

Concord Hills Regional Park

LAND USE PLAN

DRAFT ENVIRONMENTAL IMPACT

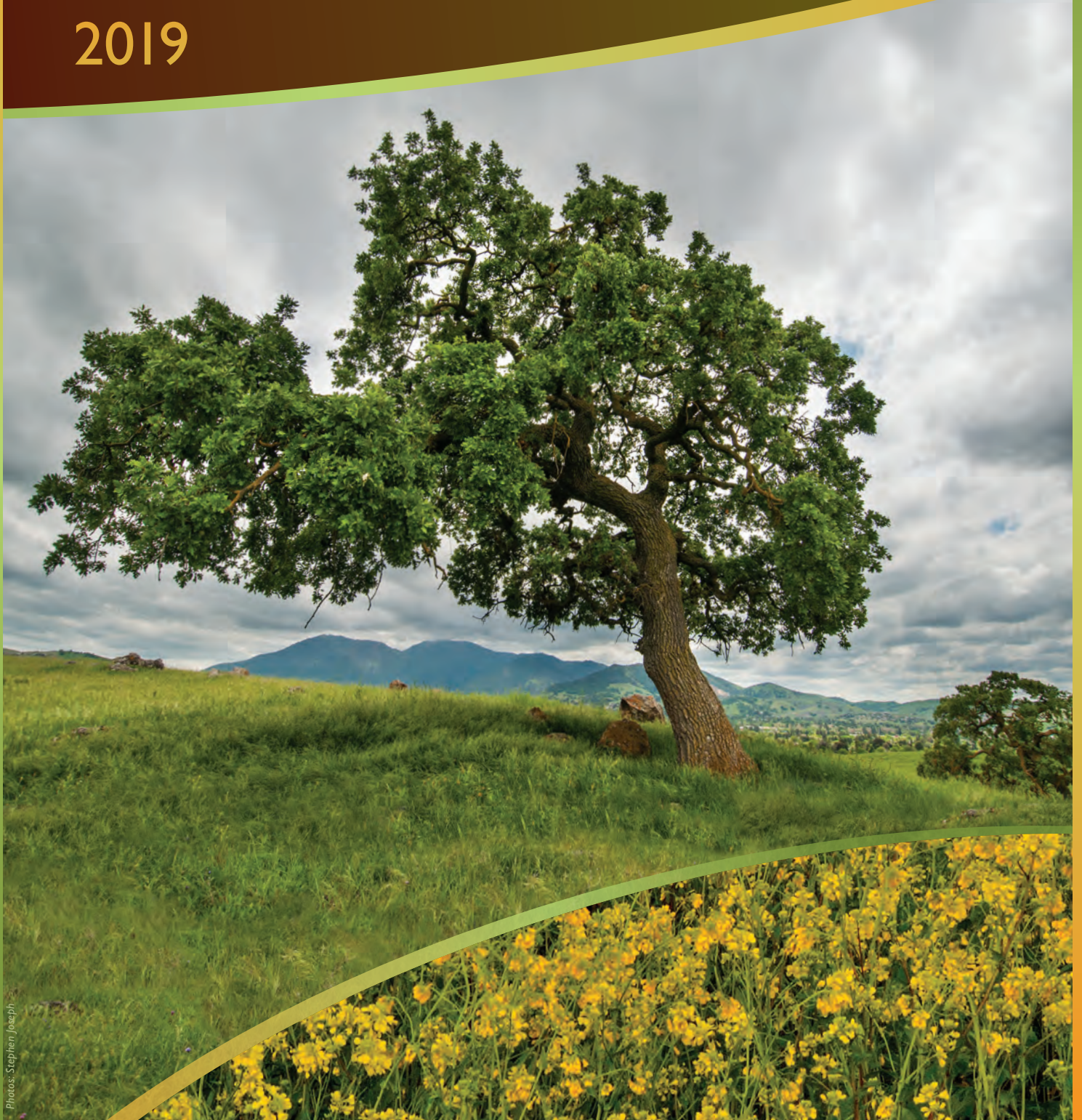
REPORT

Volume I

2019

East Bay 
Regional Park District

Healthy Parks Healthy People



Concord Hills Regional Park

LAND USE PLAN • *DRAFT* ENVIRONMENTAL IMPACT REPORT

Volume I

October 18, 2019

SCH# 2017062063



Photo: Stephen Joseph

East Bay 
Regional Park District

Healthy Parks Healthy People

Planning and GIS Department
Acquisition, Stewardship and Development Division
East Bay Regional Park District
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1. Executive Summary

This chapter presents an overview of the proposed Concord Hills Regional Park Land Use Plan, herein referred to as the “proposed project” or “proposed Plan.” This executive summary also provides a summary of the alternatives to the proposed project, identifies issues to be resolved, areas of controversy, and conclusions of the analysis contained in Chapters 4.0 through 4.16 of this Draft Environmental Impact Report (EIR). For a complete description of the proposed project, see Chapter 3, Project Description. For a discussion of alternatives to the proposed project, see Chapter 5, Alternatives to the Proposed Project.

This Draft EIR addresses the environmental effects associated with adoption and implementation of the proposed project. The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An EIR is a public document designed to provide the public and governmental agency decision-makers with an analysis of potential environmental consequences to support informed decision-making.

This Draft EIR has been prepared pursuant to the requirements of CEQA (California Public Resources Code, Division 13, Section 21000 *et seq.*) and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Division 6, Chapter 3, Section 15000 *et seq.*) to determine if approval of the identified discretionary actions could have a significant impact on the environment. The East Bay Regional Park District (District), as the Lead Agency, has reviewed and revised as necessary all submitted drafts, technical studies, and reports to reflect its own independent judgment, including reliance on applicable District technical personnel and review of all technical reports. Information for this Draft EIR was obtained from on-site field observations; discussions with public service agencies; analysis of adopted plans and policies; review of available studies, reports, data, and similar literature in the public domain; and specialized environmental assessments (e.g., air quality, greenhouse gas (GHG) emissions, noise, geotechnical, and transportation and traffic).

1.1 ENVIRONMENTAL PROCEDURES

This Draft EIR has been prepared to assess the environmental effects associated with implementation of the proposed project. The six main objectives of this document as established by CEQA are:

- To disclose to decision-makers and the public the significant environmental effects of proposed activities.
- To identify ways to avoid or reduce environmental damage.
- To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.

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- To disclose to the public reasons for agency approval of projects with significant environmental effects.
- To foster interagency coordination in the review of projects.
- To enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation identified in the CEQA statute and in the CEQA Guidelines. It provides the information needed to assess the environmental consequences of a proposed project, to the extent feasible. EIRs are intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences associated with a proposed project that has the potential to result in significant, adverse environmental impacts. An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Prior to approving a proposed project, the lead agency must consider the information contained in the EIR, determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines, determine that it reflects the independent judgment of the lead agency, adopt findings concerning the project's significant environmental impacts and alternatives, and adopt a Statement of Overriding Considerations if the proposed project would result in significant impacts that cannot be avoided.

1.1.1 EIR ORGANIZATION

This Draft EIR is organized into the following chapters:

- **Chapter 1: Executive Summary.** Summarizes environmental consequences that could result from implementation of the proposed project, describes recommended mitigation measures, indicates the level of significance of environmental impacts before and after mitigation, and includes a summary of alternatives.
- **Chapter 2: Introduction.** Provides an overview describing the Draft EIR document.
- **Chapter 3: Project Description.** Describes the proposed project in detail, including the characteristics, objectives, and the structural and technical elements of the proposed action.
- **Chapter 4: Environmental Evaluation.** Organized into 16 sub-chapters corresponding to the environmental resource categories identified in Appendix G of the CEQA Guidelines, this section provides a description of the physical environmental conditions in the vicinity of the proposed project as they existed at the time the Notice of Preparation was published, from both a local and regional perspective. Additionally, this chapter provides an analysis of the potential environmental impacts of the proposed project, and recommended mitigation measures, if required, to reduce the impacts to less than significant where possible, and to reduce their magnitude or significance when impacts cannot be reduced to a less-than-significant level.
- **Chapter 5: Alternatives to the Proposed Project.** Considers alternatives to the proposed project, including the CEQA-required "No Project" Alternative and a Limited Footprint Alternative.
- **Chapter 6: CEQA-Mandated Sections.** Discusses growth inducing impacts, unavoidable significant effects, and significant irreversible changes as a result of the proposed project.

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- **Chapter 7: Organizations and Persons Consulted.** Lists the people and organizations that were contacted during the preparation of this EIR.
- **Appendices:** The appendices for this document contain the following supporting documents:
 - Appendix A: Notice of Preparation (NOP) and NOP Comment Letters
 - Appendix B: Air Quality and Greenhouse Gas Data
 - Appendix C: Biological Resources

1.1.2 TYPE AND PURPOSE OF THIS DRAFT EIR

According to Section 15121(a) of the CEQA Guidelines, the purpose of an EIR is to:

Inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

As described in the CEQA Guidelines, different types of EIRs are used for varying situations and intended uses. Because of the long-term planning horizon of the proposed project and the permitting, planning, and development actions that are related both geographically and as logical parts in the chain of contemplated actions for implementation, this Draft EIR has been prepared as a program EIR for the proposed project, pursuant to Section 15168 of the CEQA Guidelines.

Once a program EIR has been certified, subsequent activities within the program must be evaluated to determine whether additional CEQA review needs to be prepared. However, if the program EIR addresses the program's effects as specifically and comprehensively as possible, subsequent activities could be found to be within the program EIR scope, and additional environmental review may not be required (CEQA Guidelines Section 15168[c]). When a program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the program EIR into the subsequent actions (CEQA Guidelines Section 15168[c][3]). If a subsequent activity would have effects that are not within the scope of a program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, a Mitigated Negative Declaration, or an EIR. For these subsequent environmental review documents, this program EIR will serve as the first-tier environmental analysis.

1.1.3 RELATIONSHIP TO PREVIOUS ENVIRONMENTAL REVIEW DOCUMENTS

Recent environmental review documents that have evaluated the project site are described below:

- **Concord Community Reuse Plan Environmental Impact Report (City of Concord, SCH# 2007052094) and Final Environmental Impact Report Addendum and Initial Study of Environmental Significance for the Concord Reuse Project Area Plan.** The Final EIR prepared by the City of Concord for the Concord Community Reuse Plan (Reuse Plan) analyzed a Preferred Alternative that included over 2,300 acres of open space as part of an anticipated Public Benefit Conveyance (PBC) from the United States Department of the Navy (Navy) to the District. The Draft EIR for the Reuse Plan was released in May 2008 and a Draft Revised EIR was released in August 2009. The Final EIR was certified in January 2010.

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The component of the Reuse Plan for the proposed Regional Park site was described as “Large open space area to provide habitat protection/restoration and recreational opportunities on a regional scale,”¹ including a trail system for hiking and biking, picnic areas, campgrounds, interpretive facilities, staging areas, and environmental education, historical interpretation, and Port Chicago Naval Magazine National Memorial visitors center locations.

In 2012, the City of Concord refined the Reuse Plan, adopted the resulting Concord Reuse Project Area Plan (Area Plan), certified an addendum to the Reuse Plan Final EIR, and amended the City of Concord’s 2030 General Plan to include the Area Plan. The Addendum prepared for the Area Plan did not identify any new impacts or mitigation measures beyond those identified in the Reuse Plan EIR.

- **Concord Reuse Project Specific Plan (City of Concord, SCH #2018112056).** In November 2018, the City of Concord released a Notice of Preparation for the environmental review of a Specific Plan that the City is preparing for the Concord Reuse Project. The Specific Plan, to be released in 2020, intends to implement, refine, and augment the City’s Area Plan. The Notice of Preparation states that the City will prepare an EIR to evaluate the potential physical environmental effects of the multi-phase development project, including the Tournament Sports Park.² Lennar Concord LLC has been selected as the Master Developer for Phase 1 of the Specific Plan Area, with development to occur based on parameters defined in the Specific Plan as lands become available for transfer from the United States Navy, and as areas owned by BART and the United States Coast Guard become available for development.
- **Environmental Impact Statement for the Disposal and Reuse of the Former Naval Weapons Station Seal Beach, Detachment Concord (US Department of the Navy).** The Navy prepared an Environmental Impact Statement (EIS) to evaluate the Navy’s proposal to dispose of surplus property at the Concord Naval Weapons Station (CNWS), and the potential subsequent redevelopment of the property in accordance with the Area Plan. The Draft EIS was released in October 2014 and the Final EIS was released in August 2017. The Preferred Alternative evaluated in the EIS includes “a 2,537-acre regional park, which would encompass the east side of the property along the ridgeline of Los Medanos Hills, and the Mount Diablo Creek corridor.”³ The regional park would also “include some limited recreational uses, including trails, picnic areas, shaded seating areas, and interpretive areas.”⁴ The EIS acknowledges the District’s planning process but, since the proposed Land Use Plan had not yet been formally adopted at the time that the EIS was prepared, “the proposed action evaluated in [the Navy] EIS remains reuse of the property in a manner consistent with the City of Concord’s Area Plan.”⁵

¹ City of Concord, 2010, Concord Community Reuse Project Final EIR, page 2-14.

² This boundary does not extend north beyond Highway 4 and is different than the earlier Concord Reuse Project Area Plan boundary, which extended beyond Highway 4 and did not include the Coast Guard base.

³ US Department of the Navy, 2017, Final Environmental Impact Statement for the Disposal and Reuse of the Former Naval Weapons Station Seal Beach, Detachment Concord, page ES-3.

⁴ US Department of the Navy, 2017, Final Environmental Impact Statement for the Disposal and Reuse of the Former Naval Weapons Station Seal Beach, Detachment Concord, page ES-8.

⁵ US Department of the Navy, 2017, Final Environmental Impact Statement for the Disposal and Reuse of the Former Naval Weapons Station Seal Beach, Detachment Concord, page 1-16.

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- **Biological Opinion (United States Fish and Wildlife Service).** Concurrent with preparation of the EIS, the Navy initiated formal consultation with the United States Fish and Wildlife Service (USFWS) for the proposed transfer and redevelopment of the CNWS in accordance with the City of Concord's Area Plan. On May 30, 2017, the USFWS issued its Biological Opinion, which concludes the formal consultation with the USFWS. The Biological Opinion outlines the proposed project, existing biological resource conditions on the project site, proposed conservation measures, and the USFWS' conservation recommendations.

1.2 SUMMARY OF PROPOSED PROJECT

The proposed Plan is a long-term plan for the management and operations of a new Regional Park that has been prepared by the District. The project site is located on approximately 2,543 acres in the eastern portion of Concord. The vast majority of the new Regional Park, approximately 2,417 acres, or 95 percent of the site, would be designated as a conservation area and preserved for conservation and management of natural and cultural resources. Public access within the conservation area would be limited to passive recreation trails. The remainder of the property, approximately 126 acres, or 5 percent of the site, would be located in Recreation/Staging Units and would be available for park facilities and passive recreation. These facilities would be located primarily on land already developed with existing facilities (building sites, paved and unpaved roads, parking areas, bunkers, and railroad tracks from the Navy operation of the property) that would be reused. One significant reuse of existing facilities is the proposed "Concord Hills and Port Chicago Naval Magazine National Memorial Visitor Center Complex," to be built inside a refurbished machine shop and warehouse. Of these 126 acres, only 35 acres would be developed with recreational facilities.

1.3 SUMMARY OF PROJECT ALTERNATIVES

Chapter 5, Alternatives to the Proposed Project, of this Draft EIR analyzes the following alternatives:

- **No Project Alternative.** Under the No Project Alternative, the proposed Plan would not be adopted, the new Regional Park would not be developed, and the project site would remain largely in its existing use, with the exception that the remediation activities planned by the Navy would occur. The site may still be used as grazing land, as it is currently, and it is expected that the City would pursue utilizing the site for mitigation for the Area Plan (and the Specific Plan) but would largely remain unutilized and closed to the public. The District would not manage the project site. However, because the Regional Park would not be developed, the site would not be placed under a restrictive covenant pursuant to the Biological Opinion, and it is therefore possible that the project site could be made available for urban development.
- **Limited Footprint Alternative.** Under Limited Footprint Alternative, the proposed Plan would be amended such that future Regional Park uses would be scaled back to focus the intensity of use in the previously developed areas of the project site. North of Bailey Road, proposed facilities and trails within the western portion of the site would be maintained. South of Bailey Road, the inner loop of proposed trails would be maintained, but the trails and roadways extending out from this loop and

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South Park Road would not be developed. Under this alternative, areas where features or improvements of the proposed Land Use Plan would not be constructed would be left in their existing conditions undisturbed. Under this alternative, the Regional Park would accommodate fewer visitors and fewer employees, and would provide less programming. With its smaller footprint, it is unknown whether the park would be created and managed by the District. It is assumed that this alternative would adhere to the Biological Opinion within the Regional Park area; however, the portions of the project site that would not be included in the Regional Park would not be managed to the same level as they would be under the proposed project.

1.4 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR identify issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the District, as Lead Agency, related to:

- Whether this Draft EIR adequately describes the environmental impacts of the proposed project.
- Whether the benefits of the proposed project override those environmental impacts that cannot be feasibly avoided or mitigated to a level of insignificance (if applicable).
- Whether the proposed land use changes are compatible with the character of the existing area.
- Whether the identified mitigation measures should be adopted or modified.
- Whether there are other mitigation measures that should be applied to the proposed project besides those identified in the Draft EIR.
- Whether there are any alternatives to the proposed project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic objectives.

1.5 AREAS OF CONTROVERSY

The District issued a Notice of Preparation (NOP) on June 23, 2017. The CEQA-mandated scoping period for this EIR was between June 23, 2017 and July 26, 2017, during which interested agencies and the public could submit comments about the potential environmental impacts of the proposed project. During this time, the District received comment letters from regional and local agencies, as well as an organization and members of the general public. The comments received focused primarily on the following issues:

- Visual impacts.
- Biological resource impacts.
- Creek restoration.
- Erosion.
- Flooding and drainage.
- Mosquito control.
- Impacts from recreation uses.

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- Site access and circulation and associated impacts.
- Traffic impacts.

To the extent that these issues could potentially result in environmental impacts and to the extent that analysis is required under CEQA, they are addressed in Chapter 4 of this Draft EIR.

1.6 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1-1 summarizes the conclusions of the environmental analysis contained in this Draft EIR and presents a summary of impacts and mitigation measures identified. It is organized to correspond with the environmental issues discussed in Chapters 4.1 through 4.16. The table is arranged in four columns: 1) impact; 2) significance without mitigation; 3) mitigation measures; and 4) significance with mitigation. For a complete description of potential impacts, please refer to the specific discussions in Chapters 4.1 through 4.16. Significance notations throughout the table are:

- S—Significant impact of the proposed Plan on the environment.
- PS—Potentially significant impact of the proposed Plan on the environment.
- LTS—Less than significant impact of the proposed Plan on the environment.
- N/A—Not applicable to the proposed Plan.

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
AESTHETICS			
AES-1: The project would not have a substantial adverse effect on a scenic vista.	LTS	N/A	N/A
AES-2: The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	No Impact	N/A	N/A
AES-3: The project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings.	LTS	N/A	N/A
AES-4: The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	LTS	N/A	N/A
AES-5: The project would not contribute to significant cumulative aesthetic impacts.	LTS	N/A	N/A
AIR QUALITY			
AQ-1: Implementation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan.	LTS	N/A	N/A
AQ-2: Implementation of the proposed project would not 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.	LTS	N/A	N/A
AQ-3: Construction and operation activities associated with the proposed project would not expose sensitive receptors to substantial concentrations of air pollution.	LTS	N/A	N/A
AQ-4: Implementation of the proposed project would not result in other emissions (such as those leading to odors adversely affecting a substantial number of people	LTS	N/A	N/A
AQ-5: Implementation of the proposed project would not cumulatively contribute to air quality impacts in the San Francisco Bay Area Air Basin.	LTS	N/A	N/A

LTS = Less than Significant; PS = Potentially Significant; S = Significant; N/A = Not Applicable

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
BIOLOGICAL RESOURCES			
<p>BIO-1.1: Construction and operation of Regional Park facilities would result in direct and indirect impacts to up to 16.5 acres of California annual grassland, which provides suitable habitat for special-status plant species. This would be a significant impact.</p>	<p>S</p>	<p>BIO-1.1a: Pre-Activity Survey. A focused survey for big tarplant will be conducted within suitable habitat in areas of the project site that may experience ground disturbing activities. The surveys will be conducted prior to initial ground disturbance and during the appropriate blooming period (late summer and early fall). The survey area will include all suitable habitat that may be impacted as well as a 50-foot buffer. Surveys are to be conducted in a year with near-average or above-average precipitation. The purpose of the surveys will be to assess the presence or absence of big tarplant. If this species is not found in the survey area, then no further mitigation will be warranted. If big tarplant is found in the impact area, then Mitigation Measures BIO-1.1b and BIO-1.1c will be implemented.</p>	<p>LTS</p>
<p>BIO-1.1b: Avoidance Buffer. Populations of big tarplant shall be avoided to the extent feasible. Avoided populations shall be protected by establishing and observing a 50-foot buffer between plant populations and the impact area. All such populations located in the impact area, and their associated designated avoidance areas, will be clearly depicted on any construction plans. In addition, prior to initial ground disturbance or vegetation removal, the limits of the identified buffer around special-status plants to be avoided will be flagged or fenced. The flagging will be maintained intact and in good condition throughout project-related construction activities. If complete avoidance is not feasible, Mitigation Measure 1.1c will be implemented.</p>			
<p>BIO-1.1c: Implementation of Plan Management Prescriptions BIO 8 through BIO 16. The destruction of populations of big tarplant on the project site shall be mitigated by specifically managing portions of the Regional Park’s open grasslands within designated Natural Units for this species. The vast majority of the Los Medanos Hills and areas located southeast of Bailey Road are not proposed for development. These same areas represent the most suitable habitat for big tarplant on the project site. A review of the regional</p>			

LTS = Less than Significant; PS = Potentially Significant; S = Significant; N/A = Not Applicable

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
<p>BIO-1.2: Implementation of the proposed Land Use Plan could result in harm to or loss of western pond turtles or their eggs. This would be a significant impact.</p>	S	<p>occurrences of this species reported in various databases reveals that off-site populations generally occur on specific soil types (namely Altamont clay, Altamont-Fontana Complex, and Diablo clay). These same soil types underlie much of the Natural Units within the project boundaries. As such, specific habitat management measures (i.e., Plan management prescriptions BIO 8 through BIO 16 identified in Chapter 4 of the proposed Land Use Plan) to enhance the open space for the California red-legged frog, California tiger salamander, and burrowing owl, will also benefit the germination, growth, and long-term viability of populations of the big tarplant, if it is present.</p> <p>BIO-1.2: Preconstruction Surveys. The East Bay Regional Park District shall require a qualified biologist to conduct surveys for communal/traditional western pond turtle nesting areas prior to initiating any ground-disturbing activities with 0.25-mile of potential western pond turtle aquatic habitat. If a communal/traditional nesting area is detected, the East Bay Regional Park District shall install temporary exclusion fencing around any construction areas within 0.25-mile of the aquatic habitat; have a qualified biologist conduct a preconstruction survey for individual turtles within 0.25-mile of the communal/traditional nesting area, and relocate any turtles detected during the survey or during construction to suitable habitat outside of the active construction areas; and have a qualified biologist conduct a Worker Environmental Awareness Program that includes discussion of the western pond turtle.</p>	LTS
<p>BIO-1.3: Regional Park development and recreation could result in the disturbance of an active golden eagle nest. This would be a significant impact.</p>	S	<p>BIO-1.3a: Pre-Activity Survey. Within 15 days prior to the initiation of ground-disturbing activities during the breeding season (February 1 to August 31), a qualified biologist shall conduct a preconstruction survey for nesting golden eagles within 0.5-mile of the limits of work areas, including access and staging areas.</p> <p>BIO-1.3b: Nest Buffers. If nesting eagles are present, a buffer free from new construction disturbance shall be established within a 0.5-mile radius of the nest. No new project-related construction activities (i.e., activities that were not already ongoing when the</p>	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		<p>nest was established, or that are of a substantially greater intensity than when the nest was established) shall be undertaken within the buffer. In some cases (e.g., if the activity is not visible from the nest site), it is possible that a lesser buffer would be adequate to avoid disturbance of the nesting eagles, but such a variance would be set by a qualified biologist in consultation with the CDFW and USFWS. In such a case, the biologist shall monitor the behavior of the nesting birds during the first full day of construction activity immediately surrounding the buffer. The biologist shall look for signs of stress such as repeated alarm calls, agitated behavior, or departure of the birds from the nest. If the birds do not show signs of habituation to the new disturbance by resuming their normal nesting activities, work within the vicinity of the nest shall stop and the CDFW and USFWS shall be consulted to refine the buffer determination. If the birds continue their normal activities, the biologist shall inspect the nest site every 1 to 2 days (the frequency determined in consultation with the CDFW and USFWS) for as long as the nest is active and work is ongoing within the reduced buffer to confirm that the birds are tolerant of the construction activities.</p> <p>Any required buffer shall remain in place until young are no longer dependent on the nest, or until the nesting attempt fails (for reasons other than project activities) and it is determined that the birds will not attempt to re-nest. A qualified biologist shall determine through direct observation when the nest is no longer in use (e.g., if the young have fledged or the nesting fails for non-project-related reasons). Constant monitoring of the nest is not necessary, but before construction activities occur within the buffer area, the biologist must confirm that the nest is no longer active.</p>	
		<p>BIO-1.3c: Recreational Facilities Siting and Design. If, prior to the establishment of trails or other recreational features on the project site, the eagles move to a new nest tree and breed successfully there, no new trails or other recreational features that can be seen by eagles on the nest will be established within 0.25-mile of the nest tree unless the new trail and all existing trails and other</p>	

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
<p>BIO-1.4: Regional Park development and maintenance activities in occupied burrowing owl habitat could result in loss of burrowing owls. This would be a significant impact.</p>	S	<p>recreational features within this distance are closed during the breeding season when the nest is active. However, any ongoing activities that were part of the existing environmental background at the time of nest establishment can continue, since by establishing a nest in a given area the eagles would be demonstrating tolerance of ongoing conditions in the area.</p> <p>BIO-1.4a: Pre-Activity Survey. Pre-activity surveys for burrowing owls shall be performed by a qualified biologist no more than 15 days before initial ground disturbance activities within a development area. A survey to determine presence or absence may be performed at any time to facilitate passive relocation efforts (which can only occur outside of the nesting season of February 1 to August 31). In addition, a pre-activity survey by a qualified biologist must be conducted no more than 15 days prior to the commencement of grading, to confirm the absence of burrowing owls. This survey shall be conducted in all areas on and within 250 feet of the impact area and shall be conducted in accordance with the California Burrowing Owl Consortium guidelines.</p> <p>BIO-1.4b: Buffers. For burrowing owls present during the nonbreeding season (generally September 1 to January 31), a 150-foot buffer zone shall be maintained around the occupied burrow(s) if practicable. If such a buffer is not practicable, then a buffer adequate to avoid injury or mortality of owls (based on the determination of a qualified biologist) shall be maintained. If an adequate buffer (as determined by a qualified biologist) cannot be maintained, the birds shall be passively relocated. During the breeding season (generally February 1 to August 31), a 250-foot buffer, within which no new activity will be permissible, shall be maintained between project activities and occupied burrows. Owls present on the site after February 1 will be assumed to be nesting unless evidence indicates otherwise as confirmed by a qualified biologist. This protected buffer area shall remain in effect until August 31, or based upon monitoring evidence, until the young owls are foraging independently or a qualified biologist has</p>	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		<p>determined that the nest is no longer active. In some cases (e.g., if an activity is not visible from the nest site), it is possible that a breeding-season buffer less than 250 feet would be adequate to avoid disturbance of nesting burrowing owls, but such a variance would be set by a qualified biologist in consultation with the CDFW. In such a case, the biologist shall monitor the behavior of the nesting birds during the first full day of construction activity immediately surrounding the buffer. The biologist shall look for signs of stress such as repeated alarm calls, agitated behavior, or departure of the birds from the nest. If the birds do not show signs of habituation to the new disturbance by resuming their normal nesting activities, work within the vicinity of the nest shall stop and the CDFW shall be consulted to refine the buffer determination. If the birds continue their normal activities, the biologist shall inspect the nest site every 1 to 2 days (the frequency determined in consultation with the CDFW) for as long as the nest is active and work is ongoing within the reduced buffer to confirm that the birds are tolerant of the construction activities.</p>	
		<p>BIO-1.4c: Passive Relocation. If construction will directly impact occupied burrows, eviction of owls should occur outside the nesting season to prevent injury or mortality of individual owls. No burrowing owls may be evicted from burrows during the nesting season (February 1 through August 31) unless evidence indicates that nesting is not actively occurring (e.g., because the owls have not yet begun nesting early in the season, or because young have already fledged late in the season). Relocation of owls during the nonbreeding season shall be performed by a qualified biologist using one-way doors, which should be installed in all burrows within the impact area and left in place for at least two nights. These one-way doors shall then be removed and the burrows backfilled immediately prior to the initiation of grading.</p>	
<p>BIO-1.5: Regional Park construction activities during nesting season could reduce the productivity of nesting white-tailed kites.</p>	<p>S</p>	<p>BIO-1.5a: Avoidance. To the extent feasible, construction and tree removal activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the</p>	<p>LTS</p>

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		nesting season, all impacts on nesting white-tailed kites will be avoided. The nesting season in Contra Costa County typically extends from February 1 through August 31.	
		BIO-1.5b: Pre-Activity Surveys. If it is not possible to schedule construction and vegetation removal activities between September 1 and January 31, then pre-activity surveys for nesting white-tailed kites shall be conducted by a qualified biologist to ensure that no nests will be disturbed during project implementation. The survey shall be conducted by a qualified biologist no more than seven days prior to the initiation of construction activities. During this survey, the biologist shall inspect all trees and other potential nesting habitats in the impact area plus a 300-foot buffer for nests. If removal of potential nesting substrate or project grading will occur during more than one nesting season, or in different parts of the site in phases over the course of a single season, then additional pre-activity surveys shall be performed within seven days prior to initiation of work in any particular area. If the pre-activity survey does not identify the presence of any active nests of white-tailed kites on or within 250 feet of the site, construction activities may proceed. If active nests are identified within 250 feet of the activity area, Mitigation Measure BIO-1.7c will be implemented.	
		BIO-1.5c: Nest Buffers. If white-tailed kite nests known to have eggs or young, or that cannot be confirmed to be inactive or to lack eggs or young, are found, a qualified biologist shall establish an appropriate construction-free buffer around each nest in consultation with the CDFW. Generally, a buffer of 300 feet for white-tailed kites is adequate to avoid causing nest abandonment. The buffer shall remain in place until the qualified biologist has confirmed that the nest is no longer active.	
BIO-1.6: Regional Park development activities during the nesting season could reduce the productivity of nesting shrikes and common yellowthroats. This would be a potentially significant impact.	S	BIO-1.6a: Avoidance. To the extent feasible, construction and tree removal activities should be scheduled to avoid the nesting season. If construction activities involving removal of trees, shrubs, or other vegetation; demolition of buildings; or grading are scheduled to take place outside the nesting season, all impacts on nesting birds	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in Contra Costa County, including the loggerhead shrike and San Francisco common yellowthroat, extends from February 1 through August 31.	
		BIO-1.6b: Pre-Activity Survey. If it is not possible to schedule construction and vegetation removal activities between September 1 and January 31, then pre-activity surveys for nesting loggerhead shrikes and San Francisco common yellowthroats will be conducted by a qualified biologist to ensure that no nests will be disturbed during project implementation. Surveys will be conducted no more than seven days prior to the initiation of construction activities. During this survey, the biologist shall inspect all trees and other potential nesting habitats (e.g., shrubs and buildings) in the impact area plus a 100-foot buffer for nests. If removal of potential nesting substrate or project grading will occur during more than one nesting season, or in different parts of the site in phases over the course of a single season, then additional pre-activity surveys must be performed within seven days prior to initiation of work in any particular area. If the pre-activity survey does not identify the presence of any active nests of loggerhead shrikes or San Francisco common yellowthroats on or within 100 feet of the site, construction activities may proceed. If active nests of either species are identified within 100 feet of the activity area, Mitigation Measure BIO-1.5c will be implemented.	
		BIO-1.6c: Nest Buffers. If nests known to have eggs or young, or that cannot be confirmed to be inactive or lack eggs or young, are found, a qualified biologist shall establish an appropriate construction-free buffer around each nest in consultation with the CDFW. Generally, a buffer of 100 feet for loggerhead shrikes and San Francisco common yellowthroats is adequate to avoid causing nest abandonment. The buffer shall remain in place until the qualified biologist has confirmed that the nest is no longer active.	
BIO-1.7: Removal of trees or structures within the project site could result in the loss of day-roost habitat, the injury or mortality of	PS	BIO-1.7a: Pre-Activity Survey. A pre-activity survey for roosting bats shall be conducted by a qualified bat biologist prior to any removal	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
individual bats, or the abandonment of active roosts. This would be a potentially significant impact.		<p>of trees, buildings, magazines, or other structures that could potentially support roosting bats. Any trees or structures immediately adjacent to the impact areas that are identified by a qualified bat biologist as being high-potential roost sites shall be surveyed as well. If suitable roost sites are found but a visual survey is not adequate to determine presence or absence of bats (which would be particularly likely in the case of potential roost trees), acoustical equipment shall be used to determine occupancy. This survey shall be conducted prior to the beginning of the breeding season (i.e., prior to March 1) in the year in which construction or demolition in a given area is scheduled to occur so that adequate measures can be implemented, if feasible, to relocate the bats during the nonbreeding season.</p> <p>Because the aforementioned survey will be conducted prior to the breeding season, weeks or months may pass between that survey and the initiation of construction or demolition in a given area. Therefore, a second pre-activity survey for roosting bats, following the methods described above, shall be conducted by a qualified bat biologist within 15 days prior to the commencement of these activities in a given area to determine whether bats have occupied a roost in or near the project's impact areas.</p>	
		<p>BIO-1.7b: Roost Buffers. If a maternity roost of any bat species is present, the qualified bat biologist (in consultation with the CDFW) shall determine the extent of a buffer free from new construction-related disturbance that will be maintained around the active roost. A typical buffer is 100 feet, though this buffer may be reduced in consultation with the CDFW. This buffer shall be maintained from April 1 until the young are flying, typically after August 31, as determined by a qualified bat biologist.</p>	
		<p>BIO-1.7c: Eviction. If a bat day roost is found in a structure or in a tree that is to be completely removed or replaced, individual bats shall be safely evicted under the direction of a qualified bat biologist. Eviction of bats shall occur at night, so that bats will have less potential for predation compared to daytime roost</p>	

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		<p>abandonment. Eviction shall occur between September and March 31, outside the maternity season, but may not occur during long periods of inclement or cold weather (as determined by the bat biologist) when prey are not available or bats are in torpor. If a roost is found in a building or magazine, bats shall be evicted by installing one-way doors on entry/exit points, or by opening the roosting area to allow air flow through the cavity. Demolition should then follow no sooner than the following day (i.e., there should be no less than one night between initial disturbance for air flow and the demolition). This action should allow bats to leave during hours of darkness, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. If feasible, one-way doors shall also be used to evict bats from tree roosts. If use of a one-way door is not feasible, or the exact location of the roost entrance in a tree is not known, the tree(s) with roosts that need to be removed shall first be disturbed by removal of some of the tree's limbs not containing the bats. Such disturbance shall occur at dusk to allow bats to escape during the darker hours. The tree would then be removed the following day. All of these activities shall be performed under the supervision of the bat biologist.</p>	
		<p>In some circumstances in which construction will occur near a roost but the roost itself will not be destroyed or altered, it may be beneficial to the bats to allow them to continue using a roost while construction is occurring on or near the roost site. If a qualified bat biologist, in consultation with the CDFW, determines that the risks to bats from eviction (e.g., increased predation or exposure, or competition for roost sites) are greater than the risk of colony abandonment, then the bats shall not be evicted.</p>	
		<p>BIO-1.7d: Alternative Bat Roost. If a day roost of pallid bats or Townsend's big-eared bats, both California species of special concern, will be impacted, an alternative bat roost structure shall be provided because suitable roosts of these special-status bats are likely more limited than those of other, more common species. The</p>	

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
<p>BIO-1.8: Construction activities could result in injury or mortality of badgers, and increased human activity on the site may increase vehicular mortality or disturbance of badger dens. This would be a potentially significant impact.</p>	<p>PS</p>	<p>design and placement of this structure shall be determined by a qualified bat biologist based on the species of bat to be displaced, the location of the original roost, and the habitat conditions in the vicinity. This bat structure shall be erected at least one month prior to removal of the original roost structure. This structure shall be checked during the breeding season for up to three years following completion of the project, or until it is found by a qualified bat biologist to be occupied by bats, to provide information for future projects regarding the effectiveness of such structures in minimizing impacts to bats.</p> <p>BIO-1.8a: Pre-Activity Survey. Pre-activity surveys for badger dens shall be performed within 15 days prior to commencement of grading or other ground-disturbing activities. These surveys shall be conducted by a qualified biologist familiar with the characteristics of badger burrows. If active badger burrows are identified within the proposed development area, they should be avoided to the maximum extent practicable. If avoidance is not feasible, a qualified biologist should determine if the burrow is being used as a maternity den. If young are determined to be present, a buffer free from new construction-related disturbance shall be established around the den; the dimensions of this buffer shall be determined by the biologist in consultation with the CDFW. The buffer shall be maintained until young vacate the den, as determined by a qualified biologist.</p> <p>BIO-1.8b: Relocation. If the occupied burrow is simply being used as a refugium by a single badger, or after young have been weaned from a maternity den, one of the following measures shall be implemented to avoid potential impacts on individual badgers:</p> <ul style="list-style-type: none"> ▪ Active trapping and relocation of badgers to suitable off-site habitat by a qualified biologist. ▪ An on-site passive relocation program, through which badgers are excluded from occupied burrows by installation of a one-way door in burrow entrances, monitoring of the burrow for one 	<p>LTS</p>

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
BIO-2: The project would not 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.	LTS	<p>week to confirm badger usage has been discontinued, and hand-excavation and collapse of the burrow to prevent reoccupation.</p> <p>If relocation of badgers is necessary, the biologist shall conduct a follow-up survey of the impact areas the day that grading or construction is to commence to determine whether any relocated badgers have returned to the construction site. If badgers have returned to the construction site, they shall be relocated again using one of the measures described above.</p>	N/A
BIO-3: Regional Park development would result in the loss of up to 0.05-acre of jurisdictional wetlands and/or other waters. This would be a significant impact.	S	<p>BIO-3a: Permitting. Prior to placing any fill in jurisdictional wetlands and/or other waters of the U.S. or state, the District will provide the necessary permit application/notification materials to the USACE for a Clean Water Act Section 404 permit, to the RWQCB for Clean Water Act Section 401 water quality certification, and to the CDFW for a Fish and Game Code Section 1602 Streambed Alteration Agreement, as applicable (e.g., impacts to jurisdictional wetlands that are not in a channel may not necessitate CDFW notification). The District will comply with all conditions of these permits/agreements when performing the work; for example, if any compensatory mitigation is required by one or more permit/agreement, then the District will provide such mitigation in accordance with permit/agreement requirements.</p> <p>BIO-3b: Impact Minimization. Impacts to jurisdictional wetlands and/or other waters of the U.S. or state will be minimized to the smallest area necessary to perform the activity, and all temporary impact areas will be restored to pre-activity conditions after construction has been completed.</p>	N/A
BIO-4: The project would not 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.	LTS	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
BIO-5: Regional Park development could result in the loss of heritage trees protected by the City of Concord’s Tree Preservation and Protection Ordinance. This would be a significant impact.	S	BIO-5: Tree Removal Permit. Prior to removing or trimming any heritage tree protected by the City of Concord’s Tree Preservation and Protection Ordinance, the District will obtain any necessary permit from the City of Concord to impact that tree. The District will then comply with any conditions of the permit, including any tree replacement that might be required.	LTS
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.	LTS	N/A	N/A
BIO-7: The project would not contribute to significant biological resource impacts.	LTS	N/A	N/A
CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES			
CULT-1: The project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.	LTS	N/A	N/A
CULT-2: Implementation of the proposed Plan could result in the inadvertent disturbance to unknown archaeological resources. This would be a potentially significant impact.	PS	CULT-2: Preconstruction Training, Archaeological Monitoring, and Inadvertent Discovery of Archaeological Resources. Prior to construction, a qualified archaeologist with expertise in California archaeology will develop an archaeological resources training program for all construction and field workers involved in ground-disturbing activities that details the recognition and importance of archaeological resources, and establishes accidental discovery procedures should archaeological resources be encountered during construction. Project personnel would be provided the detailed information of who to contact at the District if resources are encountered. In accordance with the executed MOA, archaeological monitoring is necessary when ground-disturbing activities occur within or adjacent to the boundaries of any National Register-eligible historic properties, including prehistoric site P-07-000861. Monitoring is not necessary in other portions of the project site. Monitoring should	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		<p>be conducted by a qualified archaeological monitor that meets the standards of the Register of Professional Archaeologists.</p> <p>If an archaeological resource is encountered, all activity within 100 feet of the find should immediately halt until it can be evaluated by a qualified archaeologist (and a Native American representative if the artifacts are prehistoric). Prehistoric archaeological materials include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. If the archaeologist (and Native American representative) determines that the resources may be significant, they shall notify the East Bay Regional Park District (District). The archaeologist shall consult with Native American representatives in determining appropriate treatment for prehistoric or Native American cultural resources.</p> <p>In considering any suggested mitigation proposed by the archaeologist and Native American representative, the District shall determine whether avoidance is feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is not feasible, other appropriate measures (e.g., capping, data recovery, and/or interpretation as agreed upon between the District, the archaeological consultant, and Native American representatives) shall be instituted. In accordance with PRC 15126.4(b)(3)(C) when data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Work may proceed in other parts of the project site while mitigation for archaeological resources is being carried out.</p>	

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
CULT-3: Implementation of the proposed Plan could result in the accidental discovery of human remains. This would be a potentially significant impact.	PS	CULT-4: CULT-3: Inadvertent Discovery of Human Remains. If human skeletal remains are uncovered during project construction, work shall immediately halt within 100 feet of the find. The District shall contact the Contra Costa County coroner to evaluate the remains and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines and Health and Safety Code Section 7050.5(c). If the County coroner determines that the remains are Native American, the District shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission would then identify the person(s) thought to be the most likely descendent of the deceased Native American, who would help determine what course of action should be taken in treating the remains (PRC Section 5097.98).	LTS
CULT-4: Construction activities during implementation of the proposed Plan could result in the discovery of archaeological resources or human remains and the determination that such discoveries are tribal cultural resources. This would be a potentially significant impact.	PS	CULT-4: Implement Mitigation Measures CULT-2 and CULT-3.	LTS
CULT-5: The project would not contribute to significant cultural resource impacts.	LTS	N/A	N/A
ENERGY			
ENE-1: The project would not result in a substantial increase in natural gas and electrical service demands, and would not require new energy supply facilities and transmission infrastructure or capacity enhancing alterations to existing facilities.	LTS	N/A	N/A
ENE-2: The project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	LTS	N/A	N/A
ENE-3: The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	LTS	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
ENE-4: The project, in combination with past, present, and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to energy conservation.	LTS	N/A	N/A
GEOLOGY AND SOILS			
GEO-1: The project would not result in significant impacts from directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure (including liquefaction), or landslides.	LTS	N/A	N/A
GEO-2: The project would not result in substantial soil erosion or the loss of topsoil.	LTS	N/A	N/A
GEO-3: The project would not result in significant impacts associated with location 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.	LTS	N/A	N/A
GEO-4: The project would not result in a significant impact associated with its location 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.	LTS	N/A	N/A
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.	LTS	N/A	N/A
GEO-6: Implementation of the proposed Plan could result in the accidental discovery of paleontological resources. This would be a potentially significant impact.	PS	GEO-6: Preconstruction Training, Paleontological Monitoring, and Inadvertent Discovery of Paleontological Resources. Prior to construction, a qualified paleontologist meeting the standards of the SVP with expertise in California paleontology shall develop a paleontological resources training program for all construction and field workers involved in ground-disturbing activities that details the recognition and importance of paleontological resources, and establishes accidental discovery procedures should paleontological resources be encountered during construction.	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		<p>Paleontological monitoring is necessary for all ground-disturbing activities that occur in previously undisturbed formations mapped as Pleistocene-aged Older Alluvium, Eocene-aged Markley, or Kreyenhagen formations. Monitoring is also necessary for ground-disturbing activities that exceed 10 feet in depth in previously undisturbed sediments mapped as Holocene alluvium. Monitoring is not necessary in other locations on the project site, including artificial fill, landslide deposits, Oro Loma Formation, or in areas that have been previously disturbed. Monitoring shall be conducted by a qualified paleontological monitor that meets the standards of the SVP.</p> <p>If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist can assess the nature and importance of the find and, if necessary, develop appropriate salvage measures in conformance with SVP standards, and in consultation with the East Bay Regional Park District.</p>	
<p>GEO-7: The project would not contribute to significant cumulative geology and soils impacts.</p>	LTS	N/A	N/A
GREENHOUSE GAS EMISSIONS			
<p>GHG-1: Implementation of the proposed project would not directly or indirectly generate GHG emissions that would result in a significant impact on the environment.</p>	LTS	N/A	N/A
<p>GHG-2: Implementation of the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs.</p>	LTS	N/A	N/A
<p>GHG-3: Implementation of the proposed project, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to GHG emissions.</p>	LTS	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
HAZARDS AND HAZARDOUS MATERIALS			
HAZ-1: The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LTS	N/A	N/A
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.	LTS	N/A	N/A
HAZ-3: The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school.	LTS	N/A	N/A
HAZ-4: The project would not result in a significant impact associated with location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	LTS	N/A	N/A
HAZ-5: The project is not located within an airport land use plan or within 2 miles of a public airport or public use airport and therefore would not result in a safety hazard or excessive noise for people residing or working in the project area.	No Impact	N/A	N/A
HAZ-6: The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LTS	N/A	N/A
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.	LTS	N/A	N/A
HAZ-8: The project would not contribute to significant cumulative hazards and hazardous materials impacts.	LTS	N/A	N/A
HYDROLOGY AND WATER QUALITY			
HYD-1.1: In the absence of appropriate stormwater runoff controls, Plan construction would result in non-point source pollution that could violate water quality standards or waste discharge	PS	HYD-1.1: Prior to construction, the District shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide NPDES Construction General Permit. The SWPPP shall be designed, without limitation, to address the	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
requirements or otherwise degrade surface water or groundwater. This would be a potentially significant impact.		following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization best management practices (BMPs) are installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer and included as part of construction specifications. The SWPPP shall include the minimum BMPs required for the identified Risk Level in accordance with NPDES Construction General Permit requirements. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.	
HYD-1.2: In the absence of appropriate stormwater runoff controls, Plan operations would result in non-point source pollution that could violate water quality standards or waste discharge requirements or otherwise degrade surface water or groundwater. This would be a potentially significant impact.	PS	HYD-1.2: Prior to issuance of building permits for proposed improvements, the City shall verify that the District has included post-construction stormwater controls in the site design in accordance with the requirements of Chapter 16 of the City’s Municipal Code 16 and the regional NPDES MS4 Permit. The City shall review the final Stormwater Control Plan (SCP) and any necessary changes by the City shall be incorporated into project design plans to ensure the required controls are in place and adhere to the requirements of the NPDES MS4 Permit including all applicable C.3 stormwater control requirements. At a minimum, the SCP shall demonstrate how the following measures would be incorporated into the Project: <ul style="list-style-type: none"> ▪ Low impact development (LID) site design principles (e.g., preserving natural drainage channels, treating stormwater 	LTS

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Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		runoff at its source rather than in downstream centralized controls) <ul style="list-style-type: none"> ▪ Source control BMPs in the form of design standards and structural features for all proposed areas of development. ▪ Source control BMPs for landscaped areas shall be documented in the form of a Landscape Management Plan that relies on Integrated Pest Management and also includes pesticide and fertilizer application guidelines designed to minimize any off-site discharges. ▪ Treatment control measures (e.g., bioretention, porous pavement, vegetated swales) targeting any potential pollutants such as sediment, pathogens, metals, nutrients (nitrogen and phosphorus compounds), oxygen-demanding substances, organic compounds (e.g., PCBs, pesticides), oil and grease, and trash and debris. The SCP shall demonstrate that the project has the land area available to support the proposed BMP facilities sized per the required water quality design storm. 	
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.	LTS	N/A	N/A
HYD-3: If not designed appropriately, Project elements whose locations and designs have yet to be finalized, could cause substantial erosion or siltation of Mount Diablo Creek. This would be a potentially significant impact.	PS	HYD-3: Implement Mitigation Measures HYD-1.1 and HYD-1.2.	LTS
HYD-4: Without appropriate design, Project elements whose locations and designs have yet to be finalized, could inadvertently cause localized flooding on-site. The impact would be potentially significant.	PS	HYD-4: Implement Mitigation Measures HYD-1.2	LTS
HYD-5: Without appropriate consideration for existing drainage patterns, Project elements whose locations and designs have yet to be finalized, could inadvertently result in substantial additional sources of polluted runoff. This would be a potentially significant impact.	PS	HYD-5: Implement Mitigation Measure HYD-1.2.	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
HYD-6: In the absence of appropriate stormwater runoff controls, Plan construction and operation would result in non-point source pollution that could conflict with a water quality control plan. This would be a potentially significant impact.	PS	HYD-6: Implement Mitigation Measures HYD-1a and HYD-1b.	LTS
HYD-7: The project would not be in a flood hazard, tsunami, or seiche zones with risk of release of pollutants due to project inundation.	LTS	N/A	N/A
HYD-8: The project would not contribute to significant cumulative hydrology and water quality impacts.	LTS	N/A	N/A
LAND USE AND PLANNING			
LAND-1: The project would not physically divide an established community.	No Impact	N/A	N/A
LAND-2: The project would not 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.	LTS	N/A	N/A
LAND-3: The project would not contribute to significant cumulative land use and planning impacts.	LTS	N/A	N/A
NOISE			
NOI-1: The project would not cause a substantial permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	LTS	N/A	N/A
NOI-2: The project would not cause a substantial temporary increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	LTS	N/A	N/A
NOI-3: The project would not cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	LTS	N/A	N/A
NOI-4: The project would not expose people residing or working in the project area to excessive aircraft noise levels.	No Impact	N/A	N/A

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Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
NOI-5: The project would not contribute to significant cumulative noise impacts.	LTS	N/A	N/A
POPULATION AND HOUSING			
POP-1: The project would not induce substantial unplanned 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).	LTS	N/A	N/A
POP-2: The project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	No Impact	N/A	N/A
POP-3: The project would not contribute to significant cumulative population and housing impacts.	LTS	N/A	N/A
PUBLIC SERVICES AND RECREATION			
PS-1: The project would not result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.	LTS	N/A	N/A
PS-2: The project, in combination with past, present and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to fire protection services.	LTS	N/A	N/A
PS-3: The project would not result in the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.	LTS	N/A	N/A
PS-4: The project, in combination with past, present and reasonably foreseeable projects, would not result in less-than-significant cumulative impacts with respect to police services.	LTS	N/A	N/A
PS-5: The project would not result in the need for new or physically altered park facilities or other recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.	LTS	N/A	N/A

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Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
PS-6: 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.	LTS	N/A	N/A
PS-7: The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LTS	N/A	N/A
PS-8: The project, in combination with past, present and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to parks.	LTS	N/A	N/A
TRANSPORTATION			
TRAF-1: Construction activity associated with the proposed Regional Park could result in temporary impacts to the circulation system. This would be a potentially significant impact	PS	<p>TRAF-1: <i>Traffic Control Plan.</i> The District shall prepare, or shall require construction contractor(s) to prepare, and implement a traffic control plan (TCP) for each of the three Plan phases, prior to commencing construction on that phase. The TCPs will aim to reduce traffic impacts on the roadways at and near the work sites, as well as to reduce potential traffic safety hazards and ensure adequate access for emergency responders and construction vehicles, as appropriate. The District and construction contractor(s) shall coordinate development and implementation of the TCPs with the City of Concord, as appropriate. To the extent applicable, the TCP shall conform to the California Manual on Uniform Traffic Control Devices (MUTCD), Part 6 (Temporary Traffic Control) (Caltrans, 2014). The TCP shall include, but not be limited to, the following elements:</p> <ul style="list-style-type: none"> ▪ Circulation and detour plans to minimize impacts on local road circulation during unanticipated road and lane closures (if any). Flaggers and/or signage shall be used to guide vehicles through and/or around the construction zone. ▪ Identifying truck routes designated by the County. Haul routes that minimize truck traffic on local roadways shall be utilized to the extent possible. 	LTS

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		<ul style="list-style-type: none"> ▪ Sufficient staging areas for trucks accessing construction zones to minimize disruption of access to adjacent public right-of-ways. ▪ Controlling and monitoring construction vehicle movement through the enforcement of standard construction specifications by on-site inspectors. ▪ Scheduling truck trips outside the peak morning and evening commute hours to the extent possible. ▪ Limiting the duration of unanticipated road and lane closures (if any) to the extent possible. ▪ Construction activities that may encroach on bicycle routes or multi-use paths, advance warning signs (e.g., “Bicyclists Allowed Use of Full Lane” and/or “Share the Road”) shall be posted that indicate the presence of such users. ▪ Implementing roadside safety protocols. Advance “Road Work Ahead” warning and speed control signs (including those informing drivers of State legislated double fines for speed infractions in a construction zone) shall be posted to reduce speeds and provide safe traffic flow through the work zone. ▪ Coordinating construction administrators of police and fire stations (including all fire protection agencies), and recreational facility managers. Operators shall be notified in advance of the timing, location, and duration of construction activities and the locations of detours and lane closures, where applicable. ▪ Repairing and restoring affected roadway rights-of-way to their original condition after construction is completed. 	
TRAF-2: The project would increase traffic volumes on area roadways, but would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	No Impact	N/A	N/A
TRAF-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).	LTS	N/A	N/A
TRAF-4: The project would not result in inadequate emergency access.	LTS	N/A	N/A

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Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
TRAF-5: The project would increase traffic volumes on area roadways, but would not contribute in a considerable way to cumulative transportation and traffic impacts.	LTS	N/A	N/A
UTILITY AND SERVICE SYSTEMS			
UTIL-1: The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.	LTS	N/A	N/A
UTIL-2: Despite implementation of the proposed project policies, implementation of the proposed project could result in an increase in water demand that could exceed the capacity of CCWD and City facilities, resulting in the need to construct additional facilities, the effects of which could be significant.	S	UTIL-2: The District shall work with the City’s Local Reuse Authority and the Engineering Division to ensure that all required water distribution systems, water storage tanks, pump stations, and other facilities at the site to supply the demand for potable water are constructed to meet the CCWD’s requirements and standards.	LTS
UTIL-3: The project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to water service.	LTS	N/A	N/A
UTIL-4: The project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which would cause significant environmental effects.	LTS	N/A	N/A
UTIL-5: The project would not result in the 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.	LTS	N/A	N/A
UTIL-6: The project, in combination with past, present, and reasonably foreseeable projects would result in less-than-significant cumulative impacts with respect to wastewater service.	LTS	N/A	N/A
UTIL-7: 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.	LTS	N/A	N/A
UTIL-8: The project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste.	LTS	N/A	N/A

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Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
UTIL-9: The project, in combination with past, present, and reasonably foreseeable development, would not result in significant impacts with respect to solid waste.	LTS	N/A	N/A
UTIL-10: The proposed project would not require or result in the relocation or construction of new or expanded storm water drainage facilities, the construction or relocation of which would cause significant environmental effects.	LTS	N/A	N/A
UTIL-11: The project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to stormwater infrastructure.	LTS	N/A	N/A
WILDFIRE			
FIRE-1: The project would be located near a State Responsibility Area but it would not substantially impair an adopted emergency response plan or emergency evacuation plan.	LTS	N/A	N/A
FIRE-2: The project would be located near a State Responsibility Area but it would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	LTS	N/A	N/a
FIRE-3: The project would be located near a State Responsibility Area and would require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) but would not exacerbate fire risk or result in temporary or ongoing impacts to the environment.	LTS	N/A	N/A
FIRE-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.	LTS	N/A	N/A
FIRE-5: The project would not contribute to significant cumulative wildfire impacts.	LTS	N/A	LTS

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