

EXECUTIVE SUMMARY

Purpose

This Environmental Impact Report (EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Del Hombre Apartments Project in Contra Costa County (State Clearinghouse No. 2018102067). This document is prepared in conformance with CEQA (California Public Resources Code [PRC], § 21000, *et seq.*) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et seq.*).

The purpose of this EIR is to inform decision makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed Del Hombre Apartments Project (project). This EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

Project Summary

Project Location

The project site is located in the unincorporated Walnut Creek area of Contra Costa County. The site is bound by Del Hombre Lane to the west as well as the Iron Horse Regional Trail (just west of Del Hombre Lane), Roble Road to the north, Avalon Walnut Ridge apartments to the north and east, and Honey Trail to the south. The area around the project site has a suburban, transit-oriented residential character. Multi-family apartments are located to the north (on Las Juntas Way and Santos Lane), east (on Roble Road and Santos Lane), and south (on Honey Trail).

Project Description

The project applicant proposes to build a 284-unit, six-story apartment community on a 2.4 (gross) 2.37 (net)-acre site consisting of five parcels located in central Contra Costa County and 0.12 mile east of the Bay Area Rapid Transit (BART) Pleasant Hill/Contra Costa Centre Station. The project will require approval of a General Plan Amendment, Rezoning, Minor Subdivision, and a Final Development Plan to allow the construction of the apartments with variances and exceptions from Title 8 and 9 of the County code. The project includes the demolition of two existing residential buildings. The new apartment building would total approximately 425,879 gross square feet that would cover 81,639 square feet (or 79 percent) of the project site. The residential building would consist of 21 studio apartments, 178 one-bedroom apartments, and 85 two-bedroom apartments, totaling 284 units, with an average unit size of 863 square feet, as well as a partial below-grade and partial at-grade parking garage. The project would also include ancillary and recreational amenities to serve residents of the apartment building.

Project Objectives

The objectives of the project are to:

- Address the regional housing and employment imbalance by providing 284 housing units to an underserved area.
- Reduce traffic on area roads by increasing housing density in an area well served by regional public transportation (Bay Area Rapid Transit [BART]).
- Provide much needed affordable housing through the delivery of 36 affordable units.
- Provide housing within a nearby commercial area that provides neighborhood services that are accessible to the new residents.
- Create an apartment community consisting of high-quality architecture that encourages walkability within the neighborhood.
- Implement policies of importance to the County, as reflected in the Contra Costa County General Plan.
- Encourage infill redevelopment of underused sites in areas served by adequate infrastructure and services that are near mass transit, freeways, and urban centers to encourage multiple-family housing located in proximity to transit corridors.

Significant Unavoidable Adverse Impacts

The project would result in the following significant and unavoidable impacts:

- **Project Level:** Operational impact related to unacceptable Level of Service (LOS) at Coggins Drive at Las Juntas Way intersection under Opening Year with Project.
- **Cumulative Level:** Operational impact related to unacceptable Level of Service (LOS) at Coggins Drive at Las Juntas Way intersection under Cumulative Year with Project.

Summary of Project Alternatives

No Project Alternative: Under the No Project Alternative, the 284-unit six-story podium apartment community proposed under the project would not be constructed on the project site. In this scenario, the two existing single-family homes and garage on the project site would remain, road improvements would not occur, trees would not be removed or impacted, grading would not take place, and the five parcels would not be merged into one parcel. This alternative would not require a General Plan Amendment, rezoning, minor subdivision, or a Final Development Plan.

Reduced Scale Alternative: Under the Reduced Scale Alternative, 52 town homes (22 units per acre on 2.37 acres) would be constructed on the project site. While this alternative would reduce the overall intensity of development on the project site, it would still require the development of the entire project site. In this scenario, the number of market rate units would decrease by 82 percent

(248 units down to 44 units) and the number of affordable units would decrease by 78 percent (36 units down to 8 units). Similar to the project, the two existing single-family homes and garage on the project site would be demolished. However, no below ground parking would be constructed under this alternative.

Areas of Controversy

Pursuant to CEQA Guidelines Section 15123(b), a summary section must address areas of controversy known to the lead agency, including issues raised by agencies and the public, and it must also address issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

A Notice of Preparation (NOP) for the project was issued on October 29, 2018. The NOP describing the original concept for the project and issues to be addressed in the EIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period extending from October 29, 2018 through November 28, 2018. The NOP identified the potential for significant impacts on the environment related to the following topical areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Hydrology and Water Quality
- Greenhouse Gas Emissions
- Noise
- Transportation

Disagreement Among Experts

This EIR contains substantial evidence to support all the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the County of Contra Costa is not aware of any disputed conclusions at the time of this writing. Both CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision makers to make an informed judgment about the environmental consequences of the project.

Potentially Controversial Issues

Below is a list of potentially controversial issues that may be raised during the public review and hearing process of this EIR:

- With residences adjacent to the project site, potential neighborhood impacts related to air quality, noise, and local traffic will need to be quantified and assessed.
- Potential impacts to unknown cultural resources (including the two existing residences) on the project site will also need to be evaluated.
- Given the presence of trees and pervious land areas on the site, the EIR will need to examine potential impacts related to biological resources and changes to stormwater drainage patterns.
- Aesthetics impacts to views from public areas toward Mount Diablo will need to be evaluated.

It is also possible that evidence will be presented during the 45-day, statutory Draft EIR public review period that may create disagreement. Decision makers would consider this evidence during the public hearing process.

In rendering a decision on a project where there is disagreement among experts, the decision makers are not obligated to select the most environmentally preferable viewpoint. Decision makers are vested with the ability to choose whatever viewpoint is preferable and need not resolve a dispute among experts. In their proceedings, decision makers must consider comments received concerning the adequacy of the Draft EIR and address any objections raised in these comments. However, decision makers are not obligated to follow any directives, recommendations, or suggestions presented in comments on the Draft EIR, and can certify the Final EIR without needing to resolve disagreements among experts.

Public Review of the Draft EIR

Upon completion of the Draft EIR, the County of Contra Costa filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (PRC § 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the Contra Costa County website (<http://www.contracosta.ca.gov/delhombre>), the office of Contra Costa County Department of Conservation and Development and two alternative locations. The address for each location is provided below:

Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553-4601
Hours:
Monday through Thursday: 7:30 a.m.–5:00 p.m.
Friday: 7:30 a.m.–4:00 p.m.
Saturday and Sunday: Closed

Pleasant Hill Library Contra Costa County Main Branch
1750 Oak Park Boulevard
Pleasant Hill, CA 94523
Hours:
Monday: 12:00 p.m.–8:00 p.m.
Tuesday: 1:00 p.m.–8:00 p.m.
Wednesday and Thursday: 11:00 a.m.–6:00 p.m.
Friday and Saturday: 10:00 a.m.–5:00 p.m.
Sunday: Closed

Office of County Supervisor Karen Mitchoff
2151 Salvio Street, Suite R
Concord, CA 94520
Hours:
Monday through Friday: 8:00 a.m.–5:00 p.m.; closed 12:00 p.m.–1:00 p.m.
Saturday and Sunday: Closed

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

Jennifer Cruz, Senior Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553-4601
Phone: 925.674.7790
Email: Jennifer.cruz@dcd.cccounty.us

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the County of Contra Costa on the project, at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the project.

Executive Summary Matrix

Table ES-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the project. The table is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding section of this EIR. Table ES-1 is included in the EIR as required by CEQA Guidelines Section 15123(b)(1).

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Table ES-1: Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|--|--|
| Section 3.1—Aesthetics | | | |
| Impact AES-1: The project would not have a substantial adverse effect on a scenic vista. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact AES-2: The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State scenic highway. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact AES-3: The project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings or conflict with applicable zoning and other regulations governing scenic quality. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact AES-4: The project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. | Potentially Significant | MM AES-4: Exterior Lighting Proposed exterior lighting shall be directed downward and away from adjacent properties and public/private right-of-way to prevent glare or excessive light spillover. | Less Than Significant with Mitigation |
| Cumulative Impact | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Section 3.2—Air Quality | | | |
| Impact AIR-1: The project would not conflict with or obstruct implementation of the applicable air quality plan. | Less Than Significant | No mitigation is necessary. | Less Than Significant |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|--|
| <p>Impact AIR-2: The project could result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or State ambient air quality standard.</p> | <p>Potentially Significant</p> | <p>MM AIR-2: Implement BAAQMD Best Management Practices (BMP) During Construction During construction, the following BMPs, as recommended by the BAAQMD, shall be implemented:</p> <ul style="list-style-type: none"> • Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads and surfaces shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks shall be paved as soon as possible. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations. Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be | <p>Less Than Significant with Mitigation</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|--|
| | | <p>maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <ul style="list-style-type: none"> • A publicly visible sign shall be posted with the telephone number and person to contact both at Contra Costa County and at the office of the General Contractor regarding dust complaints. This person shall respond and take corrective action within 2 business days of a complaint or issue notification. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations. | |
| <p>Impact AIR-3: The project would expose sensitive receptors to substantial pollutant concentrations.</p> | <p>Potentially Significant</p> | <p>Implement MM AIR-2 and the following:</p> <p>MM AIR-3: Use Construction Equipment That Meets Tier IV Interim Off-road Emission Standards</p> <p>During construction activities, all off-road equipment with diesel engines greater than 50 horsepower shall meet either United States Environmental Protection Agency or California Air Resources Board Tier IV Interim off-road emission standards. The construction contractor shall maintain records concerning its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information may include but are not limited to</p> | <p>Less than Significant with Mitigation</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|---|--|--|
| | | <p>equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.</p> <p>If engines that comply with Tier IV Interim off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier III) available. For purposes of this mitigation measure, “commercially available” shall mean the availability of Tier IV Interim engines taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. The contractor can maintain records for equipment that is not commercially available by obtaining letters from at least two rental companies for each piece of off-road equipment where the Tier IV Interim engine is not available.</p> | |
| <p>Impact AIR-4: The project would not result in other emissions (such as those leading to odors adversely affecting a substantial number of people).</p> | <p>Less Than Significant</p> | <p>No mitigation is necessary.</p> | <p>Less Than Significant</p> |
| <p>Cumulative Impact</p> | <p>Potentially Significant</p> | <p>Implement MM AIR-2 and MM AIR-3</p> | <p>Less Than Significant with Mitigation</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|--|
| Section 3.3—Biological Resources | | | |
| <p>Impact BIO-1: The project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p> | <p>Potentially Significant</p> | <p>MM BIO-1a: Conduct Pre-construction Special-status Bat Surveys The following measures shall be implemented prior to demolition, construction activities, or tree removal:</p> <ul style="list-style-type: none"> • A qualified wildlife Biologist shall conduct surveys for special-status bats during the appropriate time of day to maximize detectability to determine if bat species are roosting near the work area no less than 7 days and no more than 14 days prior to tree removal, beginning ground disturbance and/or construction. Survey methodology may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (Anabat, etc.). Visual surveys shall include trees within 0.25 mile of project construction activities. The type of survey will depend on the condition of the potential roosting habitat. If no bat roosts are found, then no further study is required. • If evidence of bat use is observed, the number and species of bats using the roost will be determined. Bat detectors may be used to supplement survey efforts. • If roosts are determined to be present and must be removed, the bats shall be excluded from the roosting site before | <p>Less Than Significant with Mitigation</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---------|---|---|--|
| | | <p>the facility is removed. A mitigation program addressing compensation, exclusion methods, and roost removal procedures shall be developed prior to implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but cannot reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young).</p> <ul style="list-style-type: none"> • If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities shall not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height shall be determined by a qualified wildlife Biologist, but the height of the bat house will be at least 15 feet. Bat houses will be multi-chambered and will be purchased or constructed in accordance with CDFW standards. The number of bat houses required will be dependent upon the size and number of colonies found, but at least one bat house will be installed for each pair of bats (if occurring individually), or of sufficient number to accommodate each colony of bats to be relocated. | |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---------|---|---|--|
| | | <p>MM BIO-1b: Avoid Active Migratory Bird Nests and Bat Roosts During Construction</p> <p>The following measures shall be implemented for construction work during the nesting season (February 15 through August 31):</p> <ul style="list-style-type: none"> • If construction or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 15 through August 31), a qualified Biologist shall conduct pre-construction surveys for northern harrier, pallid bat, Townsend’s big-ear bat, and other migratory birds within the construction area, including a survey buffer determined by a qualified Biologist based on professional experience, no more than 14 days prior to the start of ground disturbing activities in the construction area. • If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an | |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|--|
| | | active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule. <ul style="list-style-type: none"> A qualified Biologist shall delineate the buffer using nest buffer signs, ESA fencing, pin flags, and or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. | |
| Impact BIO-2: The project would not have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. | No Impact | No mitigation is necessary. | No Impact |
| Impact BIO-3: The project would not have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. | No Impact | No mitigation is necessary. | No Impact |
| Impact BIO-4: The project would not substantially interfere with the movement of 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 | No mitigation is necessary. | Less Than Significant |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|--|
| <p>Impact BIO-5: The project could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p> | <p>Potentially Significant</p> | <p>MM BIO-5a: Prepare and Implement a Tree Replacement Plan A Tree Replacement Plan shall be submitted to and approved by Contra Costa County Department of Conservation and Development prior to the removal of trees, and/or prior to issuance of a demolition or grading permit. The Tree Replacement Plan shall designate the approximate location, number, and sizes of trees to be planted. Trees shall be planted prior to requesting a final inspection of the building permit.</p> <p>MM BIO-5b: Implement Tree Protection Guidelines During Construction Tree protection guidelines shall be implemented during construction through the clearing, grading, and construction phases as outlined in the arborist report prepared by HortScience dated May 9, 2019.</p> | <p>Less Than Significant with Mitigation</p> |
| <p>Impact BIO-6: The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p> | <p>No Impact</p> | <p>No mitigation is necessary.</p> | <p>No Impact</p> |
| <p>Cumulative Impact</p> | <p>Less Than Significant</p> | <p>No mitigation is necessary.</p> | <p>Less Than Significant</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|---|---|--|
| Section 3.4—Cultural Resources | | | |
| <p>Impact CUL-1: The project could cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.</p> | <p>Potentially Significant</p> | <p>MM CUL-1: Stop Construction Upon Encountering Historical or Archeological Materials An archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology should inspect the site once grubbing and clearing are complete, and prior to any grading or trenching into previously undisturbed soils. This may be followed by regular periodic or “spot-check” historic and archaeological monitoring during ground disturbance as needed, but full-time archaeological monitoring is not required at this time. In the event a potentially significant cultural resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers should avoid altering the materials until an archaeologist has evaluated the situation. The project applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. The archaeologist shall make</p> | <p>Less Than Significant with Mitigation</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|--|--|
| | | <p>recommendations concerning appropriate measures that will be implemented to protect the resource, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate California DPR 523 forms and shall be submitted to Contra Costa County Department of Conservation and Development, the Northwest Information Center, and the State Historic Preservation Office, as required.</p> | |
| <p>Impact CUL-2: The project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</p> | <p>Potentially Significant</p> | <p>Implement MM CUL-1</p> | <p>Less Than Significant with Mitigation</p> |
| <p>Impact CUL-3: The project could disturb human remains, including those interred outside of formal cemeteries.</p> | <p>Potentially Significant</p> | <p>MM CUL-3: Stop Construction Upon Encountering Human Remains If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the</p> | <p>Less Than Significant with Mitigation</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---------|---|---|--|
| | | <p>coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 5097.98.</p> <p>2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized | |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--------------------------|---|---|--|
| | | <p>representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</p> <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> <ul style="list-style-type: none"> • When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the Native American Heritage Commission. | |
| Cumulative Impact | Potentially Significant | Implement MM CUL-1 and MM CUL-3 | Less Than Significant with Mitigation |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|---|---|--|
| Section 3.5—Energy | | | |
| Impact ENER-1: The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact ENER-2: The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Cumulative Impact | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Section 3.6—Geology and Soils | | | |
| <p>Impact GEO-1: The project could directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:</p> <ul style="list-style-type: none"> 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. ii) Strong seismic ground shaking. iii) Seismic-related ground failure, including liquefaction. iv) Landslides. | Potentially Significant | <p>MM GEO-1: Submittal of a Design-Level Geotechnical Report</p> <p>At least 60 days prior to issuance of construction permits or installation of utility improvements, the project applicant shall submit a design-level geotechnical report that provides geotechnical recommendations for the project based on adequate subsurface exploration, laboratory testing, and engineering analysis. The design-level geotechnical report shall address the following:</p> <ul style="list-style-type: none"> • Grading, including removal of existing undocumented fill • Consolidation settlement • Analysis of liquefaction potential, including estimating total settlement and differential settlement and surface manifestation of liquefaction | Less Than Significant with Mitigation |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---------|---|---|--|
| | | <ul style="list-style-type: none"> • Foundation design • Measures to protect improvements from relatively shallow water table • Further evaluation of expansive soils and corrosion potential of soils, including measures to protect improvements that are in contact with the ground from this hazard • Exploration, testing, and engineering analysis to provide recommendations pertaining to foundation design, including retaining walls and pavement design • Evaluation of the drainage design • Address temporary shoring and support of excavations • Provide updated California Building Code seismic parameters • Outline recommended geotechnical monitoring <p>Prior to issuance of building permits, the project Geotechnical Engineer shall review construction drawings to ensure that the grading, drainage, and foundation plans are consistent with recommendations and specifications in the design level geotechnical report.</p> <p>All grading, excavation and filling shall be conducted during the period of April 15 through October 15 only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only</p> | |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|---|--|--|
| | | <p>erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review by the Grading Inspection Section, and the review and approval of the Department of Conservation and Development, Community Development Division.</p> <p>A hold shall be placed on the “final” grading inspection, pending submittal of a report from the project Geotechnical Engineer that documents their observation and testing services during construction. Similarly, a hold shall be placed on the final building inspection until the Geotechnical Engineer submits a report documenting the monitoring services provided and implementation of all applicable recommendations. The final grading and construction plans for the project shall be reviewed by the project Geotechnical Engineer. Grading and construction activities shall meet the requirements of the recommendations included in the design-level geotechnical study.</p> | |
| <p>Impact GEO-2: The project would not result in substantial soil erosion or the loss of topsoil.</p> | <p>Less Than Significant</p> | <p>No mitigation is necessary.</p> | <p>Less Than Significant</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|--|--|
| <p>Impact GEO-3: The project could 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.</p> | <p>Potentially Significant</p> | <p>Implement MM GEO-1</p> | <p>Less Than Significant</p> |
| <p>Impact GEO-4: The project could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.</p> | <p>Potentially Significant</p> | <p>Implement MM GEO-1</p> | <p>Less Than Significant with Mitigation</p> |
| <p>Impact GEO-5: The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.</p> | <p>No Impact</p> | <p>No mitigation is necessary.</p> | <p>No Impact</p> |
| <p>Impact GEO-6: The project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p> | <p>Potentially Significant</p> | <p>MM GEO-6: Stop Construction Upon Encountering Paleontological Materials A qualified paleontological monitor (as defined by the Society of Vertebrate Paleontology) retained by the project proponent shall be present during all phases of ground disturbance in excess of 15 feet below the existing ground surface or to the depth of Pleistocene deposits, whichever is greater. The role of the paleontological monitor shall be limited to monitoring of known or inferred Pleistocene deposits. This may be followed by regular periodic or “spot-</p> | <p>Less Than Significant with Mitigation</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---------|---|---|--|
| | | <p>check” paleontological monitoring during ground disturbance as needed, but full-time monitoring is not required at this time. In the event that Pleistocene fossils or fossil-bearing deposits are discovered during construction activities, excavations within a 100-foot radius of the find shall be temporarily halted or diverted. The applicant’s construction contractor shall notify a qualified paleontologist to examine the discovery, and shall notify the Department of Conservation and Development within 24 hours of the discovery. The applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction activities are allowed to resume at the location of the find. If the applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of construction activities on the discovery. The plan shall be submitted to the Department of</p> | |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|--|
| | | Conservation and Development, Community Development Division for review and approval prior to implementation. The applicant shall adhere to the recommendations in the approved plan. | |
| Cumulative | Potentially Significant | Implement MM GEO-6 | Less Than Significant with Mitigation |
| Section 3.7—Greenhouse Gas Emissions | | | |
| Impact GHG-1: Implementation of the project would generate direct and indirect greenhouse gas emissions; however, these emissions would not result in a significant impact on the environment. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact GHG-2: Implementation of the project would not conflict with any applicable plan, policy, or regulation of an agency adopted to reduce the emissions of greenhouse gases. | Potentially Significant | MM GHG-2: Prepare Climate Action Plan (CAP) Development Checklist Prior to issuance of building permits, the applicant shall prepare and submit a CAP Development Checklist completed for the project to the County of Contra Costa that demonstrates to the County’s satisfaction that project would be constructed and operated to be consistent with measures required in the CAP Development Checklist. | Less Than Significant with Mitigation |
| Cumulative | Less Than Significant | No mitigation is necessary. | Less Than Significant |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|---|---|--|
| Section 3.8—Hazards and Hazardous Materials | | | |
| <p>Impact HAZ-1: The project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p> | <p>Potentially Significant</p> | <p>MM HAZ-1: Conduct Asbestos and Lead Surveys Prior to Demolition Prior to the issuance of demolition permits for the two existing residences and associated structures, the applicant shall retain a licensed professional to conduct asbestos and lead paint surveys. These surveys shall be conducted prior to the disturbance or removal of any suspect asbestos-containing materials and lead-based paint, and these materials shall be characterized for asbestos and lead by a reliable method. All activities involving asbestos-containing materials and lead-based paint shall be conducted in accordance with governmental regulations, and all removal shall be conducted by properly licensed abatement contractors.</p> | <p>Less Than Significant with Mitigation</p> |
| <p>Impact HAZ-2: The project would not 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.</p> | <p>Less Than Significant</p> | <p>No mitigation is necessary.</p> | <p>Less Than Significant</p> |
| <p>Impact HAZ-3: The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p> | <p>Less Than Significant</p> | <p>No mitigation is necessary.</p> | <p>Less Than Significant</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|---|-----------------------------|--|
| Impact HAZ-4: The project would not 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. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact HAZ-5: The project would not be 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, and result in a safety hazard or excessive noise for people residing or working in the project area. | No Impact | No mitigation is necessary. | No Impact |
| Impact HAZ-6: The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact HAZ-7: The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Cumulative | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Section 3.9—Hydrology and Water Quality | | | |
| Impact HYD-1: The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. | Less Than Significant | No mitigation is necessary. | Less Than Significant |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|--|--|
| <p>Impact HYD-2: The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.</p> | <p>Less Than Significant</p> | <p>No mitigation is necessary.</p> | <p>Less Than Significant</p> |
| <p>Impact HYD-3: The project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <ul style="list-style-type: none"> i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) 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; or iv) impede or redirect flood flows? | <p>Potentially Significant</p> | <p>MM HYD-3: Prepare Drainage Plan Prior to Grading</p> <ul style="list-style-type: none"> • In accordance with Division 914 of the Ordinance Code, the project applicant shall collect and convey all stormwater entering and/or originating on this property, without diversion and within an adequate storm drainage facility, to a natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system that conveys the stormwater to a natural watercourse. Any proposed diversions of the watershed shall be subject to hearing body approval. Prior to issuance of a grading permit, the applicant shall submit improvement plans for proposed drainage improvements, and a drainage report with hydrology and hydraulic calculations to the Engineering Services Division of the Public Works Department for review and approval that demonstrates the adequacy of the in-tract drainage system and the downstream drainage system. The applicant shall verify the | <p>Less Than Significant with Mitigation</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---------|---|---|--|
| | | <p>adequacy at any downstream drainage facility accepting stormwater from this project between the site and the outfall of the downstream storm drain system to the Walnut Creek Channel prior to discharging runoff. If the downstream system(s) is not adequate to handle the Existing Plus Project condition for the required design storm, improvements shall be constructed to make the system adequate. The applicant shall obtain access rights to make any necessary improvements to off-site facilities.</p> <ul style="list-style-type: none"> • Comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay—Region II); and • Submit a Final Stormwater Control Plan and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County’s National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County’s Stormwater Management and Discharge Control Ordinance (Division | |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|---|--|
| | | 1014) prior to issuance of a building permit. Improvement Plans shall be reviewed to verify consistency with the Final Stormwater Control Plan and compliance with Provision C.3 of the County’s NPDES Permit and the County’s Stormwater Management and Discharge Control Ordinance (Division 1014). | |
| Impact HYD-4: The project would not be located in a flood hazard zone, tsunami, or seiche zone, or risk release of pollutants due to project inundation. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact HYD-5: The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Cumulative | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Section 3.10—Land Use and Planning | | | |
| Impact LAND-1: The project would not physically divide an established community. | No Impact | No mitigation is necessary. | No Impact |
| Impact LAND-2: The project would not cause a significant environmental impact due to conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. | Less Than Significant | No mitigation is necessary. | Less Than Significant |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|--|--|--|
| Cumulative | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Section 3.11—Noise | | | |
| <p>Impact NOI-1: The project would generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> | <p>Potentially Significant (construction noise only)</p> | <p>MM NOI-1: Implement Noise-reduction Measures During Construction To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the project:</p> <ul style="list-style-type: none"> • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences. • The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the | <p>Less Than Significant with Mitigation</p> |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|--|---|--|
| | | staging area and noise-sensitive receptors nearest the project site. • Restrict noise-generating construction activities (including construction-related traffic, excluding interior work within the building once the building envelope is complete) at the project site and in areas adjacent to the project site to the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday, unless otherwise approved by CDD, with no construction allowed on weekends, federal and State holidays. | |
| Impact NOI-2: The project could cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. | Potentially Significant (operational noise only) | MM NOI-2: Install Mechanical Ventilation System To reduce potential traffic and BART noise impacts, prior to issuance of building permits, the applicant shall submit evidence to the satisfaction of the Department of Conservation and Development to demonstrate that the project includes a code compliant mechanical ventilation system that would permit windows to remain closed for prolonged periods. | Less Than Significant |
| Impact NOI-3: The project would not result in generation of excessive groundborne vibration or groundborne noise levels. | Less Than Significant | No mitigation is necessary. | Less Than Significant |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|--|-----------------------------|--|
| Impact NOI-4: The project would not expose people residing or working in the project area to excessive noise levels for a project located within the vicinity of a private airstrip or 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. | No Impact | No mitigation is necessary. | No Impact |
| Cumulative | Potentially Significant (operation noise only) | Implement MM NOI-2 | Less Than Significant |
| Section 3.12—Population and Housing | | | |
| Impact POP-1: The project would not 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 | No mitigation is necessary. | Less Than Significant |
| Impact POP-2: The project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Cumulative | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Section 3.13—Public Services | | | |
| Impact PUB-1: The project would not 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 | Less Than Significant | No mitigation is necessary. | Less Than Significant |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|---|-----------------------------|--|
| <p>construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.</p> | | | |
| <p>Impact PUB-2: The project would not 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 police protection.</p> | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| <p>Impact PUB-3: The project would not 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 or other performance objectives for schools.</p> | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| <p>Impact PUB-4: The project would not 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</p> | Less Than Significant | No mitigation is necessary. | Less Than Significant |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|---|--|---|
| construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for other public facilities. | | | |
| Cumulative | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Section 3.14—Recreation | | | |
| Impact REC-1: The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact REC-2: The project would include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. | Potentially Significant | Implement MM AIR-2, MM AIR-3, MM NOI-1, and MM TRANS-1a. | Less than Significant with Mitigation |
| Cumulative | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Section 3.15—Transportation | | | |
| Impact TRANS-1: The project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. | Potentially Significant | MM TRANS-1a: Prepare and Implement Construction Traffic Control Plan Prior to issuance of building permits, the applicant shall prepare and submit a Construction Traffic Control Plan. The plan shall include the following items. The approved plan shall be implemented during construction. <ul style="list-style-type: none"> Project staging plan to maximize on-site storage of materials and equipment | Significant and Unavoidable(intersection LOS) Less Than Significant with Mitigation (transit, roadway, bicycle, and pedestrian facilities) |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---------|---|--|--|
| | | <ul style="list-style-type: none"> • Permitted construction hours • Location of construction staging • Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations • Provisions for street sweeping to remove construction related debris on public streets • A set of comprehensive traffic control measures including preparation of traffic control plans, as needed; scheduling of major truck trips and deliveries to avoid peak-hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction haul routes. • Survey of the pavement condition on roadways to be used as part of haul route prior to the commencement of any work on site. The survey shall include a video tape of the roadways. The applicant shall complete any remedial work prior to initiation of use and provide a bond assuring completion of the remediation work, the amount which shall be deemed sufficient by the Public Works Department. • The applicant shall provide a pavement analysis for those roads along the proposed haul routes or any alternate route(s) that are proposed to be utilized by hauling operation. This study shall analyze the existing | |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---------|---|--|--|
| | | <p>pavement conditions and determine what impact the hauling operation will have over the construction period of the project. The study shall provide recommendations to mitigate identified impacts.</p> <p>MM TRANS-1b: Implement Las Juntas Way Improvements Prior to Final Inspection Prior to requesting a final inspection, the following improvements shall be installed on Las Juntas Way between Coggins Drive and Del Hombre Lane:</p> <ul style="list-style-type: none"> • The Iron Horse Trail crossing of Las Juntas Way shall be enhanced with one or more of the following measures, as approved by the Public Works Department: <ul style="list-style-type: none"> - Advance stop bars - Narrowed travel lanes - Curb extensions - Improved crosswalk lighting - A pedestrian/bicyclist actuated trail crossing warning device, - Other similar measures as approved by the Public Works Department. <p>MM TRANS-1c: Relocate and Align Del Hombre Lane Crosswalk Prior to Construction Prior to requesting a final inspection, the project applicant shall install a crosswalk across Del Hombre Lane, with curb ramps on either end. The crosswalk’s eastern</p> | |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|--|--|
| | | <p>curb ramp shall be located south of the parking garage entry for the project and north of the corner of Del Hombre Lane and Honey Trail Lane. The applicant will work with the Public Works Department on the optimal location to serve pedestrians while minimizing impacts to existing trees on the west side of Del Hombre Lane.</p> <p>MM TRANS-1d: Prepare Pedestrian Path Design and Lighting Plan Prior to Construction</p> <p>Prior to issuance of building permits, the applicant shall prepare and submit plans to the Contra Costa County Public Works Department depicting street lighting along the project frontages to provide a lit pedestrian path of travel along the project frontage, connecting to the Iron Horse Trail. The approved plans shall be incorporated into the project.</p> | |
| <p>Impact TRANS-2: Project consistency with CEQA Guidelines Section 15064.3 subdivision (b) cannot be determined given that the County has not established a threshold with regard to VMT impact significance.</p> | | <p>No finding is required.</p> | |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|-----------------------------|--|
| Impact TRANS-3: The project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact TRANS-4: The project would not result in inadequate emergency access. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Cumulative | Potentially Significant | Implement MM TRANS-1b | Significant and Unavoidable (intersection LOS) Less Than Significant with Mitigation (transit, roadway, bicycle, and pedestrian facilities) |
| Section 3.16—Tribal Cultural Resources | | | |
| Impact TRIB-1: The project would not cause a substantial adverse change in the significance of a Tribal Cultural Resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). | No Impact | No mitigation is necessary. | No Impact |
| Impact TRIB-2: The project would not cause a substantial adverse change in the significance of a tribal cultural resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. | No Impact | No mitigation is necessary. | No Impact |
| Cumulative | No Impact | No mitigation is necessary. | No Impact |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|--|---|-----------------------------|--|
| Section 3.17—Utilities and Service Systems | | | |
| Impact UTIL-1: The project could require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. | Potentially Significant | Implement MM HYD-3 | Less Than Significant with Mitigation |
| Impact UTIL-2: The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact UTIL-3: The project would not result in a determination by the wastewater treatment provider, which serves or may serve the project, that it does not have adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact UTIL-4: The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact UTIL-5: The project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. | Less Than Significant | No mitigation is necessary. | Less Than Significant |

Table ES-1 (cont.): Executive Summary Matrix

| Impacts | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|---|-----------------------------|--|
| Cumulative | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Section 3.18—Wildfire | | | |
| Impact WILD-1: The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact WILD-2: Due to slope, prevailing winds, and other factors, the project would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact WILD-3: The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Impact WILD-4: The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. | Less Than Significant | No mitigation is necessary. | Less Than Significant |
| Cumulative | Less Than Significant | No mitigation is necessary. | Less Than Significant |

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