



Town of Danville

Environmental Checklist Form

1. **Project title:** DEV21-0003 – Danville Self Storage
2. **Lead agency name and address:** Town of Danville
510 La Gonda Way
Danville, CA 94526
3. **Contact person and phone number:** Riley Anderson-Barrett, (925) 314-3314
4. **Project location:** 344 Diablo Road
Danville, CA 94526
5. **Project sponsor's name and address:** Chris Koenig, Todd Fitch, and
Weinberg Properties LLC
344 Diablo Road
Danville, CA 94526
6. **Zoning:** Downtown Business District 6: Business
and Professional Offices
7. **General Plan designation:** Downtown Master Plan
8. **Description of project:** Development Plan request to allow the redevelopment at the property located at 344 Diablo Road allowing the construction of a new 22,847 square foot self-storage building. The site contains the Green Valley Creek to the north. There are no Town-protected trees on the subject property affected by this proposal.
9. **Surrounding land uses and setting:** Multi-family residences are located to the North, offices uses are located to the East and South, and offices and an acute rehab facility are located to the West.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
 - San Ramon Valley Fire Protection District
 - Contra Costa County Central Sanitary District
 - East Bay Municipal Utilities District
 - California Water Quality Control Board
 - California Department of Fish & Wildlife
 - U.S. Army Corp of Engineers

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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


- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input 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 type="checkbox"/> Transportation/Traffic |
| <input checked="" 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 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.

| | |
|---|------------------|
|  | 3/24/2022 |
| Signature | Date |
| Riley Anderson-Barrett | Town of Danville |
| Printed Name | For |

Issues:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|--------------------------|
| I. AESTHETICS: Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| II. 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: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | |

| | | | | |
|--|--------------------------|--------------------------|--------------------------|---|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
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| | | | | |
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| c) 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"/> | X |
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III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
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|--|--------------------------|--------------------------|--------------------------|---|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|--|--------------------------|--------------------------|--------------------------|---|

| | | | | |
|---|--------------------------|--------------------------|--------------------------|---|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
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| | | | | |
|--|--------------------------|--------------------------|--------------------------|---|
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
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| | | | | |
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| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
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IV. BIOLOGICAL RESOURCES: Would

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|--------------------------|
| the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | X | <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 type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | X | <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 type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|--------------------------|
| 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"/> | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | X | <input type="checkbox"/> | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| 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? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Result in substantial soil erosion or the | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| loss of topsoil? | | | | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |

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

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| of an existing or proposed school? | | | | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| 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"/> | X |
| 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"/> | X |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| 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 type="checkbox"/> | X |
| IX. HYDROLOGY AND WATER QUALITY: Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | X | | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | X | <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"/> | | X | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| 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"/> | X |
| 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"/> | X |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|--------------------------|
| failure of a levee or dam? | | | | |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| X. LAND USE AND PLANNING: Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| XI. MINERAL RESOURCES: Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| 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"/> | X |
| XII. NOISE: Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |

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|---|--------------------------------|--|------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | X | <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"/> | X |
| 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"/> | X |

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 type="checkbox"/> | X |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

XIV. PUBLIC SERVICES

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | 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 type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

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"/> | X |
| 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"/> | X |

XVI. TRANSPORTATION/TRAFFIC --
Would the project:

| | | | | |
|--|--------------------------|--------------------------|---|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
|--|--------------------------|--------------------------|---|--------------------------|

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|--------------------------|
| result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | | | | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| 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"/> | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| g) 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"/> | X |
| XVII. UTILITIES AND SERVICE SYSTEMS: Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | X | <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"/> | X | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 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"/> | X | <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"/> | X | <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"/> | X | <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"/> | X | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| XVIII. MANDATORY FINDINGS OF SIGNIFICANCE | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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)?

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| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
|---|--------------------------|--------------------------|--------------------------|---|

EXPLANATIONS:

I. ASTHETICS: Would the project:

- a) Have a substantial adverse effect on a scenic vista? **No impact.** The subject project is not within a Town designated scenic hillside or major ridgeline.
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **No Impact.** The site is not within view of a state scenic highway.
- c) Substantially degrade the existing visual character or quality of the site and its surroundings? **Less than Significant Impact.** The project would allow the redevelopment of a 0.96 +/- acre parcel that has historically had a commercial building of a similar footprint. The existing commercial building is run down and not in use. The redevelopment will improve the visual character and quality of the site. The development is consistent with the General Plan and zoning designation allowing for commercial use.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Less than Significant Impact.** The project would result in additional light sources typical of a commercial office and the impact on the surrounding neighborhoods and businesses would be less than significant. A standard condition of approval for a Development Plan to construct a commercial structure would require exterior lighting to be shielded downward to avoid glare. The project lighting will be consistent with the lighting level of existing surrounding businesses.

II. AGRICULTURAL RESOURCES: Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **No Impact.** The parcel is not classified as prime, unique, or farmland of statewide importance.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? **No Impact.** The proposed project is consistent with the zoning for the site. The site is not zoned for agricultural use, is not used for agricultural use, and is not under a Williamson Act contract.
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? **No Impact.** The site is zoned for commercial use, and the proposed development would not result in the conversion of any farmland to non-agricultural use.

III. AIR QUALITY: Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan? **No Impact.** The proposed project is consistent with the General Plan and Zoning designation for the site. The proposed project would not increase regional population growth or cause changes in vehicular traffic that would affect the implementation of the Bay Area Air Quality Management District 2010 Clean Air Plan.
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **No Impact.** The proposed project is consistent with the General Plan and Zoning designation for the site. The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project is conditioned to follow the Bay Area Air Quality Management District rules and regulations.
- 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)? **No Impact.** The proposed project is consistent with the General Plan and Zoning designation for the site, and commercial redevelopment has been anticipated.
- d) Expose sensitive receptors to substantial pollutant concentrations? **No Impact.** The proposed project itself does not represent a sensitive receptor and there are no existing or planned sensitive receptors within the immediate project vicinity. The proposed project is consistent with the General Plan and Zoning designation for the site, and commercial redevelopment has been anticipated.

- e) Create objectionable odors affecting a substantial number of people? **No Impact.** The proposed development is a commercial redevelopment project, consistent with surrounding office and residential uses. This type of commercial development will not result in the creation of objectionable odors which are not typical for the area.

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 Game or U.S. Fish and Wildlife Service? **Less than Significant with Mitigation Incorporated.** The project would redevelop an existing developed site and would not expand the development footprint. The project is not projected to impact special-status species.

All raptors and other nesting migratory birds are protected under the Migratory Bird Treaty Act and their eggs and young are protected under California Fish and Game Codes. A nesting survey would be conducted prior to commencing with construction work if this work would commence between February 1st and August 31st. If a nest is found, a buffer around the tree with the nest will be installed, which would be identified by a qualified biologist.

- 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? **Less than Significant with Mitigation Incorporated.** The project would redevelop an existing developed site and would not expand the development footprint. However, a new storm drain outlet into Green Valley creek may be required.

The project will not result in any direct impacts to this draining feature or any other seasonal wetlands. No structures are proposed within the creek's setback. No impacts are anticipated to the drainage feature, or its associated vegetation. Wildlife exclusion fencing would be installed around the perimeter of the drainage channel and around the perimeter of the project site to ensure that ground dwelling wildlife species are precluded from accessing the construction area.

- (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? **Less than Significant with Mitigation Incorporated.** The project would redevelop an existing developed site and would not expand the development footprint. All stormwater/surface runoff should be directed into the Town's storm drain system. No structures are proposed within the creek's setback. Installed silt

fencing will prevent mobilized sediments and other construction debris from entering the adjacent creek corridor

- 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? **Less than Significant with Mitigation Incorporated.** The project would redevelop an existing developed site and would not expand the development footprint. All stormwater/surface runoff should be directed into the Town's storm drain system. No structures are proposed within the creek's setback.

All raptors and other nesting migratory birds are protected under the Migratory Bird Treaty Act and their eggs and young are protected under California Fish and Game Codes. A nesting survey would be conducted prior to commencing with construction work if this work would commence between February 1st and August 31st. If a nest is found, a buffer around the tree with the nest will be installed, which would be identified by a qualified biologist.

Wildlife exclusion fencing would be installed around the perimeter of the drainage channel and around the perimeter of the project site to ensure that ground dwelling wildlife species are precluded from accessing the construction area. Wildlife exclusion fencing will consist of silt fence backed with orange construction fence. The bottom of the fence would be keyed in the ground.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **Less than Significant Impact.** There are forty trees on the site. Seven non-protected trees are proposed to be removed.
- 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? **No Impact.** There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan associated with this property.

V. **CULTURAL RESOURCES:** Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? **No Impact.** The site and existing buildings on site do not meet criteria as a historical resource as defined in § 15064.5.
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? **Less than Significant Impact.** There has been no identification of the existence, or probable likelihood, of an archaeological resource on this site. Standard Conditions of Approval require that, in the event that subsurface archeological remains are discovered during any construction or

pre-construction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Town Planning Division notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures if they are deemed necessary. If prehistoric archaeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Less than Significant with Mitigation Incorporated.** The proposed project is in a general location where artifacts and internments related to the Tatcan Miwok Indian tribes which historically occupied the area.
- d) Disturb any human remains, including those interred outside of formal cemeteries? **Less than Significant Impact.** In the event that human remains are discovered during grading or site development, all work shall be halted in the vicinity of the find, the applicant shall notify the county coroner and comply with all state law requirements, including Health and Safety Code section 7050.5 and Public Resources Code section 5097.98, to ensure proper disposition of the human remains or suspected human remains, including those identified to be Native American remains.

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? Refer to Division of Mines and Geology Special Publication 42. **No Impact.** The site is not located within a State of California Earthquake Fault Hazard Zone.
 - ii) Strong seismic ground shaking? **Less than Significant Impact.** The site is located near active faults and could experience strong ground shaking during the life of the project. Given the project's requirement to comply with California Building Code related to seismic activity, this impact is considered less than significant requirement to comply with California Building Code related to seismic activity, this impact is considered less than significant.
 - iii) Seismic-related ground failure, including liquefaction? **Less than Significant Impact.** According to the Geotechnical report prepared by Bear Engineering Group, Inc., there is a low potential for liquefaction, and it was not identified

as a potential concern. Based on Laboratory results the fines content is too high to enable the liquefaction effects to manifest. Given the project's requirement to comply with California Building Code related to seismic activity, this impact is considered less than significant.

- iv) Landslides? **No Impact.** No evidence of landslide characteristics have been observed on the site or in the area in the past

- b) Result in substantial soil erosion or the loss of topsoil? **Less than Significant Impact.** There is potential for some soil erosion caused by both wind and water during the construction phase of the project. However, compliance with standard Town practices regarding erosion prevention makes this impact less than significant.

- 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? **Less than Significant Impact.** The site is nearly flat and previously had a commercial building on site. According to the Geotechnical report prepared by Bear Engineering Group, Inc., the soils at the site consist of interbedded clay, silt sand, and gravel, with no indications of slope instability observed.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? **Less than Significant Impact.** The site contains interbedded clay, silt sand, and gravel, as is typical of most of the soils within Contra Costa County and the greater San Francisco Bay Area. Compliance with recommendations of the final soils report regarding foundation design would make this impact less than significant.

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? **Less than Significant Impact.** The proposed project would allow the construction of a new commercial building, in an existing commercial office and multi-family neighborhood. It would use existing roads and connect to existing utility infrastructure, making it consistent with the Town of Danville's 2030 General Plan Policy 34.02.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **No Impact.** The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gases.

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? **No Impact.** The proposed project is in a commercial project, similar to existing commercial uses. The proposed project is replacing an existing commercial building. Hazardous materials which are not consistent with typical commercial offices and office storage facilities and are not expected to be associated with this development.
- 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? **No Impact.** The proposed project is a commercial project redeveloping an existing commercial building. Hazardous materials that are not consistent with typical commercial offices and office storage facilities and are not expected to be associated with this development.
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **No Impact.** The proposed project is a commercial project redeveloping an existing commercial building. Hazardous materials that are not consistent with typical commercial offices and office storage facilities and are not expected to be associated with this development.
- 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? **No Impact.** This site is not known to be included on any list of hazardous materials sites.
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **No Impact.** The subject site is not within an airport zone or part of any airport plan.
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **No Impact.** There is no private airplane strip within the project vicinity.
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **No Impact.** There is not a specific emergency response plan for this area. The project will meet all requirements of the San Ramon Valley Fire Protection District.
- 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? **No Impact.** The proposed project is a commercial project redeveloping an existing commercial building in an existing commercial office and multi-family residential neighborhood. The project will meet

all requirements of the San Ramon Valley Fire Protection District including fire abatement measures.

IX. **HYDROLOGY AND WATER QUALITY:** Would the project:

- a) Violate any water quality standards or waste discharge requirements? **Less than Significant with Mitigation Incorporated.** Compliance with the Town's stormwater run-off requirements will ensure no water quality standards are violated. The integrated management practices (IMPs) proposed for the treatment areas will be consistent with the recommendations of the Contra Costa Clean Water Program. The proposed project will conform to the Town's Stormwater Management and Discharge Control Ordinance (Ord. No. 2004-06) and all applicable construction Best Management Practices (BMPs) for the site. A project Operations Maintenance Plan and Agreement will also be developed and recorded for this site. New storm drain outlets located within Green Valley Creek may be required.
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? **No Impact.** The project would be served by the East Bay Municipal Utility District for water, so no new wells would be created.
- 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? **Less than Significant Impact.** Compliance with the Town's Erosion Control Ordinance (Section 19-4.2) requirements will limit any erosion or siltation downstream. Most of the lot is existing impervious surfaces which should not create for a substantial increase in surface water runoff. Significant grading will not take place that would alter drainage patterns. Sycamore Creek will not be altered as part of this project. The proposed project will conform to the Town's Stormwater Management and Discharge Control Ordinance (Ord. No. 2004-06) and all applicable construction Best Management Practices (BMPs) for the 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? **Less than Significant Impact.** Most of the lot is existing impervious surfaces which should not create for a substantial increase in surface water runoff. The proposed building has a similar footprint to the existing building to be redeveloped. A Stormwater Control Plan has been submitted and will be followed.
- 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? **Less than Significant Impact.** The applicant provided a hydrology study which indicates that stormwater drainage will not substantially increase. The additional run-off will not exceed the capacity of stormwater drainage facilities. The project will be required to comply with all stormwater quality requirements. The project proposes self-retaining pervious areas and a bio-retention basin. Calculations were computed on the Contra Costa Clean Water Program's IMP calculator to determine C3 compliance.

- f) Otherwise substantially degrade water quality? **No Impact.** Stormwater and surface water runoff will be directed into the Town's storm drain system. Straw wattles and crushed rocks will encircle all storm inlets. Self-treating and self-retaining drainage areas are spread out throughout the site.
- 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? **No Impact.** The commercial building will not be built within the 100-year flood plain, as shown on the FEMA Flood Insurance Rate Maps.
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **No Impact.** No structures will be built within the 100-year flood plain, as shown on the FEMA Flood Insurance Rate Maps.
- 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? **No Impact.** No structures will be built within the 100-year flood plain, as shown on the FEMA Flood Insurance Rate Maps. There are no dams or levees in the vicinity of the site.
- j) Inundation by seiche, tsunami, or mudflow? **No Impact.** The site is not near any large body of water, so the risk of damage due to a seiche, tsunami or mudslide is very low.

X. LAND USE AND PLANNING: Would the project?

- a) Physically divide an established community? **No Impact.** The proposed project is a commercial redevelopment of an existing commercial building, consistent with existing surrounding developments.
- 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? **No Impact.** The proposed project is a commercial redevelopment of an existing commercial building, consistent with existing surrounding developments.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **No Impact.** There is no habitat conservation plan or natural community conservation plan related to this property.

XI. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **No Impact.** There are no known mineral resources on this site.
- 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? **No Impact.** There are no known mineral resources on the site.

XII. NOISE: Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Less than Significant Impact.** The proposed project is a commercial redevelopment of an existing commercial building, consistent with existing surrounding developments. Noise levels would temporarily be increased due to noise associated with the construction of the building. The noise impact will be less than significant given required standard conditions of approval which define and limit hours of construction.
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **No Impact.** The proposed project is a commercial redevelopment of an existing commercial building, consistent with existing surrounding developments. The noise level is not expected to exceed the existing noise level in the area.
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Less than Significant Impact.** The proposed project is a commercial redevelopment of an existing commercial building, consistent with existing surrounding developments. The noise level is not expected to exceed the existing noise level in the area, or substantially increase the ambient noise level.
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Less than Significant with Mitigation Incorporated.** Noise levels would temporarily be increased due to noise associated with the construction of the project. The noise impact will be less than significant given required standard conditions of approval which define and limit hours of construction.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.** The subject site is not located within an area including an airport land use plan, or within two miles of a public airport.
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.** The project is not within the vicinity of a private airstrip.

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)? **Less than Significant Impact.** The proposed project is a commercial self-storage facility designated for office storage, which will serve existing commercial businesses. No new residences are proposed.
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **No Impact.** The development will not displace any housing in the area.
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **No Impact.** The development will not displace any housing in the area.

XIV. PUBLIC SERVICES: Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - i) Fire Protection? **Less than Significant Impact.** The project will be served by the San Ramon Valley Fire Protection District, as indicated in correspondence with the District. The project will be designed to meet all of the requirements of the District.
 - ii) Police Protection? **Less than Significant Impact.** The project will be served by the Danville Police Department, which is on contract from the Contra Costa County Sheriff's Department.
 - iii) Schools? **No Impact.** The proposed commercial project will not cause for an increase in school enrollment.

iv) Parks? **No Impact.** The proposed commercial project will not cause for an increase in park facility use.

v) Other Public Facilities? **No Impact.** No other public facilities have been identified in which this project would result in a significant adverse negative impact.

XV. RECREATION: Would the project result in:

a) The increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **No Impact.** The proposed commercial project will not cause for an increase in park facility use.

b) The inclusion of recreational facilities or requirement of the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **No Impact.** The project does not include the development of new recreational facilities and none are required.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? **Less than Significant Impact.** The area's streets, land use planning and zoning were planned and in place to accommodate a commercial building on this site. Traffic will increase by the rate associated with a mini-storage facility.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? **No Impact.** The Transportation Division reviewed the project and did not determine peak hour trips to be significant enough to trigger the need for a traffic study.

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? **No Impact.** The project has no potential to have an effect on air traffic in the area.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **No Impact.** The proposed access drive meets all of the Town's design standards and is consistent with the existing commercial building.

e) Result in inadequate emergency access? **No Impact.** The project was reviewed by the San Ramon Valley Fire Protection District and will meet all access requirements.

f) Result in inadequate parking capacity? **Less than Significant Impact.** The project

will satisfy the Town parking requirements as specified within the Town's Downtown Business District Ordinance. The Transportation Division reviewed the parking study and determined the proposed parking to be adequate to satisfy the increase in demand.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? **No Impact.** The project does not conflict with any transportation plans.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **Less than Significant Impact.** The project will be required to comply with all stormwater quality requirements. A Stormwater Control Plan has been submitted and will be followed.
- 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? **Less than Significant Impact.** The development is within the Contra Costa County Central Sanitary District boundaries, and will be served by the District. Appropriate mitigation fees will be collected by the District.
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Less Than Significant with Mitigation Incorporated.** The project will be required to comply with all stormwater quality requirements. The project proposes self-retaining pervious areas and a bio-retention basin. Calculations were computed on the Contra Costa Clean Water Program's IMP calculator to determine C3 compliance.
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **Less than Significant Impact.** The project is within the boundaries of the East Bay Municipal Utilities District. The district has indicated that they will serve the project. Appropriate mitigation fees will be collected by the District.
- 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? **Less than Significant Impact.** The development is within the Contra Costa County Central Sanitary District boundaries, and will be served by the District. Appropriate mitigation fees will be collected by the District.
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Less than Significant Impact.** The area solid

waste provider has indicated that they will serve the project.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? **Less than Significant Impact.** The development will be required to comply with all federal, state, and local statutes regarding solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: Would the project:

- a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? **Less than Significant Impact.** There is no evidence that the project will degrade the quality of the environment, reduce the habitat of a wildlife species, or reduce the range of a rare or endangered plant or animal. The project does not have the potential to eliminate important examples of 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)? **No Impact.** The project does not have impacts that are individually limited, but cumulatively considerable.
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? **No Impact.** The project has no potential to cause substantial adverse effects on human beings, either directly or indirectly.