirect emissions.

Regulatory Environment

In June 2005, California established GHG emissions reduction targets in Executive Order S-3-05. The Executive Order established the following goals: GHG emissions should be reduced to 2000 levels by 2010; GHG emissions should be reduced to 1990 levels by 2020; and GHG emissions should be reduced to 80 percent below 1990 levels by 2050. In 2007, California further solidified its dedication to reducing GHGs by setting a new Low Carbon Fuel Standard for transportation fuels sold within the state with Executive Order S-1-07. Executive Order S-1-07 sets a declining standard for GHG emissions measured in CO₂ equivalent gram per unit of fuel energy sold in California.

In response to the transportation sector accounting for more than half of California’s CO₂ emissions, Assembly Bill (AB) 1493 (AB 1493, Pavley) was enacted on July 22, 2002. AB 1493 required the California Air Resources Board (CARB) to set GHG emission standards for passenger vehicles, light duty trucks, and other vehicles whose primary use is noncommercial personal transportation in the state. Additionally, the California legislature enacted AB 32 (AB 32, Nuñez) in 2006 to further the goals of Executive Order S-

3-05. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major industries, with penalties for noncompliance.

CARB adopted the *AB 32 Climate Change Scoping Plan* (Scoping Plan) in December 2008 to achieve reductions in GHG emissions in California pursuant to the requirements of AB 32. The Scoping Plan contains the main strategies California will use to reduce GHG emissions. AB 32 requires California to reduce its GHG emissions by approximately 28 to 33 percent below business as usual (BAU). CARB has identified reduction measures to achieve this goal as set forth in the Scoping Plan.

The proposed project would generate GHG emissions during both construction and operation that may have a significant impact on the environment. It has been determined that the potential impacts from GHG emissions caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine both of the environmental issues listed in the checklist above (a and b) in the EIR. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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?

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

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?

Responses to Checklist Questions:

Response a): Construction activities may involve the routine transport, use, and/or disposal of fuels, fluids, solvents, debris, or other potentially hazardous material. During the life of the project, single-family homes would use relatively small quantities of hazardous materials, such as standard household cleaners and landscape and automotive products, etc. The proper transport, use, and disposal of such materials would not create a significant hazard to the public or the environment. In addition, all hazardous materials are required to be stored, handled, and disposed of in accordance with local, state, and federal laws that protect public safety. Adherence to these regulations would minimize the potential for hazardous materials exposure during routine transport. Therefore, less than significant impacts would occur as a result of the proposed project. This issue will not be further discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response b): Hazardous materials may be present at the project site during construction, including materials brought to the site for routine maintenance activities related to construction equipment, as well as materials related to historic uses at the site. Implementation of appropriate emergency response plans and adherence to all safety and hazardous materials regulations would minimize potential impacts. A Health and Safety Plan would be required for construction activities. Thus, for these reasons, the proposed project is not expected to substantially increase the potential risk of accidental exposure to hazardous materials. However, hazardous materials may be accidentally released while excavating soil contaminated by past uses and activities at the site or during demolition of existing structures. Consequently, it has been determined that accidental exposure to hazardous materials caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine this issue in the EIR. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response c): The nearest schools to the project site are Dayspring Preschool and KinderCare (approximately 0.25-mile), Danville Montessori School, Valley Parent Preschool, Diablo Hills Country School, John Baldwin Elementary School (approximately 0.5 mile), and Charlotte Wood Middle School (approximately one-mile). However, no schools are proposed within a one-quarter mile radius of the project site. The proposed project would not emit hazardous emissions. Small quantities of hazardous materials, such as household cleaners, chemicals, and automotive products, would likely be used at the proposed project site. However, the proper transport, use, and disposal of such materials would not create a significant hazard to the public or the environment. Therefore, less than significant impacts would occur as a result of the proposed project. This issue will not be further discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response d): According to the Department of Toxic Substances Control’s (DTSC) EnviroStor Database and GeoTracker Database (<http://www.calepa.ca.gov/sitecleanup/corteselist/>, accessed July 30, 2012), the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, less than significant impacts would occur as a result of the proposed project. This issue will not be further discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Responses e), f): The proposed project site is not located within an airport land use plan area. In addition, the project site is not within two miles of a public airport or public use airport or a private air strip. Therefore, no impacts would occur as a result of the proposed project. This issue will not be evaluated in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response g): The nature of the proposed project (the construction of a 20-unit residential development, and an access road) would not impair the implementation of, or physically interfere with any adopted emergency response plan or emergency evacuation plan. Therefore, no impacts would result. This issue will not be evaluated in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response h): The project proposes the construction of 20-single-family homes adjacent to Las Trampas Regional Wilderness, which is to the west of the project site. In addition, the project setting is rural with open space and sparse residential development to the north and open space to the south. As such, the risk of wildland fire is present and could pose a potentially significant threat to the proposed homes. Consequently, the threat of wildland fire will require a detailed analysis in the EIR, which will be undertaken by the lead agency. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

IX. HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

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?

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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?

j) Inundation by seiche, tsunamis, or mudflow?

Responses to Checklist Questions:

Response a): The project could result in violations of water quality standards during construction and the life of the project. During construction, accidental releases of contaminants could occur from construction equipment and uncontrolled site runoff could occur during grading activities and site development. During the life of the project, the introduction of new impervious surfaces could collect contaminants associated with urban development, such as hydrocarbons and heavy metals deposited on roadways, and wash those into surface waters during storm events. The potential for discharges into surface waters during construction would be managed in accordance with applicable Regional Water Quality Control Board (RWQCB) regulations, including compliance with the National Pollution Discharge Elimination System (NPDES) General Construction Permit requirements, and any other applicable regulatory standards, such as those identified in the Contra Costa County Clean Water Program Stormwater C.3 Guidebook. In addition, the project would incorporate Best Management Practices (BMPs) during construction, such as silt fencing or berms around active construction areas to minimize turbidity and other water quality impacts. During the life of the project, BMPs that involve site planning techniques to increase infiltration and limit the introduction of pollutants to the environment would be employed, such as the clustering the 20-unit development. Although the project would implement BMPs during construction and operation, it has been determined that there is a potential to affect water quality standards or waste discharge requirements. As such, these issues will be further evaluated in the EIR by the lead agency. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response b): According to the Preliminary Stormwater Control Plan, Subdivision 9309 Podva Property, Town of Danville, California, prepared by Balance Hydrologics, Inc., July 2012, the entire site is underlain by soils classified as Hydrologic Soil Groups C. These Group C soils have low natural percolation rates and severely limit the potential for direct infiltration of stormwater. Thus, the project is not anticipated to interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, resulting in a less than significant impact. This will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

The potential for the proposed project to increase the consumption of potable water that could potentially impact groundwater supplies or production indirectly (i.e., increase in residential water use) is detailed in Section XVII (Utilities and Service Systems).

Responses c), d), e), f): The proposed project would not alter the course of a stream or river. However, the project would change the existing drainage pattern within the project site and increase the amount of impervious surface area due to the construction of the 20 single-family homes and access road. This could result in increased surface runoff and lead to erosion, flooding, and increased stormwater flow to the Town's storm drainage system. To address these issues, the project proposes both a detention basin and conventional gravity-flow pipe system to convey stormwater runoff from all lots and roads into a bio-retention facility. In addition, a variety of other BMPs would be employed, such as maximizing open space and associated infiltration by clustering the development. During construction, NPDES General Construction Permit requirements would be implemented. Although the project would alter the drainage pattern of the project site and develop new impermeable surfaces, the proposed stormwater management system would capture the majority of stormwater runoff after the project is complete. Regardless, the lead agency has determined that these issues will require further evaluation in the EIR. At this point, a definitive impact conclusion for these environmental topics will not be made, rather they

are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Responses g), h): According to the Preliminary Stormwater Control Plan, Subdivision 9309 Podva Property, Town of Danville, California, prepared by Balance Hydrologics, Inc., July 2012, the project site is not located within a special flood hazard area (SFHA) as mapped by the Federal Emergency Management Agency in panels 06013C0461F and 06013C0445F. The entirety of the site is mapped in plain Zone X, defined as those areas of moderate to low flood risk, usually depicted on FIRMs as between 100-year to 500-year flood levels. The project will not encroach into any mapped floodplain areas. No impacts are anticipated. These issues will not be evaluated further in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response i): According to the Association of Bay Area Governments, Dam Failures Inundation Areas Map, <http://gis.abag.ca.gov/Website/DamInundation/>, accessed July 30, 2012, the project site is not within a dam inundation area. No associated impact is anticipated. This issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response j): The project site is not located near the ocean, or any lakes or seas. Thus, there is no potential for the project site to be inundated by seiche or tsunami and these issues will not be further evaluated in the EIR consistent with CEQA Guidelines Section 15063(c)(3). However, due to the presence of relatively steep slopes, the potential for landslides or mudslides exists. Consequently, it has been determined that the threat of landslide or mudslide will require a detailed analysis in the EIR. As such, the lead agency will examine these issues in the EIR. At this point, a definitive impact conclusion for these environmental topics will not be made, rather they are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

X. LAND USE AND RELEVANT PLANNING

LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses to Checklist Questions:

Response a): The project proposes to construct 20 single-family homes and an associated access road adjacent to the periphery of existing development in the Town of Danville. The proposed project would not physically divide an established community because the residential developments adjacent to the site are not physically connected. Therefore, no impacts would result. This issue will not be evaluated in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response b): The project proposes to rezone the project site from A-2 (General Agricultural) District to P-1 (Planned Unit Development) District to facilitate the construction of 20 single-family homes on approximately 10 acres of the project site and incorporate an approximately 100-acre remainder parcel that would be dedicated to permanent open space. Rezoning to the P-1; Planned Unit Development District allows for flexibility in project design. In addition, the project requests approval of Final Development Plan – Major Subdivision to subdivide the approximately 110-acre site into 20 single-family residential lots and an approximately 100-acre remainder parcel to facilitate the proposed development and dedication of land to permanent open space. Due to these proposed requests, it has been determined that the potential impacts caused by the project require a detailed analysis in the EIR. As such, the lead agency will examine this issue in the EIR and will decide whether the proposed project has the potential to have a significant conflict with applicable land use plans, policies, or regulations. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response c): The proposed project is not expected to conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan, as neither the project site nor any adjacent areas are included as part of these plans. Thus, there will be no impact and this issue will not be further discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

XI. MINERAL RESOURCES

MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

Responses a), b): There are no known mineral resources at the project site or in the Town. There will be no related impact. This issue will not be evaluated in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

XII. NOISE

NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<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"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses to Checklist Questions:

Responses a), b), c), d): Demolition and construction activities, as well as vehicular traffic associated with the operational phase of the project, could generate noise levels above existing conditions. In addition, construction activities could result in a temporary generation of ground borne vibration or noise levels. Thus, it has been determined that the project’s potential to result in increased noise levels or ground borne vibration and noise temporarily and permanently will require a more detailed analysis in the EIR. As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the EIR. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Responses e), f): The proposed project site is not located within an airport land use plan area. In addition, the project site is not within two miles of a public airport or public use airport or a private air strip. Therefore, no impacts would occur as a result of the proposed project. This issue will not be evaluated in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

XIII. POPULATION AND HOUSING

POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

Responses to Checklist Questions:

Response a): According to the most current California Department of Finance estimates (2011)¹, the population of the Town of Danville is 42,450 with an average of 2.734 persons per household. The project proposes the construction of 20 residential units within the Town. With an average of 2.734 persons per household, the addition of 20 residential units could add up to 55 people to the Town. The potential population increases as a result of project implementation are relatively low and, as a result, would not induce substantial population growth. Therefore, the proposed project would not result in significant population or housing impacts. A less than significant impact would occur and this issue will not be discussed further in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Responses b), c): There is no housing within the proposed project boundaries that would be displaced and no related impacts would occur. Therefore these issues will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

¹ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark. Sacramento, California, May 2012.

XIV. PUBLIC SERVICES

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

Responses to Checklist Questions:

Response a): Fire Protection

Fire Services for the Town of Danville are provided by the San Ramon Valley Fire Protection District (SRVFPD). The San Ramon Valley Fire Protection District is an autonomous Special District as defined under the Fire Protection District Law of 1987, Health and Safety Code, Section 13800, of the State of California. The SRVFPD is responsible for providing the highest level of emergency and non-emergency services to the community in an effort to protect life, the environment and property.

The proposed project, as a standard practice, would be reviewed by the SRVFPD and any recommendations would be incorporated into project designs. No new fire stations or expansion of existing fire stations or fire-fighting capabilities are anticipated. Although, based on the size and location of the project, a less than significant impact is anticipated, it has been determined that this issue will require a more detailed analysis in the EIR. As such, the lead agency will examine this issue in the EIR. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response a): Police Protection

The project would be served by the Danville Police Department. The proposed project is not expected to substantially increase demand for police services or officers. Although, based on the size and location of the project, a less than significant impact is anticipated, it has been determined that this issue will require a more detailed analysis in the EIR. As such, the lead agency will examine this issue in the EIR. At

this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response a): Schools

The project site is located within the San Ramon Valley Unified School District. The District encompasses the communities of Alamo, Blackhawk, Danville, Diablo, and San Ramon (including the new Dougherty Valley communities) as well as a small portion of the cities of Walnut Creek and Pleasanton. The district is comprised of 35 schools serving more than 30,000 students in Kindergarten through Grade 12. Future residential development on the site would increase the population of the project area and would, therefore, increase demand on local schools. Future development within the project site would be required to comply with the school impact fee requirements of the San Ramon Valley Unified School District. Pursuant to Section 65995(3)(h) of the California Government Code (SB 50), “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” Therefore, with payment of statutory fees, school impacts would be considered less than significant. Therefore this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response a): Parks

The project proposes to dedicate approximately 100 acres of the project site as permanent open space and includes a trail connection to this open space area. The East Bay Regional Parks District has expressed an interest in acquiring a portion of the open space area through a dedication and adding the land to the adjacent Los Trampas Wilderness Area. If the East Bay Regional Parks District does not acquire this portion of the site it will still be protected by an open space easement. The creation of this open space would provide beneficial impacts to the community and area. Furthermore, the population growth generated by the construction of the proposed 20 single family homes is not expected to result in increased demand for parks, such that existing parks would deteriorate and new parks would need to be constructed, as there is sufficient park and recreational space in the Town and region to serve the projected population of approximately 55 people. Moreover, the Town requires all new residential projects to dedicate land and/or pay fees to help the Town maintain its parkland standard, which is five acres of improved parkland for 1,000 residents and 6.5 acres of improved parkland per 1,000 residents for development that would require an amendment to the Town’s General Plan. A less than significant impact would occur. This impact will not be evaluated in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response a): Other Public Facilities

The proposed project would not result in the need for any other additional public facilities in the project vicinity such as libraries, community centers, new roadways, or government buildings, etc. Therefore, no impacts would occur as a result of project implementation. Therefore this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

XV. RECREATION

RECREATION --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses to Checklist Questions:

Responses a), b): Refer to Response XIV(a)4, above.

XVI. TRANSPORTATION/TRAFFIC

TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses to Checklist Questions:

Responses a), b): The proposed project would result in increased vehicle trips to and from the site. Given that the roads and highways in the project vicinity experience various levels of congestion, the project could have the potential to individually or cumulatively affect a Congestion Management Plan roadway or highway. Based on this, it has been determined that the project’s increases in traffic will require a more detailed analysis in the EIR. As such, the lead agency will examine both of the two environmental issues listed in the checklist above in the EIR. At this point, a definitive impact conclusion for both of these environmental topics will not be made, rather all are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response c): The project site is not located near an airport and there would be no related impact. Therefore this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Responses d), e): Although the project would be reviewed by the SRVFPD and Danville Police Department as a standard practice, and any recommendations from these agencies would be incorporated into project designs, implementation of the project would introduce a new roadway and increase traffic. Although a less than significant impacts are anticipated, it has been determined that these issues will require a more detailed analysis in the EIR. As such, the lead agency will examine these issues in the EIR. At this point, a definitive impact conclusion for these environmental topics will not be made, rather they are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response f): There are no adopted polices, plan or programs supporting alternative transportation that apply to the project and the project would not result in such a conflict. Therefore this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

XVII. UTILITIES AND SERVICE SYSTEMS

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

Responses to Checklist Questions:

Response a): Although the project would be required to comply with the requirements of the RWQCB, as noted in the response to Checklist Question IX.a, the project could result in violations of water quality standards during construction and the life of the project. Therefore, these issues will be further evaluated in the EIR by the lead agency. At this point, a definitive impact conclusion for this environmental topic will not be made, rather it is considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response b): The project area is primarily vacant and the addition of residential development would require the construction of new water and sewer lines at the site. In addition, the new residential development would increase the demand on water and wastewater treatment facilities. However, the relatively minor amount of development and associated population increases (up to 55 people in the Town) would result in an incremental increase in demand for water and wastewater treatment facilities and would not be expected to require the construction of new water or wastewater treatment facilities or expansion of existing facilities, resulting in less than significant impact. Therefore this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response c): Onsite stormwater drainage facilities would be constructed as a part of the project, which would result in temporary construction related noise and runoff impacts. As indicated in Sections XII (Noise) and VI (Geology and Soils), it has been determined that these issues will be discussed further in the EIR. At this point, a definitive impact conclusion for these environmental topics will not be made, rather they are considered potentially significant until a detailed analysis is conducted during the preparation of the EIR.

Response d): The East Bay Municipal Utilities District provides water supply to the Town of Danville and the project site. According to the District's Urban Water Management Plan 2010 (UWMP), EBMUD can meet customer demands through the year 2040 during normal year conditions; therefore, the available supply is considered equal to or greater than demand. However, unless supplemental water supplies are developed and while EBMUD's Mokelumne River supply continues to decrease, the frequency of normal year-types will decrease in the future. The frequency of dry years that require customer rationing is expected to increase. Thus, it is anticipated that EBMUD would be able to serve the water needs of the proposed 20 unit development, although customer rationing is likely to be required in the future when supplies are reduced. A less than significant impact is anticipated. Therefore this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response e): The Central Contra Costa Sanitary District provides wastewater collection and treatment services for the Town of Danville and would serve the proposed project. The treatment plant has capacity to treat 54 million gallons per day (mgd) and currently treats approximately 45 mgd. The proposed project would incrementally increase demand for wastewater treatment. The incremental increase in demand generated by the 20-unit development proposed by the project is not expected to interfere with the ability of the wastewater treatment plant to serve the provider's existing commitments in addition to project's projected demand. Less than significant impacts would occur. Therefore this issue will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

Response f), g): The Central Contra Costa Solid Waste Authority provides solid waste and residential recycling services for Contra Costa County, including the Town of Danville. CCCSWA holds franchise agreements with Allied Waste Services for the collection, transfer and disposal of residential and commercial solid waste, and with Valley Waste Management for the collection and marketing of residential recycling, green waste and food scraps.

Allied Waste Services deposits the solid waste it collects at the Keller Canyon Landfill, which is a Class II Landfill. The landfill currently handles 2,500 tons of waste per day, although the permit allows up to 3,500 tons of waste per day to be managed at the facility. The proposed 20-unit development is not anticipated to generate substantial amounts of solid waste and would be served by a landfill with sufficient permitted capacity. The proposed project would comply with local statutes and regulations

regarding solid waste, resulting in less than significant solid waste impacts. Therefore these issues will not be discussed in the EIR consistent with CEQA Guidelines Section 15063(c)(3).

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses to Checklist Questions:

Responses a), b), c): As discussed above, the proposed project has the potential to degrade the quality of the environment with regard to several resource areas and result in environmental effects on human beings. These potential impacts will be evaluated in the EIR. Moreover, the proposed project, in conjunction with other related projects has the potential to result in significant cumulative impacts. The potential for cumulative impacts will be discussed in the EIR.

H. REFERENCES

The following references were utilized during preparation of this Initial Study.

Allied Waste Services Website, <http://www.pleasanthillbayshoredisposal.com/index.cfm>, accessed July 30, 2012.

Association of Bay Area Governments, Dam Failures Inundation Areas Map, [http://gis.abag.ca.gov/Website/ Dam Inundation/](http://gis.abag.ca.gov/Website/Dam%20Inundation/), accessed July 30, 2012.

Balance Hydrologics, Preliminary Stormwater Control Plan, Subdivision 9309 Podva Property, Town of Danville, California, prepared by, Inc., July 2012.

California Department of Conservation, Farmland Mapping and Monitoring Program, Contra Costa County Important Farmland Map 2010.

California Department of Conservation, California Geological Survey website, www.consrv.ca.gov.

California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark. Sacramento, California, May 2012.

California Environmental Quality Act (CEQA) Guidelines, 2012.

Contra Costa Central Sanitary District Website, <http://www.centrsan.org/>, accessed July 30, 2012.

East Bay Municipal Utility District, Urban Water Management Plan 2010, adopted June 28, 2011.

Town of Danville, 2010 General Plan, adopted August 1999.