



*"Small Town Atmosphere  
Outstanding Quality of Life"*

**DRAFT MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL  
SIGNIFICANCE**

LEAD AGENCY: Town of Danville -- (Fred Korbmacher)

NAME OF PROJECT: SUB22-0006 (SD 9264) - TR22-0060

PROJECT DESCRIPTION: The subdivision of an existing 8.49-acre parcel into seven single family residential lots where there is one (1) Town-protected tree on the subject property affected by this proposal

**ENVIRONMENTAL EFFECTS/MITIGATION MEASURES:**

1. GEOLOGY AND SOILS: Will the Project:
  - a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
    - ii) Landslides? **Less Than Significant Impact with mitigations Incorporated.** Existing landslide on the subject properties could be subject to seismically induced deformation and will require corrective grading to improve slope stability as discussed in the report prepared by ENGEIO Incorporated.

*MITIGATION MEASURE 1: Landslides removals are depicted in Section 4.2.3 in the ENGEIO Incorporated report, which will require field inspections to make recommendations for adjusting the depth and extents of removals based on revealed conditions.*

- b) Result in substantial soil erosion or the loss of topsoil? **Less than Significant Impact with mitigations Incorporated.** Per the report prepared by ENGEIO Incorporated, recommend additional sulfated testing at the completion of finished grading.

*MITIGATION MEASURE 2: Erosion Control is outlined in Section 4.8 in the ENGEIO Incorporated report. The applicant shall be required to follow the recommendations to include revegetation of graded slopes with organic-rich stripping's and spreading these materials in a thin layer (approximately 6 inched thick) on graded slopes prior to winter rains and following rough*

**510 LA GONDA WAY, DANVILLE, CALIFORNIA 94526**

grading. All landscape slopes shall be maintained in a vegetated state after project completion. The use of drought-tolerant vegetation requiring infrequent drip irrigation during summer is recommended. No pressurized irrigation lines should be placed on or near the tops of graded slopes.

- 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 with mitigation Incorporated.** According to the Geotechnical report prepared by ENGEIO Incorporated, it is recommending to design improvements to mitigate these concerns.

*MITIGATION MEASURE 3: Removals for General Subexcavation, Existing Fill, Landslide Removals are outlined in Section 4.2 of the ENGEIO Incorporated report.*

- 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 with mitigations Incorporated.** Landslides and expansive soil hazards exist throughout the Danville area. Expansive soil can be mitigated by proper foundation design and grading measures. These mitigation measures are detailed in the report prepared by ENGEIO Incorporated.

*MITIGATION MEASURE 4: The applicant shall follow the recommendations of the soils report prepared by ENGEIO Incorporated Section 5.0 FOUNDATION RECOMMENDATIONS.*

2. NOISE: Would the project result in:

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Less than Significant Impact 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.

*MITIGATION MEASURE 5: The applicant shall require their contractors and subcontractors to the period between the weekday hours of 7:30 a.m. to 5:30 p.m. (Mondays through Fridays), unless otherwise approved in writing by the City Engineer for general construction activity and the Chief Building Official for building construction activity. Prior to any construction work on the site, including grading, the applicant shall install a minimum 3' x 3' sign at the project entry*

*which specifies the allowable construction workdays and hours, and lists the name and contact person for the overall project manager and all contractors and sub-contractors working on the job.*

3. UTILITIES AND SERVICE SYSTEMS: Would the project result in:
- 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.

*MITIGATION MEASURE 6: Stormwater and surface water runoff shall be directed into the property's public storm drain system. The applicant shall be required to pay the Excavation Mitigation Fee to Contra Costa County Flood Control.*

DETERMINATION: Based upon the above identified mitigation measures, no significant environmental impacts are anticipated to be associated with the subject project. A Draft Mitigated Negative Declaration of Environmental Significance has been prepared.

The Initial Study was prepared by the Planning Department, Town of Danville. Copies of the Initial Study may be obtained at the Town offices located at 500 La Gonda Way, Danville, California 94526.

ATTEST:



Fred Korbmacher  
Development Service Coordinator